



# Fosse Green Energy

EN010154

## 6.3 Environmental Statement Appendices

Appendix 7-D: Detailed Heritage Asset Setting Assessment

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VOLUME

6

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Planning Act 2008 (as amended)

Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed  
Forms and Procedure) Regulations 2009 (as  
amended)

18 July 2025

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## Planning Act 2008

### The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulation 2009 (as amended)

#### Fosse Green Energy Development Consent Order 202[ ]

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#### **6.3 Environmental Statement Appendices**

#### **Appendix 7-D: Detailed Heritage Asset Setting Assessment**

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Planning Inspectorate Scheme Reference	EN010154
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## EXECUTIVE SUMMARY

**Project Name:** Fosse Green Energy

**Location:** Lincolnshire

**NGR:** 495346 , 359782 (approximate centre of Site)

Cotswold Archaeology was commissioned by Fosse Green Energy Limited (the ‘Applicant’) to undertake a Detailed Heritage Asset Settings Assessment in respect of a Development Consent Order (DCO) application for Fosse Green Energy. The DCO Site is located approximately 9km south and south west of Lincoln City centre and comprises an area of approximately 1,368ha, extending from Bassingham to the west, Thorpe on the Hill to the north and to just beyond Navenby in the east. An application for a Development Consent Order is to be submitted for the construction of a solar farm within the DCO Site, consisting of solar panel arrays, access routes, Onsite Substation and BESS, along with the installation of underground cable routes.

This report has assessed the potential effects of the Proposed Development upon the significance of designated and non-designated heritage assets, through the alteration of their settings, in accordance with Historic England’s guidance on the Setting of Heritage Assets (2017a). The first step of the staged approach advocated by the guidance, which aims to identify assets which are likely to be affected, concluded that assets requiring consideration include Hall Close Scheduled Monument; Bassingham Conservation Area and its associated Listed Buildings and non-designated heritage assets; Listed Buildings in Thurlby and Morton, and a number of other individual Listed Buildings and several non-designated heritage assets. It has been established that the Proposed Development would not alter any elements that contribute to the significance of many of the examined heritage assets, particularly those at some distance to the DCO Site, which have been determined to draw key contributions from other aspects.

This assessment has concluded that the Proposed Development will result in **less than substantial harm (lower end)** to the heritage significance of two designated heritage assets located within the close vicinity of the DCO Site; Grade II Listed River Farmhouse (**NHLE 1168186**) and Grade II Listed Grange Cottage (**NHLE 1061951**), and should be considered under paragraph 5.9.32 of the NPS EN-1 and paragraph 215 of the NPPF 2024. The assessment has also concluded that the Proposed Development will result in **a very limited harm** to a non-designated heritage asset, Tonge’s Farm (MLI119774), and should be considered under paragraph 5.9.33 of the NPS EN-1 and paragraph 216 of the NPPF 2024.

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## 1. INTRODUCTION

- 1.1. Cotswold Archaeology was commissioned by Fosse Green Energy Limited (the ‘Applicant’) to undertake a Heritage Assessment in respect of a Development Consent Order (DCO) application for Fosse Green Energy (hereafter referred to as ‘the Proposed Development’). The DCO Site is located approximately 9km south and south west of Lincoln City centre and comprises an area of approximately 1,368ha, extending from Bassingham to the west, Thorpe on the Hill to the north and to just beyond Navenby in the east.
- 1.2. An application for a DCO is to be submitted for solar farm within the DCO Site, consisting of solar panel arrays, Battery Energy Storage System (BESS), Onsite Substation, access routes, compounds, and the installation of underground cable routes. This assessment forms a Technical Appendix to **Chapter 7: Cultural Heritage** of the Environmental Statement (ES) [EN010154/APP/6.1] prepared for the Proposed Development.
- 1.3. The DCO Site covers the Principal Site, which includes PV Areas, the interconnector corridors that connect these PV Areas, BESS, the Onsite Substation, and a Cable Corridor that will connect the Onsite Substation to the proposed National Grid substation near Navenby (not part of this DCO application), approximately 10km to the south east of the Principal Site (see **Figure 7-D-1** of the ES [EN010154/APP/6.3]).
- 1.4. The Principal Site comprises agricultural fields divided by hedges, trees and woodland which form the field boundaries. The Ordnance Survey (OS) grid reference for the approximate centre of the Principal Site is NGR SK 95346 59782. The Principal Site comprises the area that is being considered for solar PV arrays, BESS, Onsite Substation and areas for potential landscape and biodiversity mitigation and enhancement (for more details about the Proposed Development, refer to **Chapter 3: The Proposed Development** of the ES [EN010154/APP/6.1]).

### *Aims and Objectives*

- 1.5. This report has been prepared in order to inform the DCO application for the Proposed Development, and is prepared as a Technical Appendix to **Chapter 7: Cultural Heritage** of the ES [EN010154/APP/6.1] to provide a detailed settings assessment for designated heritage assets (DHA) and non-designated heritage

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assets (NDHA) within the surroundings of the DCO Site. The objectives which contribute to the overarching aim of the settings assessment are as follows:

- a. To identify assets which could be sensitive (scoping report);
- b. To assess the significance of the assets and their settings, and;
- c. To carry out an impact assessment of the Proposed Development.

### ***Professional Standards***

- 1.6. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared with reference to the appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and most recently updated in 2020.

### ***Statute, policy and guidance context***

- 1.7. The DCO Site lies within the county of Lincolnshire, within the administrative area of North Kesteven District Council (NKDC). The Central Lincolnshire Local Plan was adopted by the Central Lincolnshire Joint Strategic Planning Committee (CLJSPC) on 13 April 2023 and it now replaces the Local Plan adopted in 2017 (Central Lincolnshire Local Plan 2023). The policy covering the historic environment is Policy S57 of the document. This assessment has been undertaken within the key statute, policy and guidance context presented within **Appendix 7-A Cultural Heritage Policy and Legislation** of the ES [EN010154/APP/6.3] and it is not repeated here.
- 1.8. The other key policies relevant to this assessment are the Historic Environment Good Practice Advice in Planning Note 3 (GPA3) – The Setting of Heritage Assets (second edition) (Historic England 2017a), which provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes; Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008) which provides guidance for assessing heritage significance, with reference to contributing heritage values, in particular: evidential (archaeological), historical (illustrative and associative), aesthetic, and communal, and the Historic England Advice Note (HEAN) 1: Conservation Area Designation, Appraisal and Management (Historic England 2019), which supports the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

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## 2. METHODOLOGY

### *Data collection, analysis and presentation*

2.1. This assessment has been informed by the heritage assessments compiled as part of the baseline studies for the Proposed Development. These form appendices to **Chapter 7: Cultural Heritage** of the ES [EN010154/APP/6.1] as follows:

- a. Appendix 7-B: Cultural Heritage Desk-Based Assessment
- b. Appendix 7-C: Known Heritage Assets
- c. Appendix 7-E: Historic Landscape Character Assessment
- d. Appendix 7-F: Aerial Photographic and LiDAR Assessment
- e. Appendix 7-G: Geophysical Survey Report

2.2. The information contained within these reports has informed the below discussion, however it is not the intention to repeat this information. Accordingly, the individual reports should be consulted for detailed background information and analysis.

2.3. This assessment has also been informed by a proportionate level of information sufficient to understand the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by ClfA (2020). Other key sources of information are summarised below:

- a. National Heritage List for England (NHLE), for current information relating to designated heritage assets, and heritage assets considered to be ‘at risk’;
- b. Lincolnshire Historic Environment Record (HER), for heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy;
- c. The North Kesteven District Council’s Local List of non-designated heritage assets;
- d. Genealogist, Envirocheck, National Library of Scotland & other cartographic websites for historic (Ordnance Survey and Tithe) mapping in digital format;
- e. Conservation Area Appraisals, as adopted by North Kesteven District Council (NKDC), namely for Bassingham (Ref 30) and Coleby (Ref 31).

### *Study Area*

2.4. The study areas set out below in this report were measured from the boundaries of the DCO Site and are discussed in further detail in **Section 7.4 of Chapter 7: Cultural**



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**Heritage** of this ES [EN010154/APP/6.1] and depicted on **Figures 7-1, 7-2, 7-3 [EN010154/APP/6.2], and Figure 7-D-2a-e** of this report.

## **Heritage Assets**

### *1km Study Area*

- 2.5. The cultural heritage assessment uses a core Study Area extending 1km from the DCO Site for all heritage assets (designated and non-designated). This is considered sufficient to provide a contextual baseline of known heritage assets and to inform on the likelihood of encountering previously unknown archaeological remains within the DCO Site. It also considers the likelihood of impacts to the setting of heritage assets, considering the character of the surrounding landscape and the asset types.

### *3km Study Area*

- 2.6. A study area of 3km from the Principal Site has been defined to provide historical and archaeological context to the local landscape and to identify designated heritage assets that have the potential to be affected by the Proposed Development. This is due to the greater potential for the heritage setting of designated assets to extend over a larger area and for which the wider landscape context may form a key contributing factor to their heritage significance (value).

### *Wider 5km Study Area*

- 2.7. The settings of designated heritage assets of the highest value (i.e. World Heritage Sites, Scheduled Monuments, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens and Conservation Areas (containing assets of the highest value) have been considered up to 5km from the Principal Site. This is due the Proposed Development having potential to result in long-term change to the settings of the highest value designated heritage assets, some of which may be located at distance from the Principal Site.
- 2.8. Designated heritage assets beyond this distance may also be considered, where identified through professional judgement or through consultation, which consider historical connectivity and relationships with other assets and the wider landscape. In the wider landscape, only Grade I Listed Lincoln Cathedral (NHLE 1388680), located over 9.2km to the north east of the DCO Site, was considered, based on the potential intervisibility of the cathedral's towers with the DCO Site.

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### Site Visit

- 2.9. A site visit was also undertaken by Hannah Blackmore and Fraser White (Historic Building Consultants) on 3rd-5th March 2025 as part of this assessment. The primary objectives of the site visit were to assess the Principal Site's historic landscape context, including its association with any known or potential heritage assets. The site visit also allowed for the identification of any previously unknown heritage assets within the Principal Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

### Settings Assessment

- 2.10. This work takes the form of a settings assessment. It is specifically focused on understanding the potential impact of the Proposed Development on the significance of heritage assets as a result of alteration to those parts of their setting which contribute to their significance and the way they are experienced. As described above, the focus of the work assesses the extent and type of any contribution of setting to the significance of the Listed Buildings.
- 2.11. The work is informed and underpinned by the best practice methodology published in Historic England's Good Practice Advice in Planning Note 3 (GPA3) guidance on *The Setting of Heritage Assets* (2017a). The physical and experiential setting of the assets are examined in proportionate detail, including what aspects or attributes of setting contribute positively, negatively or do not contribute to significance. As GPA 3 states:

*'a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it' (p2).*

- 2.12. As is described in GPA3, not all aspects of an asset's setting contribute to their significance, in other words, some elements of setting do not contribute, or the contribution is neutral. The guidance is also clear that consideration of views, which are a part of settings assessments, can be valued for reasons other than their contribution to heritage significance. The guidance states in referring to views:

*'they may, for example, be related to the appreciation of the wider landscape, where there may be little or no association with heritage assets. Landscape character and*

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*visual amenity are also related planning considerations.....the consideration of views in the planning process may be partly or wholly separate from any consideration of the significance of heritage assets (p1)'.*

2.13. This makes it clear that it is important to understand what parts of a setting are relevant to an understanding and appreciation of the asset, and what parts are not. There can often be confusion or misunderstanding in this regard, as some aspects of setting can be pleasing, attractive and cherished, but not contribute to heritage value. As identified in the above quote in paragraph 2.12, considerations related to urban design and townscape amenity are often conflated with effects on heritage significance.

2.14. This assessment will undertake Steps 1-3 of the staged approach advocated in GPA3; Step 1 looks to identify which assets may be potentially affected by changes in their setting. Step 2 assesses the degree to which these settings make a contribution to the heritage significance of the asset or allow significance to be appreciated. This is done by developing an understanding of the specific values (historic, evidential and aesthetic) contributing to overall significance and secondly analysing how and what aspects of setting contribute to those specific values. Step 3 assesses the effects of potential development on significance bearing in mind and utilising the findings of Step 2. The assessment has been informed by the site visit undertaken on 3rd-5th March 2025.

2.15. Historic England is also clear within the guidance that conserving the significance of heritage assets by taking their settings into account need not prevent change and goes on to state:

*'many places coincide with the setting of a heritage asset and are subject to some degree of change over time' (p.8)*

2.16. For a development to result in harm to a heritage asset it must have the potential to impact its heritage significance negatively or to harm the way in which it is understood and experienced. Change to the character of setting does not necessarily result in harm to its significance. Whether the change to the setting has a harmful impact on the specific values which form overall significance, is the sole matter for consideration.

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### *Assessment of heritage significance*

- 2.17. The significance of known and potential heritage assets within the DCO Site, and any beyond the DCO Site which may be affected by the Proposed Development, has been assessed and described, in accordance with paragraph 5.9.10 of the NPS EN-1 and paragraph 207 of the NPPF (2024), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (Historic England 2015), Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019) and Advice Note 17: Planning and Archaeology (Historic England 2022). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, and iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in **Annex 1** of this report.

### *Assessment of potential development effects (benefit and harm)*

- 2.18. This report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals, as well as the anticipated extent of any such effects. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects, or ‘settings assessment’, the five-step assessment methodology advocated by Historic England, and set out in the Second Edition of GPA3 (Historic England 2017a), has been adhered to (presented in greater detail in **Annex 1**).
- 2.19. Identified effects upon heritage assets have been defined within broad ‘level of effect’ categories (**Table 2.2**). These are consistent with key national heritage policy and guidance terminology, particularly paragraphs 5.9.9 to 5.9.12 of the NPS EN-1 and the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.20. It should be noted that the overall effect of development proposals upon designated heritage assets are judged, bearing in mind both any specific harms or benefits (an approach consistent with the Court of Appeal judgment *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061).

2.21. In relation to non-designated heritage assets, the key applicable policies are paragraph 5.9.33 of the NPS EN-1, which states that:

*'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*

2.22. And Paragraph 216 of the NPPF (2024), which states that:

*'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the **scale of any harm or loss and the significance of the heritage asset** [our emphasis].'*

2.23. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPS EN-1 paragraphs 5.9.13 - 5.9.15 and 5.9.25 - 5.9.26, and the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act.



Level of effect	Description	Applicable statute & policy
		Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 215 of the NPPF.  Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses, or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>  With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 216 of the NPPF.
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.  In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 209 of the NPPF.

**Table 2.2** Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

### **Limitations of the assessment**

- 2.24. This assessment has been informed by and relies on previous data collation, research and assessment completed by or for AECOM including **Appendix 7-B: Cultural Heritage Desk-based Assessment, Appendix 7-C: Known Heritage**

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**Assets** and **Appendix 7-F: Air Photo and LiDAR Mapping and Interpretation Report** of the ES [EN010154/APP/6.3]. Data/information has been further assessed and examined as and where required to inform this assessment. The more detailed assessment has allowed for a better understanding and refinement of the heritage significance of several assets (when compared to that reported in the Preliminary Environmental Information Report). Furthermore, the design of the proposals (specifically environmental mitigation, planting etc.) have evolved and developed too. Thus, the conclusions reported here should be seen as the correct and most robust assessment, superseding those reported in the Preliminary Environmental Information Report and the abovementioned appendices. Secondary information derived from a variety of sources was also used to inform this assessment, only some of which were directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

- 2.25. A walkover survey was conducted within the Principal Site, which was undertaken in dry and clear weather conditions, and access was afforded within the Principal Site. The site visit was focused on assets which have the potential to be affected based on previous scoping and assessment work. Whilst not all of the DCO Site was visited to inform this assessment, the areas which inform our understanding of any potential relationship between these assets and the DCO Site were appropriately considered for the purposes of this report.
- 2.26. Whilst not all of the Landscape and Visual Amenity assessment photomontages (**Figure 10-10: Photomontages** of the ES [EN010154/APP/6.2]) were selected specifically for heritage reasons, these are sufficient to demonstrate potential change within the setting of those assets most sensitive to the Proposed Development.

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### 3. STEP 1: IDENTIFICATION OF HERITAGE ASSETS POTENTIALLY AFFECTED

- 3.1. This section presents the results of the scoping exercise (Step 1) in which assets potentially sensitive to the Proposed Development were identified, informed by the Zone of Theoretical Visibility (ZTV), distance and understanding of the components of the Proposed Development which have the potential to affect heritage assets. All heritage assets included within the settings assessment are summarised in the gazetteer in **Annex 2** and shown on **Figures 7-D-2a-d** of this ES [EN010154/APP/6.3]. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

#### *Elements of the Proposed Development which could affect heritage assets* **Solar Schemes**

- 3.2. Discussion is offered below regarding the specific nature of the change that the Proposed Development would bring about to the settings of the surrounding designated heritage assets. In general terms, the introduction of solar panels into arable or pastureland parcels will result in a notable change in character. This change can be acknowledged as being permanent in particular regard to the experience of heritage assets (the duration being 60 years or two generations). However, in the same context of landscape character and experience of heritage significance, this change is wholly reversible.
- 3.3. Furthermore, it must be acknowledged that the character of these features (solar panels) within the landscape is perceived very differently by different individuals. Some will perceive them as unwanted, industrial and urbanising; others will see them as important, sensitive, rural and even agricultural. When solar farms were first introduced to our landscapes, they would have seemed alien. However, the prevalence of these features within the countryside, a function of nearly 20 years of construction and operation, requires recognition that solar farms have become a more commonplace landscape character type, much in the same way we acknowledge golf courses or greenhouses / polytunnels. Furthermore, it has been recognised that beyond a certain distance, solar arrays lose definition and assume a 'washed-over' appearance. As a result, solar farms are perceived as blocks of faded colour within an established agricultural landscape. This is relevant to the

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assessment presented below only in as far as the change interacts with the experience of heritage significance.

3.4. The work is informed and underpinned by the best practice assessment methodology published in Historic England's Good Practice Advice in Planning Note 3 (HEAN) guidance on the Setting of Heritage Assets (2017a). The physical and experiential setting of the assets are examined in proportionate detail, including what aspects or attributes of setting contribute positively, negatively or do not contribute to significance. As is described in HEAN 3, not all aspects of an asset's setting contribute to their significance, in other words, some elements of setting do not contribute, or the contribution is neutral. The guidance is also clear that "*the consideration of views in the planning process may be partly or wholly separate from any consideration of the significance of heritage assets*" (p. 1).

3.5. Historic England is also clear within the guidance that conserving the significance of heritage assets by taking their settings into account need not prevent change and goes on to state:

*'many places coincide with the setting of a heritage asset and are subject to some degree of change over time' (p. 8)*

3.6. For a development to result in harm to a heritage asset it has to have the potential to impact its heritage significance negatively or to harm the way in which it is experienced. Change to the character of setting does not necessarily result in harm to its significance. Whether the change to setting has a harmful impact on the specific values which form the overall significance of an asset, is the sole matter for consideration.

### **Cable Corridor**

3.7. Heritage assets within 1km of the Cable Corridor were considered as part of Step 1. The installation of the new Grid Connection Cable across the fieldscape will result in short-term impacts on the setting of heritage assets near the route. However, these impacts are very temporary, and once the works are completed, the Grid Connection Cable will not be visible and will not affect the long-term setting of these assets, with no new permanent structures or above-ground changes. Once the Grid Connection Cable is installed and the area restored, there will be no visible signs of the Grid Connection Cable, meaning the setting of the heritage assets will remain unchanged in the long term.

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- 3.8. Additionally, the construction phase will be brief, and any noise or dust generated by machinery and equipment during installation is expected to be comparable to that of agricultural traffic/machinery within the area.
- 3.9. Given the temporary nature of the impacts from the Grid Connection Cable installation, and their similarity to routine agricultural activities, it is not deemed necessary to progress these assets to Step Two of the Settings Assessment, as temporary construction impacts will not affect the long-term appreciation or significance of these assets. This has been agreed through consultation with Historic England (refer to **Chapter 7: Cultural Heritage** of the ES [EN010154/APP/6.1] ). However, some of these assets may be considered separately in relation to the BESS/Substation and Solar PV elements of the Proposed Development.

#### *Heritage Assets*

- 3.10. The heritage assets discussed within this assessment, including designated and non-designated heritage assets, are identified by their unique identification numbers as assigned by Historic England in the national Heritage Listing for England (NHLE) for designated heritage assets, and by the North Kesteven Local List and Lincolnshire Historic Environment Record (HER) for non-designated heritage assets (identified by the HER number, with the prefix MLI). Each asset can be cross-referenced to **Annex 2** and shown on **Figures 7-D-2a-d** of this ES [EN010154/APP/6.3].

#### *Designated Heritage Assets*

- 3.11. There are no World Heritage Sites or registered battlefields within the DCO Site or study areas.

#### *Within the DCO Site*

- 3.12. There is one Listed Building within a parcel of land omitted from the Proposed Development and DCO Site but surrounded by the Principal Site, namely, the Grade II Listed River Farmhouse (NHLE 1168186).

#### *Within 1km of the Cable Corridor*

- 3.13. There is one Scheduled Monument located within the 1km study area:
- a. Somerton Castle (NHLE 1005015), approximately 700m south of the Cable Corridor, which includes three Grade I Listed Buildings Somerton Castle and Outbuilding to north west (NHLE 1061974), South west Outbuilding at



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Somerton Castle (NHLE 1061975), Orchard Outbuilding at Somerton Castle (NHLE 1360511).

- 3.14. There is one Grade II Registered Park and Garden (RPG), namely Coleby Hall (NHLE 1000973), situated approximately 200m to the north of the Cable Corridor. This includes the Grade I Temple at Coleby Hall (NHLE 1360515) and the Grade II\* Coleby Hall (NHLE 1061979).
- 3.15. Coleby Conservation Area (NKDC 2017c), which includes Coleby Hall Park and Garden (NHLE 1000973) as well as a number of Grade II Listed Buildings and the Grade I Listed Church of All Saints (NHLE 1164829), extends to within approximately 300m to the north of the Cable Corridor.
- 3.16. Boothby Graffoe Conservation Area extends to within 200m of the south of the Cable Corridor and includes a number of Grade II Listed Buildings.
- 3.17. Within the 1km study area in relation to the Cable Corridor, there are four Grade I Listed Buildings, one Grade II\* Listed Building and 14 Grade II Listed Buildings.

*Within 3km of the Principal Site*

- 3.18. Designated heritage assets within 3km of the Principal Site, excluding those located within the 1km study area, are discussed below.
- 3.19. There are four Scheduled Monuments within the 3km study area, namely:
  - a. Churchyard Cross, St Germain's Churchyard (NHLE 1013082), located within 200m of the DCO Site;
  - b. Remains of a Preceptory, Fishponds and Post-Medieval Gardens at Eagle Hall (NHLE 1008316), within 2km to the north west of the DCO Site;
  - c. Churchyard Cross, All Saints' Churchyard (NHLE 1009215), approximately 2km to the south west of the DCO Site;
  - d. Hall Close: A Medieval a Post-Medieval Hall Complex South of Dovecote Lane, with Dovecote, Gardens, Fishponds, Churchyard and Cultivation Remains (NHLE 1021080), abutting the DCO Site.
- 3.20. Within the 3km study area in relation to the Principal Site, there are three Grade I Listed Buildings, five Grade II\* Listed Buildings and 86 Grade II Listed Buildings.
- 3.21. The three Grade I Listed Buildings within the 3km study area are:

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- a. Church of Saint Mary, Carlton Le Moorland (NHLE 1360553);
  - b. Church of Saint Peter (NHLE 1360555);
  - c. Aubourn Hall (NHLE 1061955).

3.22. The five Grade II\* Listed Buildings within the 3km study area are:

- a. Church of St Michael and All Angels, Bassingham (NHLE 1061923);
- b. Church of St Germain, Thurlby (NHLE 1061972);
- c. Church of St Peter, Aubourn (NHLE 1360541);
- d. Church of All Saints, Swinderby (NHLE 1165316);
- e. Church of St Michael, South Hykeham (NHLE 1061957).

3.23. There Conservation Areas within the 3km study area include Bassingham Conservation.

3.24. The designated heritage assets are listed in the gazetteer in **Annex 2** and shown on **Figures 7-D-2a-d** of this ES [EN010154/APP/6.3]. They are described in this assessment where appropriate.

#### *Wider 3-5km Study Area*

3.25. Consideration has been given to designated heritage assets of the highest significance that are located between 3km and 5km of the Principal Site to determine potential impacts upon settings and views which may affect their significance. This includes Scheduled Monuments, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens and Conservation Areas (containing assets of the highest value).

3.26. There are two Scheduled Monuments within 3-5km of the Principal Site:

- a. Mound South of Sand Lane (NHLE 1003477);
- b. Roman Villa west of Hill Holt Farm (NHLE 1005018).

3.27. In addition, there are seven Grade I Listed Buildings and five Grade II\* Listed Buildings within 3-5km of the Principal Site:

- a. Grade I Church of All Saints (NHLE 1164829);
- b. Grade I Temple at Coleby Hall (NHLE 1360515);
- c. Grade I Church of St Peter (NHLE 1061958);
- d. Grade I Doddington Hall (NHLE 1164612);
- e. Grade I Church of St Helen (NHLE 1302469);

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- f. Grade I Church of St Peter (NHLE 1147458);
  - g. Grade I Church of All Saints (NHLE 1062005);
  - h. Grade II\* Walls and Gates to Doddington Hall (NHLE 1061959);
  - i. Grade II\* Folly Façade to the Jungle (NHLE 1061998);
  - j. Grade II\* Harmston Hall Hospital (NHLE 1317567);
  - k. Grade II\* All Saints Parish Church (NHLE 1164892); and
  - l. Grade II\* Gatehouse to Doddington Hall (NHLE 1360505).

3.28. There is a single Registered Park and Garden within the 3-5km study area of the Principal Site: Grade II\* Doddington Hall (NHLE 1000975) and seven Conservation Areas (Harmston, Doddington, North Scarle, South Scarle, Wellingore, Navenby and Waddington).

3.29. Heritage assets within the 3-5km study area are listed in the gazetteer in **Annex 2** and shown on **Figure 7-1** of the ES [EN010154/APP/6.2].

#### **Non-designated built heritage assets within the DCO Site**

3.30. There are no non-designated historic buildings identified within the DCO Site. There are a number of historic farmsteads recorded on HER which are located just outside of the Principal Site, some within parcels of land that have been omitted from the Proposed Development to mitigate the impact on these assets.

#### **1km Study Area**

3.31. A further 272 non-designated heritage assets are located within 1km of the DCO Site, including historic buildings recorded on HER as well as NKDC's Local List of non-designated heritage assets<sup>1</sup>, a significant proportion of which are historic farmsteads.

#### **Step 1: Identification of heritage assets potentially affected**

3.32. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see **Annex 1**). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

3.33. The Step 1 exercise was informed by the previous work undertaken by AECOM for the Preliminary Environmental Information Report (PEI) Report, utilising the

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<sup>1</sup> A spreadsheet of locally listed buildings was provided via email by Matthew Bentley (Conservation Officer) at NKDC on 20th February 2025

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information provided in **Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3] which included a list of scoped-in designated heritage assets identified for further assessment in **Table 5-1** (AECOM 2024) due to the potential for the Proposed Development to result in effects to the heritage assets. Consultee comments (summarised in **Table 7-1** of **Chapter 7: Cultural Heritage** of the ES [EN010154/APP/6.1] ), as well as ZTV and photomontages produced for **Chapter 10: Landscape and Visual Amenity** of the ES [EN010154/APP/6.1] were also utilised for Step 1 of the assessment, as well as Proposed Development plans and historic mapping (Tithe and Ordnance Survey). In addition, all non-designated heritage assets in the 1km study area were identified by the North Kesteven Local List and Lincolnshire Historic Environment Record (HER).

3.34. As a result of collating this information, a number of heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting. These included the following heritage assets:

- a. Somerton Castle Scheduled Monument (NHLE 1005015) and Grade I Listed Buildings at Somerton Castle
- b. Boothby Graffoe Conservation Area
- c. Coleby Hall Registered Park and Garden (NHLE 1000973)
- d. Hall Close Scheduled Monument (NHLE 1021080)
- e. Bassingham Conservation Area and associated Listed Buildings and non-designated heritage assets
- f. Grade II\* Listed Church of St Germain (NHLE 1061972)
- g. Grade II Listed Thurlby Hall and outbuildings (NHLE 1317332)
- h. Grade II Listed Rectory (NHLE 1061973)
- i. Grade II Listed River Farmhouse (NHLE 1168186)
- j. Grade II Listed Grange Cottage (NHLE 1061951)
- k. Grade II Listed Old Church in Aubourn (NHLE 1360538)
- l. Grade II Listed Corner Farmhouse (NHLE 1061953)
- m. Grade II Listed Well House (NHLE 1360540)
- n. Grade II Listed Bridge Farmhouse (NHLE 1061952)
- o. Grade II Listed Tunman Farmhouse (NHLE 1360486)
- p. Grade II Listed Morton Manor (NHLE 1061930)
- q. Grade II Listed Morton Grange (NHLE 1317323)
- r. Grade II Listed Half Way House (NHLE 1165305)

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- s. Grade I Listed Lincoln cathedral (NHLE 1388680)

3.35. As part of Step 1, a number of non-designated heritage assets were also identified as potentially susceptible to impact as a result of changes to their setting. The following assets were carried through to Steps 2-3 of the assessment:

- a. Halfway House Inn (MLI83161)
- b. Jubilee Farm (MLI119650)
- c. Tonge's Farm (MLI119774)

3.36. These assets have been identified by utilising the information from the Preliminary Environmental Information Report (PEI Report) (PEI Report AECOM 2024) as well as a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. The identified designated heritage assets are discussed further in Steps 2 and 3.

3.37. The site visit allowed for the observation of these assets in their extant setting, and as a result the following assets were excluded from Steps 2-3 of the assessment due to their proximity to the Cable Corridor only, and the resulting distance from the Principal Site, lack of any discernible historic, physical or experiential connections between the assets, and the DCO Site making no contribution to the significance of the assets through being within their setting. Unaffected designated heritage assets will be described below.

#### **Unaffected Designated Heritage Assets**

3.38. Somerton Castle Scheduled Monument (NHLE 1005015) and Grade I Listed Buildings at Somerton Castle are located c. 500m south of the Cable Corridor and c. 1.67km from the Principal Site, and c. 2.88km from the nearest proposed solar array. The designated heritage asset will not be affected by the Proposed Development as there is no intervisibility between the Principal Site and the asset, and the Principal Site makes no contribution to the asset's significance as a part of its setting (Photo 1). Any temporary changes arising during the construction period would not affect the significance of the asset. Therefore, it was decided on this basis that the Scheduled Monument will not be impacted upon by the Proposed Development and it has not been taken forward to Steps 2 and 3 below.



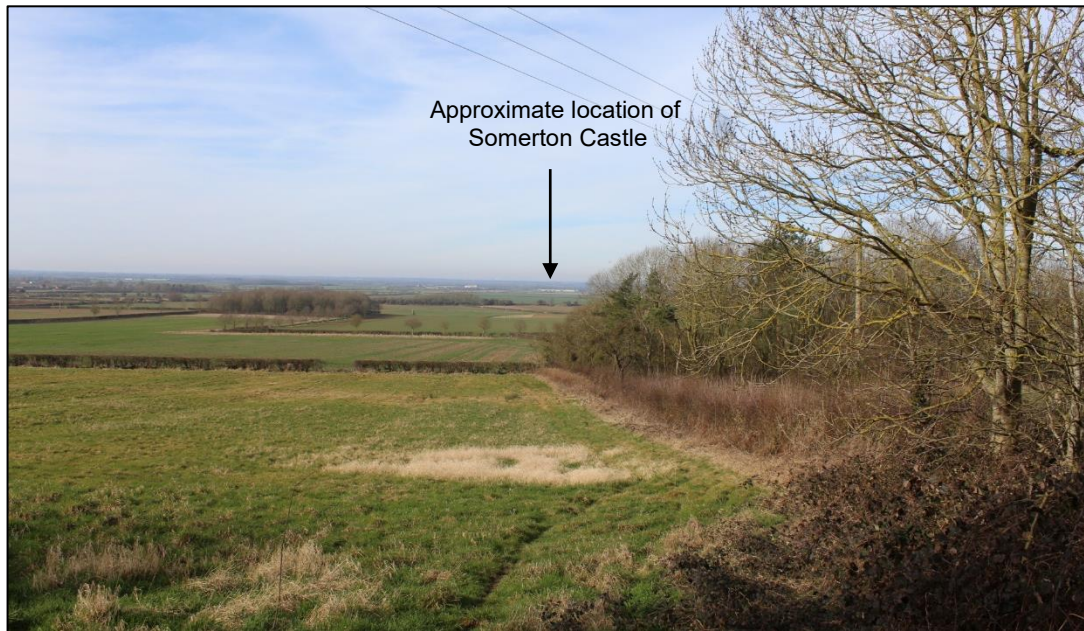
3.39. Boothby Graffoe Conservation Area is located c. 110m to the south and c. 122m to the west of the Cable Corridor. The Conservation Area has no current appraisal and management plan, however it is assumed that that the landscape views westwards from the escarpment would be identified as important, as they are in the Coleby Conservation Area (NKDC 2017c). There are far-reaching views from Main Street to the south where it adjoins the A607 and from gaps between building plots; from the footpath to the south west of the Church on the edge of the Conservation Area (Photo 2); from Castle Lane, and from the footpath at the north end of the village looking to the north west. Somerton Castle and nearby farms are clearly visible from the southern end of the Conservation Area, as is Broughton Lane further to the west; however, all of the land this is part of the Cable Corridor only. The land beyond Broughton Lane when viewed from the Conservation Area, even on a clear day in late winter conditions, is largely imperceptible and blends into the distant horizon, with field boundaries and features in the distant landscape undiscernible as distinct features (Photo 2). Viewpoint No. 15 of **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2] also illustrates the distance of these features in the view west, although it should be noted that this view was taken further north from Boothby Graffoe and not from the Conservation Area itself.



**Photo 1 View of Somerton Castle Scheduled Monument and its immediate setting, looking north**

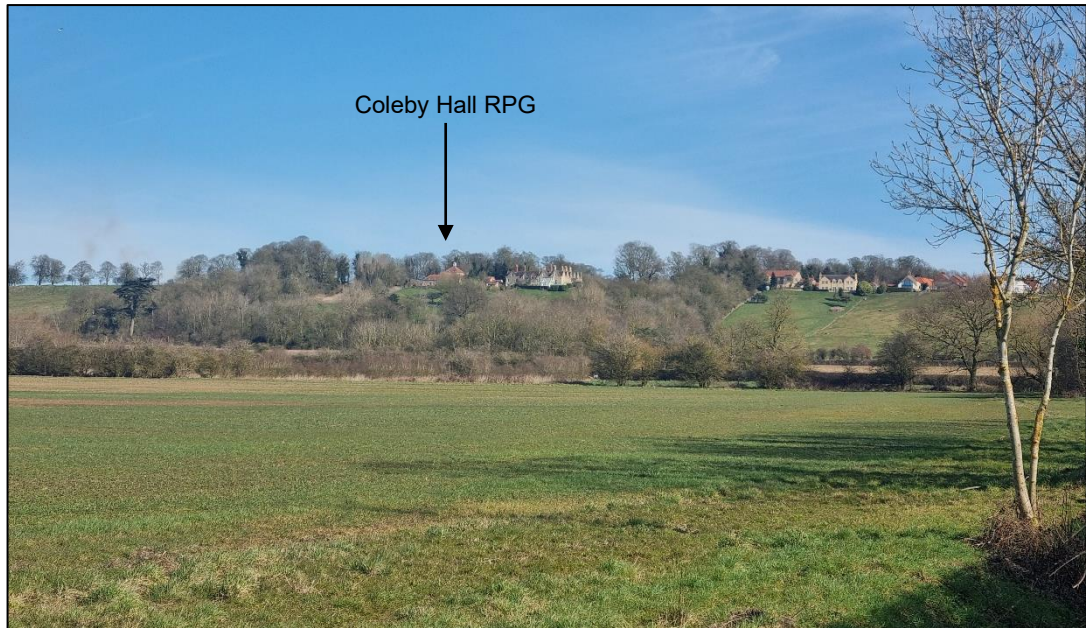
3.40. The nearest proposed area of solar arrays would be located c. 5.49km to the west of the Conservation Area. At that distance, the proposed solar panels would blend into the general lines of field boundaries and hedges as part of the far distant landscape and be imperceptible when viewed from the Conservation Area. Any temporary

changes arising during the construction period would not affect the significance of the asset. As such, the Proposed Development would in no way alter the perception, interpretation and intelligibility of the Conservation Area as a historic rural settlement, and it has not been furthered to Steps 2 and 3 below.



**Photo 2 View looking west from the edge of the Conservation Area to the wider landscape**

- 3.41. Coleby Hall Registered Park and Garden (RPG) (NHLE 1000973) is located c. 845m to the north west of the Cable Corridor. The asset was initially scoped in for further assessment due to the possibility of designed views towards the landscape to the west. Due to the RPG being a private property it was not possible to gain access to the area. However, when looking back towards Coleby from Hill Rise Road to the west, it was clear that the land of the RPG drops away and, as such, despite significant screening of trees to the boundaries, there will be views west from the RPG to the landscape beyond (Photo 3). That said, the nearest proposed area of solar arrays would be located c. 4km to the west of Coleby Hall. At that distance, the proposed solar panels would blend into the general lines of field boundaries and hedges as part of the far distant landscape and be imperceptible when viewed from the RPG. Any temporary changes arising during the construction period would not affect the significance of the asset. As such, the Proposed Development would in no way alter the perception, interpretation and intelligibility of Coleby Hall or any designed views to the wider landscape from the RPG and it has not been furthered to Steps 2 and 3 below.



**Photo 3 View looking north east towards Coleby Hall RPG, as viewed from Hill Rise**

- 3.42. All other heritage assets were considered to be potentially sensitive to the Proposed Development, due to proximity to, or potential inter-visibility with the Principal Site and were progressed to Steps 2 – 3.
- 3.43. The site visit, and study area walkover, identified that there would be no non-physical impact upon the significance of any other heritage assets as a result of changes to the use and/or appearance of the DCO Site. As such, the Proposed Development will not result in any non-physical harm to the significance of these assets, and they have not been assessed in any further detail.
- 3.44. All heritage assets assessed as part of Step 1, but which were *not* progressed to Steps 2 – 3, are included in the gazetteer in **Annex 2** of this report.



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## 4. STEPS 2 AND 3: DETAILED SETTINGS ASSESSMENT

- 4.1. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent, any anticipated changes to the setting of those assets, as a result of development within the Principal Site, might affect their significance.

### *Hall Close (NHLE: 1021080, Fig. 3)*

- 4.2. The Scheduled Monument Hall Close (NHLE: 1021080) is a medieval manorial settlement located at Haddington, adjacent to the Principal Site. The Scheduled Monument extends over 11ha and is located on the site of Haddington Hall, a 17th century manor house, which incorporated two earlier manor houses, West Hall and East Hall and evidence of settlement of early medieval date (Anglo-Saxon). The monument is a mixture of substantial earthworks, buried and extant surviving structures.
- 4.3. The dovecote is c. 6 square metres in size and is built from roughly dressed limestone blocks at a height of c. 3.5m. The interior of the dovecote now contains about 450-500 nest boxes, also constructed of limestone, with square openings and projecting flight ledges. In the early 20th century the dovecote is thought to have had a tiled pyramidal roof with a louvred flight-hole at the apex; the structure was described as being roofless in 1996, but has since been reinstated (Photo 4). The dovecote is also included on NKDC's Local List of non-designated heritage assets.



**Photo 4 East elevation of the dovecote**

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- 4.4. The dovecote stands near the centre of a broad rectangular platform, about 100m by 70m, which extends along the south side of Dovecote Lane. Until the mid-20th century this area was occupied by a series of farm buildings and cottages believed to have originated as part of the Haddington Hall complex. It is bounded on the south by a ditch and later pond, and on the east by a sunken trackway extending southwards from Dovecote Lane. This trackway represents the central access to the complex. It leads to a second platform, about 80m by 70m, adjacent to the south of the first, on which is a series of substantial earthworks representing the buried remains of a rectangular building, about 60m long by 20m wide and aligned north-south, partly cut into by the later pond.
- 4.5. A third enclosure adjacent to the east, also about 80m by 70m, includes further rectilinear building remains aligned east-west, together with a sunken yard. This series of earthworks is thought to represent Haddington Hall, which in 1658 was described as having a library, hall, kitchen, pantry, dairy, three chambers, a closet, brewhouse and stables. This suggests a much larger complex than that of West Hall described 70 years earlier, which had a hall, parlour, kitchen, larder and pantry, two chambers upstairs and a bakehouse and milkhouse at the rear. Haddington Hall and its service buildings may therefore represent a substantial rebuilding of the sites of both East Hall and West Hall, which are thought to have been located on the east and west sides of the trackway respectively.
- 4.6. To the north of the sunken yard is a fourth enclosure about 80m square, which contains potential paddocks, with some adjacent ridge and furrow. A second trackway separates these two enclosures from a raised area adjacent to Dovecote Lane where buried remains of dwellings are believed to be located. Limited archaeological investigation in the north eastern part of the monument revealed evidence of settlement in the Anglo- Saxon period.
- 4.7. In the north eastern corner of the monument is the site of the chapel of St Nicholas, first referred to in 1233 as dependent on the church of St Michael at South Hykeham. In the late 13th century it was given to the nunnery of St Nicholas at Torksey. It is last known to have been used in 1775, and had been demolished by 1850 when an estate map marked the extent of the former churchyard, a rectangular area about 30m wide and 40m long. At the northern end of the churchyard is a raised platform measuring about 10m by 30m and aligned east-west; this is thought to represent the location of the buried remains of the chapel (Historic England 2025).

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- 4.8. To the south of these four platforms are remains associated with the formal gardens of Haddington Hall. These earthworks include banked ditches enclosing several medieval fishponds which are approximately 30m in size. The banks and ditches on the east and west sides of this garden extend southwards to the edge of the river where they enclose a moated site containing two linear fishponds. This fishpond complex is believed to be medieval in origin, constructed in the former course of the river in association with one of the medieval manors at Haddington. It was later incorporated into the formal garden layout established south of Haddington Hall, probably in the early 17th century. An area of surviving medieval ridge and furrow is located to the east of the earthworks associated with the formal gardens.
- 4.9. LiDAR analysis of the fields to the east of the asset has also identified remnant medieval ridge and furrow remains which may also be part of this wider medieval manor; these are recorded on HER as MLI83438 and **Figures A and B of Appendix 7-D: Air Photo and LiDAR Mapping and Interpretation Report** of the ES [EN010154/APP/6.3].
- 4.10. Medieval manorial settlements supported communities primarily devoted to agriculture and acted as the foci for manorial administration. These settlements provide information on the diversity of medieval settlement patterns and farming economy, and on the structure and changing fortunes of manorial communities. The remains of the two medieval manors at Haddington are associated with both earlier settlement, as indicated by the presence of Anglo-Saxon remains, and later settlement, in the form of Haddington Hall; the site therefore represents a rare survival of well-preserved settlement remains extending over a period of more than a thousand years (Historic England 2025).
- 4.11. The asset holds architectural, evidential and historical interest as a site of national importance representing a rare example of a well-surviving medieval manorial site with extant earthwork features. Its evidential value, which substantially contributes to its significance, derives from the physical remains of the earthworks and associated below ground archaeological remains, as well as the historical illustrative value associated with the upstanding earthworks and dovecote. Its significance is derived from its ability to inform upon medieval settlement patterns, medieval economic development and the development of manorial sites within Lincolnshire.

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### Physical Surrounds – ‘What Matters and Why’

- 4.12. The site of Hall Close lies within the Witham Valley on the western side of the village of Haddington. The asset’s immediate setting is the most crucial aspect to understanding its historical function as a former medieval manorial site. The immediate setting of the Scheduled Monument includes the village of Haddington, with which Hall Close is inextricably linked via spatial, historical and functional relationships and which is crucial to understanding and appreciating the significance of the Scheduled Monument.
- 4.13. The remains of Hall Close are bordered by large mature trees and vegetation on its eastern boundary, bordered by an arable field and beyond which is the residential development around Baileys Lane, c. 125m to the east (Photo 5). The east side of the southern boundary is formed by the course of the Witham River which flows in an east-west alignment before turning southwards below the Scheduled Monument, where a modern weir marks the historic location of the former Aubourn corn mill. The west side of the southern boundary is formed by a small lane (also a public footpath) bordered by hedgerows, and the route of Haddington Lane borders the Scheduled Monument to the west (Photo 6).

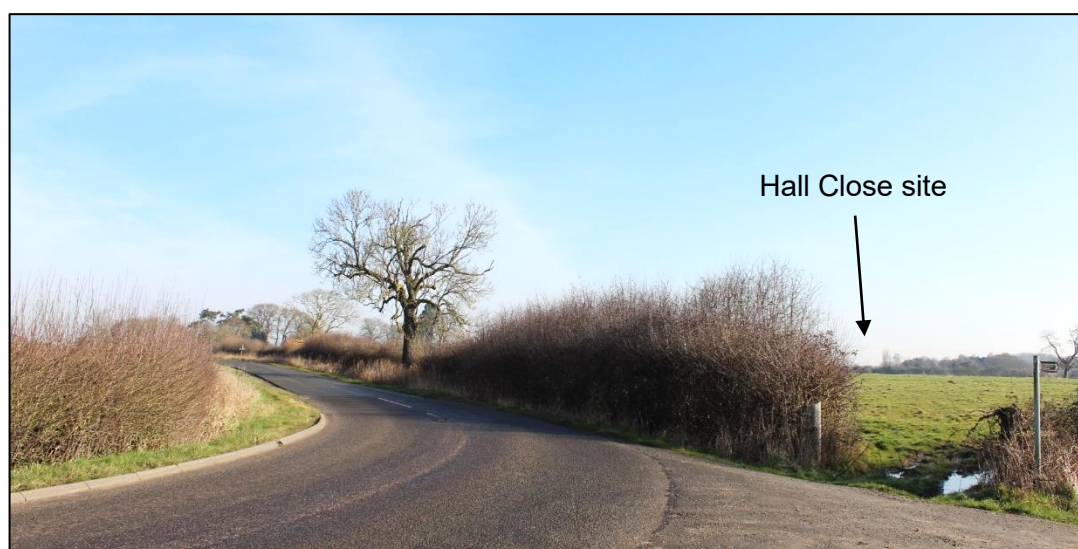


**Photo 5 View from within Hall Close to the east boundary**

- 4.14. The northern boundary is formed by the medieval route of Dovecote Lane bordered by a hedgerow, beyond which are the plots of the Grade II Listed Corner Farmhouse to the west and 1-4 Dovecote Lane, a pair of semi-detached early 20th century houses to the east, which have retained a green and rural character (Photo 7). There



are clusters and isolated trees present along all boundaries of the Scheduled Monument, particularly to the east, west and north borders. There are a small number of isolated trees located within the site of the Scheduled Monument itself, however it is largely free of vegetation, allowing the scale of the site and the extant earthworks to be appreciated (Photo 8).



**Photo 6 View of the west boundary looking north from Haddington Lane**

- 4.15. The immediate setting of Hall Close is an area with further known archaeological remains which have some spatial, historical and functional associations with the asset. The Scheduled site includes an area of medieval ridge and furrow, the surviving earthworks of which extend beyond the Scheduled boundary into the field to the south west (part of the Principal Site) and are recorded on HER as MLI83438 and appear on **Figures A and B of Appendix 7-D: Air Photo and LiDAR Mapping and Interpretation Report** of the ES [EN010154/APP/6.3]. Earthworks in the fields to the east of the Scheduled Monument may represent part of the medieval settlement of Haddington, which is recorded on the HER (MLI83395) as extending to N and E of the Scheduled Monument. Therefore, setting of the remains of Hall Close are situated within the remains of extensive medieval archaeological remains relating to the subsistence and local economy of the village. It is understood that these areas have not been subject to any intrusive archaeological investigation to confirm their interpretation, character and date, however if they are contemporary with the manorial site, as they appear to be, they would make a crucial contribution to the understanding of the Scheduled Monument.



**Photo 7 View along Dovecote Lane with the boundary of Hall Close on the left**

- 4.16. A further relevant aspect of the setting of Hall Close is the presence of the Witham River that flows along its southern boundary. This gives some potential indication as to why the manorial site was situated where it is, and the river historically passed through the Scheduled site itself; the fishpond complex at the south end of the Scheduled Monument was constructed in the former course of the river (Historic England 2025) before it was presumably rerouted to its present course beyond the south boundary. Recorded in the Domesday Survey, a fishery (MLI82090) and a watermill (MLI82089) to the south of Haddington are postulated to extend into the Principal Site (Fields 065 and 111) alongside the River Witham. A medieval stone net sinker was recorded at this location, indicating the fishery may have been located within this vicinity, in association with the weir and ford. The watermill was depicted at this location until its demolition in the 1960s, with one of the mapped mill buildings extending into the northern corner of Field 111. These associations with the river as part of the asset's setting also contribute to the understanding of the Scheduled Monument and thus to its significance.
- 4.17. The landscape immediately surrounding Hall Close largely comprises a patchwork of arable fields with hedgerow boundaries, interspersed with a network of minor historic roads and small pockets of woodland. The Principal Site encompasses part of this closer rural setting to the south. Some of the agricultural landscape in the vicinity of the asset has been altered to allow for larger fields suitable for modern agricultural activity and are now characterised as 'Modern Fields' in the Historic Landscape Character Assessment (see **Appendix 7-E: Historic Landscape Character**

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**Assessment** of the ES [EN010154/APP/6.3]), thus eroding a little of the historic landscape character. As a manorial site and the former seat of the Nevile family who owned most of the land in and around Haddington and Aubourn, there are historical links between the Hall Close and this surrounding land. Part of the Scheduled area includes medieval ridge and furrow earthworks which extend into the Principal Site to the south west, and as such there is also a functional link between the Principal Site and the asset. This closer rural setting therefore makes a contribution to the Scheduled Monument's significance.

- 4.18. In the wider setting, the Scheduled Monument is surrounded by a largely rural landscape in all directions which is punctuated by rural medieval settlements such as Aubourn and Thurlby and the modern development at Witham St Hughs, with the route of the A46 c. 1.5km to the north west. This wider setting accentuates the rural nature of Hall Close, and some of this land also has a historical link (via land ownership) and a functional link but has a neutral contribution to its significance by neither adding nor detracting to its appearance.

#### **Experience – 'What Matters and Why'**

- 4.19. Hall Close is best experienced from within the Scheduled area itself, where the extent and layout of the site and the dovecote, extant earthworks and fishponds can be best appreciated (Photo 8). The Scheduled Monument is open to the public, with two official footpaths crossing the site from the north west and east towards the southern boundary and an unmarked footpath crossing through the centre of the site from north to south. There is a small parking area to the north boundary of Hall Close on Dovecote Lane specifically for access to the Scheduled Area, and an information board at this location provides some historical context for visitors to the Monument. The sensory experience from within Hall Close is one of seclusion and tranquillity, with the sights, sounds and smells typical of such a small rural site and settlement. Although there are two roads bordering the Monument, traffic is relatively infrequent and does not overly intrude upon or negatively impact the experience of the asset.
- 4.20. Views out of the Scheduled Monument are largely of its immediate setting, with long-distance views mostly hidden due to the boundary screening, tree planting and topography of the land surrounding the Scheduled site. The views which contribute to significance are those towards the properties on Dovecote Lane, glimpsed views of the buildings along Baileys Lane to the east, and a view of the spire of the Old Church in Aubourn to the south east which aid in appreciating the physical and

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historical associations between these settlements and the asset. Views of the River Witham at the southern boundary of the Monument also help to appreciate the physical, historical and functional relationships between the two. There is a partial view of the Principal Site in longer distance views from the east side of the Scheduled Monument, particularly when standing at the north end (Photo 9) however this view does not particularly inform upon or add to the understanding of the asset's significance.

- 4.21. There are limited views into Hall Close from its immediate setting due to the screening of hedges and trees around the boundaries of the Scheduled area, and the extant earthworks are mostly hidden from view. These glimpsed views, particularly those from Haddington Lane and Dovecote Lane, do allow for some appreciation of the Scheduled Monument's scale and its historical and physical relationship to the settlement of Haddington however, and as such make a contribution to significance, although to a lesser extent than the views from within the Scheduled Area. There is generally no appreciable intervisibility between the Principal Site and the asset due to the screening around the Scheduled Monument, although it is anticipated that during the autumn and winter months any visibility may increase due the lack of foliage present.



**Photo 8 View across the Scheduled Monument from the south west corner, looking north east**



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### Summary of the contribution of setting to the significance of the assets

4.22. The Scheduled Monument's principal source of significance lies in the evidential, historical (illustrative and associative) and aesthetic values of its below-ground remains and extant earthworks and structures. The best appreciation of those values is gained through the experiences from *within* the boundaries of the Scheduled Monument where the scale, layout and features of the site can be understood and appreciated, with the aid of the on-site interpretation. Beyond this, the above analysis has identified that the key elements of setting which contribute positively to the significance of the Scheduled Monument are:

- a. The Scheduled Monument's spatial, historical and functional relationships to Dovecote Lane and the adjacent settlement of Haddington;
- b. The Scheduled Monument's spatial, historical and functional relationships to the River Witham which flows along its southern boundary, which includes the site of a medieval mill (MLI82089) and fishery (MLI82090);
- c. The closer rural setting of the Scheduled Monument which comprises the fields and historic roads immediately surrounding the Scheduled area, and includes the Principal Site to the south west and west.
- d. The Scheduled Monument's spatial, historical and functional relationships to the known archaeological remains within the immediate setting, including an area of medieval ridge and furrow in the field to the south west (part of the Principal Site) (MLI83438); earthworks in the fields to the east which may represent medieval settlement remains of Haddington;
- e. The views outwards from the Scheduled Monument which aid in appreciating and understanding its important physical, historical and functional relationships, including views towards Dovecote Lane, glimpsed views of the buildings along Baileys Lane to the east, the view of Old Church's spire in Aubourn to the south east, and views towards the River Witham at the southern boundary;
- f. The glimpsed views towards and into the Scheduled Monument from its immediate setting, particularly from Haddington Lane, Dovecote Lane and from the riverside where it borders the Scheduled Monument.

### Contribution of the DCO Site and summary of development effects

4.23. The Principal Site encompasses the fields which border the Scheduled Monument to its west and south west boundaries. These fields form part of the asset's immediate

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setting which contributes positively to its significance, however the masterplan of the Proposed Development (**Figures 3-2A and 3-2B** of this ES [EN010154/APP/6.2]) illustrates that this land will remain as open space/fields (it will include potential locations of the interconnecting cables and HDD below the River Witham).

- 4.24. An area of solar panels will be introduced into a field c. 160m to the south of the Scheduled Monument. This field is part of the closer rural setting which contributes positively to the Hall Close's significance by evidencing its rural location and through historic (via land ownership) and functional links between this land and the asset. However, the field is just one component in this closer rural setting and does not make any particular contribution to significance by itself alone. The Proposed Development would introduce new, low-rise structures into this field and will therefore result in a change in character to this field from agricultural to one of energy generation. However, the historic landscape character will still be legible and there will be no change to the current field layout within the Principal Site. As a result, the rural context of this element of the setting of the Scheduled Monument will be unharmed by the Proposed Development. Extant hedge boundaries and trees will be retained, and the public footpaths to the south of Hall Close will be retained. The route and orientation of these footpaths as well as additional hedgerow screening to the west of the solar array mean that the solar panels will not be visible in any of the (limited) views towards the asset from these footpaths.
- 4.25. The field between the river and the proposed solar array is not part of the Principal Site and therefore will remain as an arable field, retaining a buffer between the southern border of the Scheduled Monument and the solar array. Likewise, the section of the river which borders the Monument is not included in the Principal Site and will not be altered by the Proposed Development, therefore the relationship between the river and the asset will remain clearly legible and will not be impacted by the Proposed Development. The proposed solar array will therefore result in no physical change to the Scheduled Monument or its relationship with its immediate surroundings.
- 4.26. There is little to no discernible visual relationship between the Principal Site and the asset at present. The area for the proposed solar array is partially visible from Scheduled Monument when looking south where it appears as a 'sliver' in the wider landscape (Photo 9). As such, it is likely that there may be glimpses of the solar array from within the Scheduled Area. This view however, as established above, does not

make any particular contribution to the significance of the asset. Any panels would be glimpsed within the existing fieldscape and extant and proposed vegetation would further limit the visibility; as such, a partial, limited view of the solar array within the wider view of the landscape to the south is not considered to be harmful.



**Photo 9 View looking south from Hall Close with the Principal Site in the background**

- 4.27. The Proposed Development will not obscure or in any way impact on the appreciation, understanding or experience of the Scheduled Monument through changes to its setting. As such, it is concluded that the proposed solar array, whilst bringing a change (from arable to solar) to one part of the Scheduled Monument's physical surrounds, this change will in no way harm its historic, aesthetic and evidential values, or the understanding and appreciation of these values. There may be some very limited visibility of the solar array from within the Scheduled Monument, however this view does not contribute to the significance of the asset, and none of the other experiential qualities which contribute to the asset's significance will be negatively impacted by the Proposed Development. As such, it is concluded that **no harm** to the significance of this asset would result from the Proposed Development.

#### ***Well House (NHLE: 1360540, Fig. 2c)***

- 4.28. The Grade II Listed Well House (NHLE: 1360540) is located c. 410m east and c. 565m to the north east of the Principal Site and is described as:



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*Farmhouse. Late C18. Brick, with pantile ridge roof, and 2 gable stacks. First floor brick band and decorated eaves cornice. Two-storey, 3 bay. Central semi-circular headed doorway with C20 glazed door. Either side single glazing bar casements under segmental arches. Above 3 glazing bar sliding casements, central one narrower, all under wooden lintels. (Historic England 2025).*

- 4.29. The heritage significance of Well House is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the post-medieval farmhouse. The physical fabric also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.30. Well House is situated in a garden which occupies a corner plot at the junction of Dovecote Lane to the north, Butts Lane to the north east and Baileys Lane to the east. The building is aligned on an east to west axis with the principal elevation facing north over its front garden towards Dovecote Lane and Butts Lane (Photos 10 and 11). Although it is slightly set back from the road it is prominent and visible and currently contributes to the streetscape at the heart of Haddington settlement, and this orientation and aspect makes a positive contribution to its significance.



**Photo 10 View of Well House from the corner of Baileys Lane and South Hykeham Road**

- 4.31. Well House is described as a farmhouse in its listing, and the 1848 Tithe map (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]) lists the plot has a 'house and garden', and shows the house set in a small rectangular garden plot with outbuilding to the rear and no associated farm buildings. The plot also had no other land associated with it at that date, being the sole plot under the occupancy of 'Fotherby and Heslam' and under the ownership of the Neville family. This suggests that if Well House was formerly a farmhouse, it was solely under residential use by 1848 at the latest, and is still a residential dwelling in the present day.



**Photo 11 View of Well House from the north, looking south**

- 4.32. Well House is situated in the north east part of a large rectangular garden plot with an abundance of mature trees, shrubs and hedges to the borders of the plot (Photo 11). Historic mapping illustrates that these gardens have surrounded the house since at least the time of the 1848 Tithe Apportionment (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), although the present plot is larger than the historic plot having subsumed part of an old orchard to the west side, which has altered the legibility of the historic plot. Nonetheless, the green space and vegetation of the garden plot forms the asset's immediate setting and is the most crucial aspect to understanding its historical function as a rural dwelling. Additionally, the enclosed front garden creates a separation of the public area of the road and the privacy of the residential area beyond, reinforced by a boundary treatment of hedging and a deep grass verge which

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forms a further 'green' buffer between the road and the gardens (Photo 11). These features make a positive contribution to the significance of the asset.

- 4.33. The built grain of the immediate physical surroundings of Well House is characterised by a pattern of largely detached, gabled two-storey dwellings with front aspects overlooking Baileys Lane and South Hykeham Road. The houses are typically set back from the road within large plots, and the surrounding buildings vary in age with a mixture of mostly 19th-century houses and post-war additions. They illustrate the 'unplanned' development of the settlement over the 19th and 20th centuries to meet its changing needs and contributes to the legibility of charting historic changes in Haddington over time. The surrounding houses feature an almost uniform palette of local traditional building materials such as red brick and tile and respect the domestic scale of the historic settlement, which creates a recognisable uniformity typical of the local region. These features of definition, scale and grain of the surrounding streetscape contribute positively both to the aesthetic interest and the historical understanding of Well House and contribute to the asset's significance.
- 4.34. The setting beyond the garden plot is defined by the rural settlement of Haddington. Historically the building was surrounded by open land to the south, but this has been encroached upon by the late 20th and early 21st century development around Baileys Lane, which has eroded a little of the asset's rural setting. The character of the development around Baileys Lane has remained very green and rural, however, and the asset is still bordered by fields to the west and north east which has retained a visual and spatial relationship with the surrounding agricultural land. This wider setting both connects the Listed Building to Haddington as a historic former farmhouse and dwelling at the heart of the settlement and places the building within its rural context, making a positive contribution to the building's significance.
- 4.35. In a wider context, the settlement of Haddington is surrounded by a largely rural landscape in all directions, with a network of minor roads and punctuated by small settlements such as Aubourn and Thurlby. This wider setting accentuates the rural nature of the building and some of this land also has a historical link (via land ownership), however beyond this the wider landscape makes no particular contribution to the building's significance and is therefore a neutral element of the asset's setting.

### **Experience – 'What Matters and Why'**

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4.36. The best appreciation of the aesthetic, evidential and historical values of the building will be gained through the experience from within its immediate setting formed by the surrounding gardens. This experience is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees and hedges along its boundaries, particularly to the east, south and west. There is some traffic noise from Butts Lane and South Hykeham Road where cars pass fairly frequently at higher speeds, which slightly intrudes into the peace and tranquillity of the asset's immediate setting. The building has however coexisted with these surrounding roads since the mid-19th century at least, therefore some noise and bustle is not necessarily at odds with an authentic experience of the asset, and the sounds, sights, and smells of nature within the gardens will still be the dominant sensory experience. The experience and views of the building from the surrounding roads is also a crucial one, as they afford clear views towards the building's north and east elevations and where its presence and position in the streetscape is most readily appreciated in the public sphere. These elements help to facilitate an authentic experience of the asset and therefore make a positive contribution to its significance.

4.37. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Haddington and the surrounding landscape. The area is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent, despite the traffic noise from the roads. These elements help to facilitate an authentic experience of the asset and also make a contribution to significance. The asset is visible in long-distance linear views when approaching the village along Butts Road, further contributing to a sense of the building's prominence as a focal point in the streetscape. The building will be visible in longer-distance views from the field to the north east but due to screening along field boundaries and the flat topography of the land, there are unlikely to be any long distance views towards the asset beyond this area.

#### **Summary of the contribution of setting to the significance of the asset**

4.38. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:

- a. Its orientation and prominent physical aspect on the junction of Dovecote Lane, Baileys Lane and Butts Lane;

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- b.* The boundaries, spatial qualities and experience of the enclosing gardens surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - c.* The definition, scale and grain of the surrounding streetscape;
  - d.* The views towards the asset from adjacent roads;
  - e.* The views from the asset towards its surrounding plot and the road junction to the north;
  - f.* The wider setting of the settlement of Haddington and the rural and agricultural land which surrounds the asset's plot.

#### **Contribution of the Principal Site and summary of development effects**

- 4.39. Well House is located c. 410m to the east of the Principal Site. The building has a historic link to DCO Site via the Nevile family of Hall Close Scheduled Monument, who owned the plot of Well House as Lords of the Manor. As a former farmhouse there is also a functional link between the building and the Principal Site, however Well House has been a residential dwelling (with no associated land or farm buildings) for over 150 years and so this connection does not particularly contribute to the asset's significance. The DCO Site otherwise forms part of the wider rural setting of the asset which is considered to make a positive contribution to its significance.
- 4.40. The Proposed Development will introduce areas of solar panels into a field c. 570m to the north west and c. 585m to the south of the building. The Proposed Development will not physically or experientially alter the building's immediate garden setting or the fields immediately surrounding the garden plot, therefore retaining the landscape character of the building's closer rural setting. The building's plot is surrounded by trees and hedgerows to the west and south boundaries and there is no discernible intervisibility between the Principal Site and the building, therefore the solar panels will not be visible in any views towards or from the asset.
- 4.41. While the Proposed Development will introduce built form to part of the farmhouse's wider rural setting, it is considered that the Proposed Development will not alter the setting of the building in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

#### **Bridge Farmhouse (NHLE: 1061952, Fig. 2c)**



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- 4.42. The Grade II Listed Bridge Farmhouse (NHLE: 1061952) is located c. 4500m to the east of the Principal Site and is described as:

*Farmhouse. Early C18. Brick with pantile ridge roof, and 3 gable stacks. Decorated eaves cornice. L-plan, 2-storey. South front, 3 bay. Central doorway, C20 door with rectangular overlight. Either side, single flush glazing bar sashes, above 3 similar sashes, all under segmental brick arches. Single storey C20 extension to north east (Historic England 2025).*

- 4.43. The heritage significance of Bridge Farmhouse is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the post-medieval farmhouse. The physical fabric of the farmhouse also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and 18th century vernacular architecture, thereby providing it with historical illustrative value. It should be noted that after the site visit, it was discovered that the location provided for the Listed Building by HE is erroneous and the actual farmhouse is the building located at NGR 491650, 362991.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.44. Bridge Farmhouse is situated in the north west corner of a plot which occupies an area at the junction between South Hykeham Road and Bridge Road, forming the eastern settlement edge of Haddington. The building is aligned on an east to west axis with the principal elevation facing south over a garden area, although the present-day front entrance to the building is via a 20th century extension on the east elevation, which overlooks a modern parking area (Photos 12 and 13). Although it is slightly set back from the road it is prominent and visible on South Hykeham Road and currently contributes to the streetscape at the heart of Haddington settlement, and this orientation and aspect makes a positive contribution to its significance.
- 4.45. Bridge Farmhouse is part of Bridge Farm, a former village farmstead which is recorded on HER as MLI83427. At the time of the 1848 Tithe, the farmstead was owned by the Nevile family of Haddington Place (on the site of Hall Close Scheduled Monument). To the east and south east of the farmhouse are a series of 19th century (possibly 18th century) brick-built former farm buildings in a regular courtyard with an L-plan range plus detached buildings to the third side of the yard (Photo 12); the farmhouse is detached from the main working complex. The original buildings to the

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south and east sides of the courtyard range have been lost, and a number of modern brick and corrugated barns and sheds have been constructed around the historic buildings, all of which has altered and eroded the planform and character of the historic farmstead and reduced a little of the contribution the farm buildings make to the significance of the farmhouse. Nonetheless, the farm buildings form part of the asset's immediate setting and contribute to its significance through their physical and historical relationship.

- 4.46. Bridge Farmhouse is situated at the north end of a large rectangular garden plot, partly bordered by a brick wall to the east side and with an abundance of mature trees, shrubs and hedges to the south end and borders of the plot. Historic mapping illustrates that the building has been surrounded by gardens since at least the time of the 1848 Tithe Apportionment (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), and although a small subdivision in the plot separating the heavily wooded south end from the north end around the farmhouse has been removed, the outer boundaries form the present-day plot boundary, and as such the historic plot enclosure remains largely intact and legible. The green space and vegetation of the garden plot forms the asset's immediate setting and is the most crucial aspect to understanding its historical function as a rural farmhouse and dwelling and therefore makes a positive contribution to its significance. Additionally, the front garden area is enclosed by a brick boundary wall which creates a separation of the public area of the road and the privacy of the residential area beyond, reinforced by a traditional brick boundary wall which forms a buffer between the road and the gardens. These features make a positive contribution to the significance of the asset.





**Photo 12 View of the farmhouse (on the right) and its relationship to some of the surviving historic farm buildings (on the left)**

- 4.47. The built grain of the immediate physical surroundings of Bridge Farmhouse is characterised by a pattern of largely detached, gabled two-storey dwellings with front aspects overlooking Baileys Lane and South Hykeham Road. The houses are typically set back from the road within large plots, and the surrounding buildings vary in age with a mixture of mostly 19th-century houses and post-war additions. They illustrate the ‘unplanned’ development of the settlement over the 19th and 20th centuries to meet its changing needs and contributes to the legibility of charting historic changes in Haddington over time. The surrounding houses feature an almost uniform palette of local traditional building materials such as red brick and tile and respect the domestic scale of the historic settlement, which creates a recognisable uniformity typical of the local region. These features of definition, scale and grain of the surrounding streetscape contribute positively both to the aesthetic interest and the historical understanding of Bridge Farmhouse and contribute to the asset’s significance.



**Photo 13 View west from South Hykeham Road with the farmstead and farmhouse visible in the background**

- 4.48. The wider setting beyond the garden and farmstead plot includes the Haddington settlement to the west and north east, and by agricultural fields to the north, east and south. Apart from some modern development around Baileys Lane to the west, and the removal of some of the smaller field boundaries in the surrounding fields to allow for larger fields suitable for modern agricultural activity, this wider setting has changed very little since the mid-19th century. There are historical and functional links to the field directly south of the farmstead and to four fields c. 250m to the north east in the wider setting, all of which were once farmed by the occupants of Bridge Farm. This wider setting both connects the Listed Building to Haddington as a historic former farmhouse and dwelling at the heart of the settlement at the settlement and places the building within its rural context, making a positive contribution to the building's significance.

#### *Experience – 'What Matters and Why'*

- 4.49. The best appreciation of the aesthetic, evidential and historical values of the building will be gained through the experience from within its immediate setting formed by the surrounding gardens. This experience is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees and hedges along its boundaries, particularly to the east, south and west. There is some traffic noise from South Hykeham Road where cars pass fairly frequently at higher speeds, which slightly intrudes into the peace and tranquillity of the asset's immediate setting.

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The building has however coexisted with these surrounding roads since the mid-19th century at least, therefore some noise and bustle is not necessarily at odds with an authentic experience of the asset, and the sounds, sights, and smells of nature within the gardens will still be the dominant sensory experience. The experience and views of the building from the South Hykeham Road is also a crucial one, as it affords clear views towards the building's north, east and west elevations and where its presence and position in the streetscape is most readily appreciated in the public sphere, as well as the group value of the former farmstead. These elements help to facilitate an authentic experience of the asset, and therefore make a positive contribution to its significance.

- 4.50. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Haddington and the surrounding landscape. The area is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent, despite the traffic noise from the roads. These elements help to facilitate an authentic experience of the asset, and also broadly contribute to its significance. The building is only partially visible in longer-distance linear views along South Hykeham Road due to built form present to the east and west. Due to the position of the asset within the settlement, surrounding development and screening to the plot, there are no discernible longer-distance views of the asset from the wider setting to the south, east and west. The building will be visible from the field to the north, but again due to screening along field boundaries and the flat topography of the land, there are unlikely to be any long distance views towards the asset beyond this area.

#### **Summary of the contribution of setting to the significance of the asset**

- 4.51. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:
- a. Its orientation and prominent physical aspect on South Hykeham Road;
  - b. The boundaries, spatial qualities and experience of the enclosing gardens surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - c. The historic, functional and spatial relationships between the farmhouse and the surviving farm buildings;
  - d. The views from the asset towards its surrounding plot, historic farm buildings and South Hykeham Road;

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- e. The definition, scale and grain of the surrounding streetscape;
  - f. The views towards the asset from adjacent road;
  - g. The wider setting of the settlement of Haddington and the rural and agricultural land which surrounds the asset's plot.

#### Contribution of the Principal Site and summary of development effects

- 4.52. Bridge Farmhouse is located c. 410m to the east of the Principal Site. The building has a historic link to DCO Site via the Nevile family of Hall Close Scheduled Monument, who owned the plot of Bridge Farmhouse as Lords of the Manor. As a former farmhouse there is also a functional link between the building and the Principal Site, and the DCO Site otherwise forms part of the wider rural setting of the asset which is considered to make a positive contribution to its significance.
- 4.53. The Proposed Development will introduce areas of solar panels into a field c. 650m to the north west and c. 620m to the south west of the building. The Proposed Development will not physically or experientially alter the building's immediate garden setting, its roadside location or the fields immediately surrounding the garden plot, therefore the landscape character of the building's closer rural setting will be entirely retained. The building's plot is surrounded by trees and hedgerows to the west and south boundaries and there is no discernible intervisibility between the Principal Site and the building, therefore the solar panels will not be visible in any views towards or from the asset.
- 4.54. While the Proposed Development will introduce elements of energy generation into part of the farmhouse's wider rural setting, it is considered that the Proposed Development will not alter the setting of the building in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

#### Bassingham Conservation Area (Fig. 2d)

- 4.55. The Conservation Area defined by North Kesteven for Bassingham is based on the historic settlement core, enclosing 11 Listed Buildings which contribute to its special architectural and historical interest:
- a. Church of St Michael and All Angels, Grade II\* Listed (NHLE 1061923)
  - b. Church House, Grade II Listed (NHLE 1308547)
  - c. Old Manor House and Outbuilding, Grade II Listed (NHLE 1360523)
  - d. Ivy House, Grade II Listed (NHLE 1061921)

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- e. Green's Stores, Grade II Listed (NHLE 1061922)
  - f. House attached to Green's Stores, Grade II Listed (NHLE 1147336)
  - g. Wesleyan Methodist Chapel and Sunday Schoolroom, Grade II Listed (NHLE 1405886)
  - h. K6 Telephone Kiosk, Grade II Listed (NHLE 1393726)
  - i. Manor House, Grade II Listed (NHLE 1147372)
  - j. The Grange, Grade II Listed (NHLE 1147317)
  - k. Corner Cottage and Outbuilding, Grade II Listed (NHLE 1061920)

4.56. There are some historic buildings recorded on the Historic Environment Record) which are also located within the Conservation Area:

- a. 4 Newark Road (Unnamed farmstead, MLI119725)
- b. Unnamed farmstead, 56-62 High Street (MLI119721)
- c. Savages Farm, Carlton Road (MLI119722)
- d. Unnamed farmstead (also known as the Hollies), 43 Carlton Road (MLI119723)
- e. The National School, Newark Road (MLI85728)
- f. Post-medieval farmstead, 1 Bakers Lane (MLI91983)

4.57. Additionally, there are a number of Locally Listed Buildings located within the Conservation Area, a full list of which will not be repeated here but is included in full in **Annex 2**.

#### **Development, character and appearance of the Conservation Area**

4.58. The Bassingham Conservation Area is situated within close proximity of the south eastern boundary of the Principal Site which comprises land to the east of the River Witham (NKDC 2016). The Conservation Area is approximately 13ha in size and covers much of the central and southern parts of the village, with Newark Road and High Street forming the central spine of the area. The western boundary of the Conservation Area is defined by the River Witham, and its southern boundary is defined by the change in character from village core to modern development. The village townscape continues outside the northern and eastern edges of the Conservation Area, with the boundary lines following a combination of street edges, back lanes and private property boundaries.

4.59. The village developed from a small agricultural settlement to a medium sized village and is located c. 10km south west of Lincoln. The landscape is generally flat and



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fertile farmland, which is known as the Witham and Brant Vale. The village's location within this Vale has influenced the settlements planform; the irregular north-south, east-west grid street pattern and interconnecting lanes with no defined central feature is a distinguishing factor of many of the surrounding Vale settlements.

- 4.60. The High Steet and Newark Road form the central spine of the Conservation Area. On either side of these roads, a traditional dispersed pattern of development with side spaces between buildings has resulted in a sense of enclosure to the historic routeways throughout the Conservation Area. The building line is irregular, a characteristic of the area, and set back buildings have low brick walls, railings and hedges providing barriers between the houses and roads. Historically, the planform of this settlement was in accordance with the blocks of early open field systems that were set out in strips before the Enclosure Acts. Clusters of buildings would line the edges of these strips, and these gradually evolved into larger agricultural settlements; this pattern of development is particularly visible within the western edges of the conservation area. The aftermath of the Enclosure Acts resulted in the fields surrounding the village being farmed from farmsteads that were established across the wider landscapes, and so the open areas within the village, once used for agriculture, were subsequently used for further development. This later development has led to the erosion of the earlier grid system, however, the earlier grid system is still identifiable through evidence such as street names, for example.
- 4.61. The Conservation Area is divided into three sub-areas; North Character Area, Central Character Area, and Carlton Road Character Area (NKDC 2016). The North Character Area encompasses the commercial centre on High Street and the quieter area of Water Lane, which marks the transition from the busy commercial area to the quiet edges of the village and countryside beyond. The Central Area is mainly residential and forms the central and southern part of the Conservation Area. This section is quiet and leafy, and encompasses Newark Road, the main route into the village from the south. The open public space at the junction of Lincoln Road and Newark Road is a focal point within this area. The Carlton Road Character Area is the smallest of the sub-areas, and is distinctive due to its location on the edge of the village and in the agricultural character of its buildings.
- 4.62. The buildings within the Conservation Area are largely seen as clusters of 18th to 19th century buildings that are interspersed with later development. These buildings are largely residential, however, there remains evidence of previous agricultural

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activity due to the presence of converted ancillary buildings within private yards and gardens. The buildings of the earlier periods are mostly detached and constructed in red brick, clay pantile, slate, and, on rarer instances, render. Church House (NHLE 1308547; Grade II) located on Newark Road has a rare example of limestone as a building material.

- 4.63. The Listed Buildings located within the Conservation Area tend to be located within the Northern or Central Character Areas, with one in the Carlton Road Character Area. These heritage assets within the village have group value and contribute to the significance of each other as well as the historic and architectural character of the Conservation Area.

### **Physical surrounds – ‘What Matters and Why’**

#### *Central Character Area*

- 4.64. The Central Character Area is a mainly residential area forming the central and southern part of the CA. It also forms part of the western settlement edge of Bassingham, and is the part of the Conservation Area which interacts most directly with the Principal Site. There are four Listed Buildings in the Central Area which are largely clustered around the junction between Newark Road, Lincoln Road and the High Street; these are the Grade II\* Listed Church of St Michael and All Angels (NHLE 1061923); the Grade II listed Church House (NHLE 1308547); the Grade II Listed Old Manor House and Outbuilding (NHLE 1360523), and the Grade II Listed Ivy House (NHLE 1061921). There are also three historic buildings recorded on HER in this Character Area: 4 Newark Road (Unnamed Farmstead, MLI119725), The National School, Newark Road (MLI85728) and Post-medieval farmstead, 1 Bakers Lane (MLI91983).





**Photo 14 View of the Church of St Michael and All Angels from Newark Road, looking north west**

- 4.65. The Church of St Michael and All Angels (NHLE 1061923) is located c. 130m from the boundary of the Principal Site and is a focal point in this part of the Conservation Area (Photo 14). The church is medieval in origin with 18th century alteration and restoration in 1860. It is set back from Newark Road, and relatively low in height, however, it is still considered an important landmark within the Conservation Area. The church is situated on the western side of Newark Road on the southern approach to the village, and the grounds of the church abut the banks of the River Witham which forms a natural boundary between the asset and the Principal Site. Along this boundary, the asset is screened by a number of tall and mature trees, and to the east the asset is set back from the road and separated from the pavement by a low red brick wall. The setting of this asset is defined by its location within the associated graveyard, and its proximity and relationship to the medieval and post-medieval settlement of Bassingham and areas outside the Conservation Area from which the church tower is visible. This, in turn, contributes to the historical and architectural significance of the asset as an example of a rural parish church.
- 4.66. Church House, Ivy House, the Old Manor House and 4 Newark Road are all located on the west side of the road, while the National School and 1 Baker's Lane are located on the east side of the road. All of the assets address the roadside and make important contributions to the streetscape in this part of the Conservation Area. All of the assets adjoin enclosed garden plots which form an important part of their

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immediate setting; the gardens of the Old Manor House and the National School have been reduced in size due to adjacent development, however 1 Baker's Lane is situated on its historic corner plot and Ivy House and Church House have retained their large historic gardens which extend as far as the river to the west.

- 4.67. The Central Character Area is bordered by the North and Carlton Road Character Areas, which form its setting to the north and east respectively. The wider setting of the Central Character Area includes an agricultural landscape to the west directly beyond the River Witham, which helps to place this part of the Conservation Area within its rural context and makes a positive contribution to its significance. The setting of the Character Area to the south is formed by an area of largely late 20th and 21st century residential development with a handful of pre-20th century buildings, which gradually transitions to open countryside c. 200m south of the Conservation Area. Although this area is mostly of modern development, it has stayed within the historic bounds of the river, Newark Road and Calton Road and illustrates the evolution of Bassingham from the 19th century into the modern era. The area between Bakers Lane and Whites was formerly part of the Conservation Area and was removed in 2016, however the Conservation Area Appraisal (NKDC 2016) notes that this area continues to make a contribute to its setting.

#### *North Character Area*

- 4.68. The North Character Area includes the commercial centre of the village on the High Street with shops, post office and village pub all located here. It also includes part of Water Lane, which has a quieter character marking the transition to the quieter edges of the village and the countryside beyond. The High Street is one of the main routes through the village with a number of secondary routes and cul de sacs leading off it. The more built-up character of the central part of the character area is reflected in the lack of public green space although the mature private gardens soften this considerably. However in the rest of the character area wide green verges and mature trees contribute to a greener, leafier appearance. The varied building line means there are many relatively large front gardens which add to this character.
- 4.69. There are four Grade II Listed Buildings within this area; the Wesleyan Methodist Chapel and Sunday Schoolroom (NHLE 1405886), Green's Stores (NHLE 1061922), House Attached To North Of Green's Stores (NHLE 1147336), and K6 Telephone Kiosk (NHLE 1393726). Just further west of these assets are two further Grade II Listed Buildings; The Grange (NHLE 1147317), and Manor House (NHLE 1147372),

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and a historic building recorded on HER further to the south west on the High Street (56-62 High Street, MLI119721). All of the assets, with the exception of the Manor House which has been surrounded by modern development, directly address the street and this aspect contributes to their significance, and also to the streetscape of this part of the Conservation Area.

- 4.70. The North Character Area is bordered by residential areas to the south, east and west. To the north beyond Water Lane, the setting of the Conservation Area includes fields between the river and Croft Lane, which is the only part of this Character Area that still has a physical relationship to the wider rural landscape.

#### *Carlton Road Character Area*

- 4.71. The Carlton Road Character Area is a small area on the eastern edge of the Conservation Area. It has a distinct character as a result of its location on the edge of the village and the agricultural character of many of the buildings. There are a number of current or former farmhouses and working farmyards as well as regular residential uses. The houses to the west of the road are a mix of modern and post-medieval, and are set back from the road by hedgerows and walls. The houses are built in red brick with varying bonding patterns, as with the other houses within the Conservation Area, and there are a number of current or former farmhouses and working farmyards as well as regular residential uses. There is one Listed Building within the Carlton Road Character Area, the Grade II Listed Corner Cottage and Outbuilding (NHLE 1061920), as well as two historic buildings recorded on HER, Savages Farm (MLI119722) and farmstead at 43 Carlton Road (the Hollies) (MLI119723), which have all retained whose aspect and situation on Carlton contribute to the streetscape of this Character Area.

- 4.72. Carlton Road Character Area is bordered by the Central Character Area to the west, the wider residential area of the settlement to the north, and by open agricultural fields to the south and east. This agricultural setting makes an important contribution to the significance of the Conservation Area, in particular to this character area which has retained a strongly agricultural character with extant farmsteads and rural buildings, by helping to place the Conservation Area within its rural context.

#### **Experience – ‘What Matters and Why’**

- 4.73. Bassingham was originally an agricultural settlement and the village is surrounded by flat, fertile farmland, with the River Witham to the west. The modestly scaled built

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form of the village is set among mature trees and shrubbery, and the settlement has an unobtrusive presence in the surrounding landscape. In consequence, long views and vistas both towards the village and away from it are limited.

- 4.74. The principal streetscape running through the Conservation Area curves in several places and a sequence of streetscape views gently unfold, with distinctive shorter views existing between frontage buildings to service yards and green spaces behind. The service yards and ancillary structures to the rear of the main buildings were originally associated with past agricultural functions of the village and although most of the outbuildings are now converted to other uses, many retain vestiges of their former agricultural functions.
- 4.75. The experience of the Conservation Area varies across the three Character Areas. The North Character Area includes the commercial centre of the village on High Street with shops, post office and village pub all located here. It also includes part of Water Lane, which has a quieter character marking the transition to the quieter edges of the village and the countryside beyond. As such, the bustle and activity in the settlement is focused around this area, and when moving into Water Lane this activity is significantly reduced, and the experience is one of a much quieter semi-rural residential area. The experience of the setting beyond the borders of the North Character Area is one of a transitional area where the edges of the residential development adjoins the surrounding agricultural landscape, and is also relatively quiet and tranquil with infrequent traffic.
- 4.76. The North Character Area has clear views along the roads due to level elevation, and the architecture indicates that the area is more populated with later post-medieval houses. The straight section of High Street in the middle of the character area allows longer views but without specific focal points at either end (Photo 15). The gently curved layout of the rest of the streets results in views which unfold gradually when moving along them. Mature trees and hedges are prominent in all views as is the varied roofscape. As with the houses within the Central Character Area, the older houses within this area differ from the more modern houses, with brick bonding and window size and shape different from the modern infill. The post-medieval houses lining the road have low brick walls or low hedgerows and are set back from the road, and there are large gaps between the houses. Despite these gaps, due to later development and tree screening, there are no clear views to the River Witham or the Principal Site.



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4.77. The Listed Buildings in this area are largely clustered at the fork of High Street, while Manor House (NHLE 1147372) is located further to the west, surrounded by residential development, and two NDHAs are located further south west on the High Street (MLI119721 and MLI85743). The historical, evidential and aesthetic values of the assets are generally best experienced from within their garden plots and from the adjacent roads, where the significance of these buildings can be appreciated and understood within the setting of other nearby dwellings and amenities, and the sensory activity and bustle of their village setting deepens this understanding. There is no intervisibility between the Principal Site and this part of the Conservation Area and the heritage assets within, and their significance does not directly draw on any views or associations with the DCO Site.



**Photo 15 View along High Street, looking north**

4.78. The Carlton Road Character Area has a distinct character as a result of its location on the eastern edge of the village and the agricultural character of many of the buildings (Photo 16). The sensory experience of this area and the wider agricultural setting is generally very quiet and peaceful, with little traffic intrusion or observed activity around this area, and the sights, sounds and smells of nature are very dominant.



**Photo 16 View looking south along Carlton Road towards Savages Farm**

- 4.79. This area is much more rural than the other parts of the Conservation Area, and views towards the wider setting to the east are of an agricultural and undeveloped landscape, where the flat topography allows extensive views across as far as the Scarp slope. There are also extensive views of the rural landscape to the north and south with glimpses of the village roofscape to the west interspersed with mature trees. Buildings on the east side of Carlton Road stand out as landmarks due to their flat surroundings, particularly 43 Carlton Road (The Hollies) and the early 20th century farmhouse of Savages Farm, both of which are NDHAs.
- 4.80. These assets, along with the Grade II Listed Corner Cottage and Outbuilding are best experienced from within their surrounding plots and from the adjacent Calton Road, where their historic, evidential, aesthetic and building group values can be appreciated and understood, as well as their close relationship to their agricultural landscape setting. Corner Cottage is located on a corner plot at the junction of Carlton Road and Lincoln Road, and as such is prominent in views towards the Conservation Area from Lincoln Road to the north and Torgate Lane to the east. The Carlton Road Character Area is both physically and visually separate from the Principal Site, being located on the eastern edge of Bassingham and separated by the intervening development to the west. As such, there is no intervisibility between the Principal Site and this part of the Conservation Area and the heritage assets within, and their significance does not draw on any views or associations with the Principal Site.



- 4.81. The Central Character Area is a mainly residential area forming the central and southern part of the CA and also forms part of the western settlement edge of Bassingham. It has a quiet, leafy character although Newark Road is one of the main routes into the village, and experiences a fairly regular stream of traffic, however this does not overly intrude into the otherwise peaceful sensory experience of this area. On the western side of the road, the river side, the houses are set back by a pavement and low red brick walls, while to the east, a grass verge provides a buffer from the road. The retention of trees, historic plots and grass verges all contribute to the rural character of this part of the Conservation Area.



**Photo 17 Linear view looking north along Newark Road**

- 4.82. Wider countryside and riverside views do however exist from Church Bridge, a footbridge over the River Witham on the western boundary of the Conservation Area (Photo 18). Looking towards the village from the open countryside to the west of the river, there is a striking view of the tower of The Church of Saint Michael and All Angels which is visible above the riverside shrubbery (Photo 20), but otherwise the screening along the river largely obscures much of the Conservation Area's built form (Photo 19). Views along Newark Road within the Central Character Area from the southern boundary towards the centre show very level topography, the visible church tower of the Church of St Michael and All Angels (NHLE 1061923; Grade II\*) to the west, and a clear view through to the junction with Lincoln Road (Photo 17).
- 4.83. The architectural differences between the 18th to 19th century houses to the later infill are clear, with differences in window shape and brick bonding. There are wide

gaps between properties, with the river side houses having long gardens extending westwards towards the river and the DCO Site boundary. However, longer views westward are largely screened by trees which line the banks of the river.



**Photo 18 View from Church Bridge looking west, towards the Principal Site**



**Photo 19 View looking north east towards the boundary of the Conservation Area from the Principal Site, showing the screening to the settlement edge**

- 4.84. The Listed Buildings and the National School are focused around the north end of Newark Road and form an important group of good architectural quality, while 1 Baker's Lane (NDHA) is further to the south. The historical, evidential and aesthetic values of the assets are generally best experienced from within their garden plots and from the adjacent road, where the significance of these buildings can be appreciated and understood within the setting of other nearby dwellings and amenities.



**Photo 20 View from the public footpath at the Principal Site boundary, looking east towards the Conservation Area with the visible church tower on the right**

#### **Contribution of the Principal Site and summary of development effects**

- 4.85. The Principal Site encompasses the fields to the west of the Conservation Area, directly to the west side of the River Witham. This area forms part of the rural setting to the west of Bassingham Conservation Area and contributes to the framing of the Conservation Area as a historic rural settlement along the river enclosed by a wider agricultural landscape. It should be noted that this contribution is generic to the entire wider rural setting of the Conservation Area and is not a unique attribute with regard to the western setting. The Principal Site and the Proposed Development interacts most closely with the Central Character Area within the Conservation Area. The North Character Area is largely surrounded by built development and the Carlton Character Area is located to the east side of the Conservation Area, and these Character Areas have no physical relationship or invisibility with the DCO Site.
- 4.86. The Proposed Development would introduce an area of solar panels c. 110m to the north west of the Conservation Area's boundary, as well as an area c. 695m further to the west and to an area c. 745m to the north east. A clear and distinct buffer of c. 100m will be left as green space between the closest solar array and the boundary of the Conservation Area. Where extant screening in the form of existing hedgerows is not present, additional screening of new hedgerows is proposed to help soften and partially obscure the visibility of the solar arrays to the north and west of the public footpath, as illustrated on Viewpoint No. 22 of **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]. There will be a significant buffer of agricultural land



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between the proposed solar arrays within the wider Principal Site (to the north east and further west of the Conservation Area), and there is no intervisibility between this part of the Principal Site and the Conservation Area due to intervening wider built settlement of Bassingham.

- 4.87. It is anticipated that the Proposed Development would result in **no harm** to the significance of the Listed Buildings contained within the Bassingham Conservation Area, on the understanding that these assets draw key contributions to their significance from their historic fabric, form and more immediate surroundings, such as their placement within the Conservation Area. These key contributors would therefore be preserved.
- 4.88. The installation of solar panels to the west will result in a change of character to this part of the Conservation Area's setting from one of agriculture to energy generation. This change of character is not inherently harmful in itself as the specific land-use (within the realms of what can be described as rural) is not critical to the heritage significance of the asset. The historic landscape character will still be legible and there will be no change to the current field layout or hedgerows within the Principal Site. Principally the Conservation Area will still be perceived as a rural village surrounded by agricultural fields in the River Witham valley.
- 4.89. The intervisibility between the Conservation Area and its wider agricultural setting to the west is limited, and much of the experience within Bassingham Conservation Area does not draw directly on views or associations with the wider agricultural landscape. As discussed above, there are views of the surrounding landscape from the west boundary of the Conservation Area around Church Bridge (Photo 18). The solar panels will be visible in the periphery of these views, as illustrated on Viewpoint No. 22 (**Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]). However other than evidencing the settlement's rural location, these views do not particularly contribute to the significance of the Conservation Area. Proposed hedgerow screening will partially obscure the solar panels in these views and help 'soften' their appearance within the landscape.
- 4.90. A public footpath leads westwards from the Conservation Area and into the Principal Site beyond Church Bridge, and another footpath which splits off and heads northwards towards Bassingham Road. These footpaths afford views towards the village which includes a striking view of the tower of the Church of Saint Michael

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above the riverside treeline (Photo 20), but otherwise the screening along the river largely obscures much of the Conservation Area's built form (Photo 19). The Proposed Development has been designed so that the solar panels will be placed to the north and west of these footpaths, with the open land between the footpaths and the Conservation Area boundary retained as open land. As such, these views towards the Conservation Area will be retained, and views of the church tower from the wider landscape will also not be impeded in any way.

- 4.91. The introduction of solar panels to part of the adjoining landscape of the Conservation Area will constitute a change to this part of the Conservation Area's setting, however this change is not considered to be harmful as it will not alter the perception, interpretation and intelligibility of the Conservation Area as a historic rural settlement in a way which would harm its special historic and architectural interest, and as such **no harm** is found.

*Church of St Germain, Thurlby Hall and Rectory (NHLE: 1061972, NHLE: 1317332, NHLE 1061973; Fig. 2c)*

- 4.92. Thurlby is a historic settlement, and whilst it is not designated as a Conservation Area, the designated heritage assets within the village are experienced as a group and therefore discussed here together.
- 4.93. The Grade II\* listed Church of St Germain (NHLE: 1061972) is located c. 55m to the south and c. 145m to the east of the Principal Site and is described as:

*Parish church. 11C, 13C, 15C and 19C. Coursed and random rubble, with ashlar dressings. Slate ridge roof with ashlar coped gable. West tower, nave and chancel under same roof, north aisle and south porch. West tower 13C, though much restored in 19C. Single window on west face, with Y-tracery under hoodmould. Bell chamber has 4 openings with Y-tracery under hoodmoulds, one on each face. Tower has diagonal buttresses, topped with battlemented parapet, and a central gargoyle on each face. South front has, 2, 2 light windows under segmental arches either side of porch. Porch has rubble walls with wooden gable and slate roof, protecting plain Norman doorway pre 1200. Chancel is lit by 3 lancet light windows under flat hoodmould. East end has 3 lancet light window. North front, has single lancet lighting chancel, and 3, 15C, aisle windows. All flat topped with ogee lancets, a triple one to the east, the others double. Internally, 13C, 3 bay arcade on north side, with octagonal piers and double chamfered arches. Pointed tower arch. Fine 15C octagonal font. 19C, perpendicular style rood screen, 19C wooden pulpit and pews. (Historic England 2025).*

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4.94. The significance of the Church is primarily derived from its historic (illustrative and associative), aesthetic, evidential and communal values through its narrative of the development of Thurlby settlement and the wider parish from the medieval period onwards, its physical form and the survival of fabric and elements of medieval and modern craftsmanship, and its role as a communal and ritual space for the village of Thurlby from the 11th/12th century onwards, whereby it formed the focal point for the village.

4.95. Thurlby Hall is a Grade II Listed Building (NHLE: 1317332) which is located c. 45m to the east of the Principal Site and is described as:

*Small Country House. Early 18C. Brick with pantile ridge roof, and 2, 19C decorated brick stacks. Brick band at first floor. Main, south, front 5 bay 2½ storey. 5 flush glazing bar sashes on ground floor, and 5 more above all with flat brick arches. 2, 20C dormers above. East front 2 bay with projecting brick porch. Various ranges of outbuildings to the north and east of various dates (Historic England 2025).*

4.96. The heritage significance of Thurlby Hall is primarily derived from its historic (illustrative and associative) value as a small country house formerly owned and occupied by Sir Edward Ffrench Bromhead (1789-1855) who owned land in and around Thurlby and Bassingham<sup>2</sup>; its evidential value deriving from the tangible physical remains and historic fabric of this modest country house, and the aesthetic value of its early 18th century architectural design, whereby craftsmanship and quality of building materials can be appreciated.

4.97. The Rectory in Thurlby is a Grade II Listed Building (NHLE 1061973) which is located c. 155m to the east of the Principal Site and is described as:

*Rectory c1860. Red and white brick with hipped slate roof, and gable. In Gothic Revival style, with various decorated brick stacks. 2½ storey west, entrance front has central doorway with pointed arch opening of alternating red and white brick voussoirs. 19C door with ornate hinges. To north a double sash window under segmental arch, to south tall pointed stair window and above 2 small sash windows, all with red and white brick voussoirs. South end bay projects slightly and has tall gable, with tall double casement on ground floor, double sash window above and narrow casement at attic level, all with segment heads and red and white brick*

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<sup>2</sup> [h](#) [REDACTED]



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*voussoirs. Various outbuildings to north in similar polychromatic brick work style. (Historic England 2025).*

- 4.98. The heritage significance of the Rectory is derived from a number of factors. Its evidential value substantially contributes to its significance, deriving from the tangible physical remains and historic fabric of the mid-19th century dwelling. The physical fabric of the house also holds aesthetic value in its Gothic Revival design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.99. Thurlby Hall and the Church of St Germain are located on the east side of Haddington Lane, while the Rectory is located on the east side of Bassingham Road further to the south. The Church of St Germain is set c. 135m back from the road and can be approached by vehicle partway along an access drive (also serving Thurlby Hall) with the close access to the churchyard being on foot only. The Rectory and Thurlby Hall are accessed from the main road via their own private driveways, both of which appear on the 1886 Ordnance Survey map of Lincolnshire in much the same form as they appear today. The main driveway which historically led to the principal south west elevation of Thurlby Hall is now grassed over and no longer appears to be in use, however the presence of the tree-lined avenue is still legible (Photo 21).
- 4.100. Due to their set-back position and boundary screening to the west boundaries, both Thurlby Hall and the Rectory can only be partially seen when standing on the road and cannot be experienced in full views, giving them a sense of distance, privacy and seclusion, which is a deliberate feature of their formal design and landscaping. Thurlby Hall’s principal elevation faces south west, enjoying the best natural daylight and sweeping views over the gardens to the south, while the Rectory’s elevation faces west over landscaped formal gardens towards the tree-lined boundary along Bassingham Road (Photos 21 and 23). The Church of St Germain is not visible from Haddington Lane and only appears in views which gradually open up as one proceeds towards the building along the access drive and pathway until the west and south elevations are fully visible. These elements of orientation, aspect and formal design make a positive contribution to the assets’ significance.



**Photo 21 View of Thurlby Hall as viewed from the former driveway, looking north east**



**Photo 22 View of Thurlby Hall outbuildings, looking south east from modern entrance driveway**

- 4.101. Thurlby Hall and the Rectory are surrounded to all sides by extensive private landscaped gardens (Photos 21, 22 and 23), with lawned areas and an abundance of mature trees and shrubs, particularly to the borders. Historic mapping shows that these gardens have surrounded the buildings since the mid-late 19th century, and Thurlby Hall also has a historic walled garden adjacent to its north west elevation which was in situ by the mid-19th century and is still extant. These gardens form a



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green oasis which shelters the buildings and are in turn sheltered from the road themselves by a boundary screening of mature trees.



**Photo 23 View of the Rectory from its access driveway, looking south east**

- 4.102. The church is located within and enclosed by a fenced rectangular churchyard which includes an abundance of mature trees and shrubs, including several Yew trees, and has a good assemblage of memorial stones, including the Scheduled base of a churchyard cross (NHLE 1013082) and the Second World War graves of 30 airmen and 26 post-war service graves (Photo 24). The spacious green space of the churchyard forms a very important part of the setting of the church, anchoring and accentuating its place within the history of Thurlby and its community with the varied stories each grave and monument can tell. These areas of green space and vegetation form the assets' immediate setting and are the most crucial aspect to understanding their historical function as rural dwellings and a parish church, and as such make a significant contribution to their significance.
- 4.103. Beyond the boundaries of their immediate plots, the assets are largely surrounded by fields to the south and east, and the built grain of Thurlby to the west and north west. Built form in the vicinity of the church includes several partially extant 19th century farmsteads (North Farm, Middle Farm and South Farm) as well as a number of 20th and 21st century residential dwellings to either side of the main road, and otherwise the surrounding landscape retains a firmly rural and agricultural character. There is no functional relationship to the fields bordering the assets and the buildings

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themselves, having been historically residential and religious in function, although there is a historical link via land ownership and occupancy with Thurlby Hall, as Sir Edward Ffrench Bromhead (1789-1855) occupied the Hall and owned land in and around Thurlby and Bassingham. The surrounding land does place the buildings in their rural context, particularly the land to the south and south east which directly borders the assets' plots and therefore makes a broadly positive contribution to their significance.



**Photo 24 View of the Church of St Germain and churchyard, looking north east**

- 4.104. In a wider context, the settlement of Thurlby is surrounded by a largely rural landscape in all directions (including the Principal Site to the east of Haddington Lane and Bassingham Road), with the modern development of Witham St Hughs c. 955m to the north west and Bassingham c. 1km to the south east. This wider setting accentuates the rural nature of the assets, but there are no functional historic links between the wider landscape and the assets nor was it connected in any meaningful way to the function or operation of the church. This wider landscape therefore makes no meaningful contribution to the buildings' significance and is a neutral element of their setting.

### **Experience – ‘What Matters and Why’**



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- 4.105. The best appreciation of the aesthetic, evidential and historical values of Thurlby Hall and the Rectory can be gained through the immediate views and sensory experience from within the gardens which surround the assets (Photos 21, 22 and 23). The gardens and grounds of both buildings have survived largely unchanged, preserving the historic character of the immediate setting which in turn helps facilitate an authentic experience of the assets. The buildings are set back from the road and the private gardens are almost entirely screened by trees and vegetation, so the primary experience will be one of physical seclusion and a sense of enclosure and privacy. The siting of the assets within their garden setting will also afford extensive views towards the gardens from every elevation, allowing the siting, orientation and formal design of the buildings within their landscaped grounds to be appreciated. These elements help to facilitate an authentic experience of the assets and therefore contribute positively to their significance.
- 4.106. The best way to experience the significance of the church is from within the building itself, where its purpose and meaning as a place of worship for over 900 years can be most readily understood. Secondary to this, the church is best experienced from within its immediate surroundings formed by the extent of the churchyard, whereupon the historical, aesthetic and communal values of the asset can be appreciated at close proximity (Photo 24). The experience of the churchyard is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the tall vegetation around the borders, separating it from much of the wider surroundings. The sensory experience of the churchyard is one of seclusion and tranquillity, and fits entirely with the intended character of the church and its surroundings as a place of reflection and prayer. These attributes of the setting make a positive contribution to the significance of the church.
- 4.107. The experience of the wider setting of the assets from Haddington Lane and Bassingham Road is dominated by the rural nature and tranquillity of the settlement of Thurlby. There is some traffic noise, although this is infrequent rather than constant, and the settlement is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of a largely agricultural and pastoral landscape are apparent. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance. Due to the siting of the assets deep within their surrounding plots, the extensive screening around the plots and the tree-lined boundaries of Haddington Lane and Bassingham Road there are only

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glimpsed views of Thurlby Hall and the Rectory from the public area of the road. These views do contribute to significance for the ways in which they allow the formal design of the buildings and the historical and spatial relationships with their gardens and the settlement of Thurlby to be appreciated.

- 4.108. There are generally no discernible longer distance views of the assets. The notable exception to this are the views westwards from the landscape to the east of Thurlby, where there are views towards both Thurlby Hall and the Rectory from Lincoln Road, over 700m away. Historic and modern mapping shows a lack of screening at the east boundary of the buildings' gardens which may have been to facilitate views to and from the buildings within the landscape to the east, and therefore these views make a broadly positive contribution to significance.
- 4.109. There are no discernible views of the church from Haddington Lane or from the landscape to the east due to the height of the tower and screening around the churchyard (including evergreen trees), and no other discernible views of the church tower from the wider landscape, although there may be some glimpse views towards the church from within the land immediately bordering the churchyard which may limited contribution to significance, albeit to a lesser degree than the close views from within the churchyard.

#### **Summary of the contribution of setting to the significance of the assets**

- 4.110. The above analysis has identified that the key elements of setting which contribute positively to the significance of this group of assets are:
- a. The setting back of the assets from the road deep within their surrounding plots, giving them a sense of distance, privacy and seclusion and meaning they are only visible in glimpsed views until one is within their immediate surroundings, which is a deliberate feature of their formal design and landscaping (particularly so for Thurlby Hall and the Rectory);
  - b. The boundaries, spatial qualities and experience of the enclosing gardens and churchyard surrounding the assets, including immediate surrounding views towards and from the assets, where the special interest of the buildings can be best appreciated;
  - c. The glimpsed views of Thurlby Hall and the Rectory from Haddington Lane and Bassingham Road respectively;



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- d. The wider setting of the rural landscape around the plots of the assets, particularly the fields to the south and east which directly;
  - e. The distant views of Thurlby Hall and the Rectory from the landscape to the east.

#### **Contribution of the Principal Site and summary of development effects**

- 4.111. The Principal Site encompasses the fields to the west and north of Thurlby settlement and forms a part of the assets' wider rural setting, which is a neutral element and makes no particular contribution to the significance other than accentuating the rural nature of the assets. The Proposed Development has been designed to ensure the rural experience of the assets is retained and would introduce solar panels c. 480m south of the Rectory, 590m west, 510m north west of the Hall and 500m north west and 360m north east of the Church. This will result in no change to the physical fabric of the Listed Buildings, their relationship with their associated garden plots, the adjacent roads, and the fields directly surrounding their plots. Accordingly, the elements of setting that contribute most to the significance of these buildings will remain unharmed.
- 4.112. The installation of solar panels in these areas will result in a change of character to the part of the agricultural element of the wider setting from agricultural to one of energy generation. However, the historic landscape character will still be legible and there will be no change to the current field layout or hedgerows within the Principal Site. There will be a buffer of at least 360m around the settlement edge which will be retained as open land, which will further preserve and reinforce the rural setting of the settlement. The fields which directly surround the assets to the east make a positive contribution to their significance, and these fields are not part of the DCO Site and will be unaffected the Proposed Development. As a result, the rural context of this physical element of the setting of the Listed Buildings will be unharmed by the Proposed Development.
- 4.113. As discussed above, the most important views towards the assets are those from within their surrounding plots, the glimpsed views of Thurlby Hall and the Rectory from the adjacent roadside, and the long-distance views of those two buildings from the landscape to the east. It is anticipated that due to the setting back of the solar panels beyond a retained landscape buffer, extensive extant screening and existing built form in Thurlby, the solar panels will not be visible in these important views, and they will be unaffected by the Proposed Development. The views from the assets

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towards their surrounding plots, which are considered to make a contribution to significance, will similarly be unaffected by the Proposed Development. The proposed solar panels may be visible in the periphery of views when approaching Thurlby from Haddington Lane to the north and Moor Lane to the west, however there are no discernible views of the Listed Buildings from these locations, and any glimpsed views of the solar panels from these locations will not impact on the important views towards the buildings.

- 4.114. As such, it is considered that the Proposed Development will not alter the setting of the buildings in a way which would negatively affect their significance or the appreciation and understanding of their special interest, and that **no harm** is found.

***River Farmhouse (NHLE: 1168186, Fig. 2d)***

- 4.115. The Grade II Listed River Farmhouse (NHLE: 1168186) is located within a parcel of land omitted from, but surrounded by, the Principal Site. The building is described as:

*Farmhouse. Late C18. Brick. Pantile roof with brick coped gables with kneelers. 2 gable stacks. First floor band and dentilated eaves. 2 storey, 3 bays. Central doorway with half glazed door, flanked by single 3-light C19 casements. Above a single 2-light casement flanked by single 3-light casements. All with segment heads. (Historic England 2025).*

- 4.116. River Farmhouse is now in residential use and lies under private ownership, having been separated from its former farmstead and the surrounding farmland at some stage in the late 20th/early 21st century. River Farmhouse is located to the north of a range of brick-built farm buildings, which together historically formed River Farm. The Farm is located in the Trent and Belvoir Vales National Character Area, where regular planned farmsteads occur in isolated locations such as at River Farm, often indicating mixed arable and pastoral farming regimes of the mid- to late 19th century. Farm buildings in this area are typically constructed in local brick-built and pantile, as can be seen at River Farmhouse, reflecting the availability of quality lays in the river valleys (Historic England 2020).
- 4.117. Neither the designated asset nor the other buildings could be closely accessed during the walkover survey as they are located on private land, and were observed from the access track to the east (Photo 25). The farmstead and location of the Listed Building was also observed in distant views from the western edges of Bassingham settlement (Photos 26 and 27).

- 4.118. River Farmhouse's principal source of significance lies in the historical (illustrative), aesthetic, and evidential values of its built fabric. Its evidential value derives from the tangible physical remains and historic fabric of the late 18th century farmhouse, and what it can tell about the crafts, material and design of the time period, as well as its later alterations. The physical fabric of the house also holds some aesthetic value in its architectural design, whereby the craftsmanship and quality of local building materials can be appreciated. The building serves as a surviving example of a of rural settlement patterns, historic regional farmstead plans and vernacular architecture, thereby providing it with historical illustrative value.



Photo 25 The location of River Farmhouse, viewed from the access driveway to the east

#### Physical Surrounds – ‘What Matters and Why’

- 4.119. River Farmhouse is aligned on a north west to south east axis, sited directly to the north of a historic farm track. The building is depicted on the 1886 Ordnance Survey (**Figure 13, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]) as sitting within a small irregular shaped garden, to the north east of which is a rectangular strip of land forming an orchard. A farm track runs east-west, passing directly to the south of the farmhouse and bisecting the plot, with the Farmhouse to the north and the farm buildings to the south. The 1886 map also depicts the farm buildings located to the south east of the farmhouse where they formed a full regular courtyard plan with entrance in the south west corner, situated in an enclosed plot to the south east within the wider field system. Some of these elements of setting have survived and are recognisable in the present day, notably

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the garden plot, the 19th century range of farm buildings, and the access track from Clay Lane which follows the same historic alignment as it did in the 19th century.

- 4.120. The Listed Building is surrounded by a private landscaped garden to the east, west and north, and planting of mature trees in the garden immediately to its east partially obscures it from views towards and from the east (Photos 26 and 27). The historic garden boundary, now the plot boundary of the Farmhouse under its separate ownership, remains intact and clearly legible in the present day. This aspect of the Listed Building's physical surroundings is considered to make a positive contribution to its significance.
- 4.121. To the south east of the Farmhouse lies a range of linked brick-built farm buildings enclosing a central farm yard, as well as a large modern (likely 21st century) barn to the east and several other modern outbuildings to the south of the 19th century building range, which form part of the Listed Building's immediate setting. The building range appears on historic mapping from the mid-19th century (**Figure 13, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]) in largely the same planform and arrangement, and although a part of the range to the north east corner has been lost where the modern barn now stands, the range appears to have survived largely intact (the Lincolnshire HER notes that there has been a partial loss (less than 50%) of the traditional farm buildings).
- 4.122. The Farmhouse is now in separate ownership, which has severed the historic ownership and functional link between it and the farm buildings and surrounding agricultural land. Nevertheless their surviving presence in the Listed Building's immediate setting and the close spatial and visual relationship between them recalls the historic layout of River Farm, thus providing further context that the Listed Building itself was once part of a former working farm. This continuing relationship between the 19th century range of farm buildings (excluding the modern barn and ancillary structures) and River Farmhouse makes a positive contribution to the significance of the asset.
- 4.123. In a wider perspective, the Farmhouse lies within an extensive agricultural landscape, which also includes part of the Principal Site where it surrounds the plots of River Farmhouse and the farmstead buildings. Many of the smaller field boundaries and subdivisions around River Farmhouse have been removed in the later 20th/early 21st centuries and these fields are now characterised as 'Modern Fields' in the Historic

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Landscape Character Assessment (see **Appendix 7-E: Historic Landscape Character Assessment** of the ES [EN010154/APP/6.3]), eroding some of its historic authenticity. The 1839 Norton Disney Tithe Apportionment (**Figure 10, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]) also evidences that River Farmhouse had a historic link to the land surrounding its current plot via both ownership and occupancy, including the land which now encompasses part of the Principal Site.

- 4.124. The arable land which surrounds the Listed Building provides the asset with its rural character, as well as being land that was historically farmed by the occupiers of River Farmhouse (Photo 27). The change of use of the Farmhouse and separation of the plot from both the farm buildings has somewhat compromised the historical and functional connection which, for centuries, existed between the asset itself and the surrounding agricultural land that includes the Principal Site. Nonetheless, this land aids in understanding and appreciating the farmhouse's former function and helps to facilitate an authentic experience of the asset, and therefore makes a positive contribution to the significance of the Listed Building.

#### **Experience – 'What Matters and Why'**

- 4.125. The asset is best experienced within its immediate surroundings formed by its enclosed garden plot and the historic farm track to the immediate south, whereupon the historic and architectural qualities of the building can be appreciated at close proximity. The primary experience of being within the immediate setting of the Listed Building will be one of seclusion and relative peace and quiet, with the associated sounds, sights, and smells of nature in the garden and the fields bordering the plot. The farm buildings will also be visible in close views both to and from the Listed Building, allowing the relationship between the Farmhouse and its former farm buildings to be understood and appreciated.
- 4.126. Although there are some trees in the garden to the east, the surrounding plot appears to be relatively open in aspect. The north west elevation overlooks the historic farm track and fields beyond, while the north east elevation overlooks the garden boundary with open views to the fields beyond. Although these are not designed views, they do allow for the asset to be experienced within its important rural setting. The principal elevation faces south west towards over an access track towards the farm buildings and ancillary structures, beyond which is a tall hedge, which likely blocks any long distance views.



- 4.127. Traffic noise from Clay Road to the south has somewhat altered the sensory experience of the asset, as although intermittent and ebbing and flowing throughout the day, the traffic is quite loud and noticeable when passing in contrast to the largely quiet and peaceful experience of the immediate setting. This intrusion of noise alters and slightly diminishes the rural character of the asset's setting, however the experiential qualities typical of the rural character of the asset's setting are still dominant, and make a contribution to significance.



**Photo 26 View looking west towards River Farm from Rinks Lane, Bassingham**



**Photo 27 View looking west towards River Farmhouse from the west edge of Bassingham settlement**

- 4.128. River Farmhouse is situated within a topographically level and flat landscape, which allows for views towards its location from all directions. Extant vegetation partially



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obscures the asset in some of these views, notable from the south where the extant evergreen hedge is located. When approaching the property from the private access track, the siting of the farm buildings and vegetation in the garden largely hides the Listed Building from view (Photo 25).

- 4.129. The siting of the building also allows for it to be seen in long-distant views from the west, north and east. The building is visible from Clay Road to the south west c. 700m away, as illustrated on Viewpoint No. 23 of **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2], but when moving further along the road to the south of the Listed Building, it becomes completely screened by the tall, evergreen boundary hedge to the south. The site of River Farm is also visible from the western settlement edge of Bassingham, although the Listed Building itself is not always in view. In the view from Rinks Lane to the south east c. 800m away, for example, the farm can be seen but the building is obscured by the modern barn (Photo 26).
- 4.130. Better views of the asset are afforded from Clay Lane to the east, where River Farm would historically have been approached from the east and north, and where the Listed Building can be perceived within its former farmstead context and within its important rural setting (see Google Streetview for a representation of this view<sup>3</sup>). Similar views are also afforded from the historic public footpaths to the west of Bassingham where the Listed Building would have been approached on foot from the village (see Viewpoint No. 22 of **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]). These views in approaches towards the asset and its site allow for an experience of the asset alongside its important setting, and make a positive contribution (although to a lesser extent than those immediate views of the asset) to its significance.

#### Summary of the contribution of setting to the significance of the asset

- 4.131. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:
- a. The boundaries, spatial qualities and experience of the enclosing gardens surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - b. The historic, functional and spatial relationships between the farmhouse and the surviving farm building range to the south east;

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<sup>3</sup> [REDACTED]

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- c. The views from the asset towards its surrounding garden plot and the adjacent farm buildings;
  - d. The wider setting of agricultural land which surrounds the asset's plot and its historical and functional links to the asset;
  - e. Longer-distance views towards the asset, particularly those from Clay Lane and the public footpaths to the east, where the asset can be experienced within its important setting.

#### **Contribution of the Principal Site and summary of development effects**

- 4.132. The parcel of land which comprises River Farm and includes River Farmhouse (now under separate ownership) is surrounded by the Principal Site. The Proposed Development would introduce solar panels to the south and west of the asset, with the nearest panels to be located c. 175m to the south and c. 170m to the south west, with the solar array to the north west of the asset to be offset and stepped back to a distance of c. 330m.
- 4.133. The Principal Site has a visual, functional and historic connection to the asset. However, as this functional and historical connection can only be appreciated through historical sources, this would not be altered by the Proposed Development. This relationship is now a largely spatial and visual one, but in the current landscape there is clear intervisibility and a strong visual relationship between the Principal Site and the asset and the surrounding land. The Principal Site is visible in the important long-distance views towards the asset, as well as some partial views west from within the asset's immediate setting. Although the fieldscape surrounding the asset has been altered through amalgamation, the retention of agricultural land allows for the asset to be experienced as a former farmstead set within fields and makes a positive contribution to its significance.
- 4.134. The development of the design has taken into account the setting of the heritage asset and the solar array areas have been pulled back from the Listed Building to provide a buffer of land around its immediate setting. The landscape mitigation proposals would provide tree and hedgerow screening which will help to reduce the visual impact of the solar panels and other components of the Proposed Development, as illustrated on the photomontages of Viewpoint No. 22 (**Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]).
- 4.135. The Proposed Development will not change the physical character of those aspects of the asset's immediate setting, namely its surrounding garden, farm track and the

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19th century farm buildings to the south east. The proposed solar panels are not anticipated to have an impact on the views of the asset from within its immediate setting, and the Proposed Development will not affect the sensory experience of the immediate setting. The extant evergreen hedge will likely screen the solar panels from view of the asset's principal elevation, and otherwise the existing views from the asset towards the farm track and former farm building range will not be impacted by the Proposed Development. The solar panels will be visible in views from the asset's north west and north east elevations, however mitigation in the form of added hedgerows and trees will screen the panels from view once established.

- 4.136. The solar panels will be visible in views towards the asset from all directions due to the location and appearance of the Listed Building and the adjacent farmstead as an isolated group of structures rising above a very flat landscape with only partial screening. As previously discussed, not all of these long-distance views of the asset are considered to be important where the asset is screened, or its significance cannot be easily appreciated. The Proposed Development will however result in a change to the views towards the asset from Clay Lane and public footpaths to the east. While the panels have been stepped back from the asset to the west, they will slightly encroach upon the visual 'openness' of the asset within its rural setting in these views, and there may be glimpses of the solar panels in the gap of proposed screening at the south end of the asset's access track adjacent to Clay Lane.
- 4.137. The Principal Site, through being a part of the asset's rural setting, positively contributes to the understanding and appreciation of the asset as a former farmhouse within an agricultural landscape. The Proposed Development will not change the physical or experiential character of the building's immediate setting. The Proposed Development will however have a minor impact on the experiential qualities of the asset's wider setting in the ways in which the proposed solar arrays will encroach upon and erode a little of the asset's traditional agricultural setting, and alter the wider views of the asset, particularly from Clay Road and the public footpaths to the east. It is therefore considered that the Proposed Development will slightly alter the wider setting of the Listed Building in a way which would have a minor impact on the experience and understanding of its special interest, and will therefore result in **less than substantial harm** (lower end) to the significance of the asset.

***Grange Cottage (NHLE: 1061951, Fig. 2c)***

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- 4.138. The Grade II Listed Grange Cottage (NHLE: 1061951) is located directly adjacent to the Principal Site, with its plot bordered to the north west, south and south east by the Principal Site, and is described as:

*Cottage. C18. Brick with pantile mansard ridge roof. Brick coped gables with kneelers, and 2 gable stacks. One-and-a-half storey, 3 bays. Central door with rusticated brick surround with pediment above. Either side single glazing bar sashes under segmental brick arches. Three box dormers above, with small sashes. (Historic England 2025).*

- 4.139. Grange Cottage is a residential dwelling situated within a garden plot and directly adjacent to Bassingham Road. The building is situated outside the settlement of Aubourn isolated within a rural landscape, the nearest dwellings being c. 225m to the north east. Grange Cottage's principal source of significance lies in the historical (illustrative), aesthetic, and evidential values of its built fabric. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the late 18th century cottage, and what it can tell about the crafts, material and design of the time period, as well as its later alterations. The physical fabric of the house also holds some aesthetic value in its architectural design, whereby the craftsmanship and quality of local building materials can be appreciated. The building serves as a surviving example of a of rural settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – 'What Matters and Why'**

- 4.140. Grange Cottage is aligned on a north west to south east axis with its principal elevation facing south west. The building is situated in the north west corner of a large rectangular plot c. 0.7ha in size, which includes garden areas, a paddock to the south side, and an abundance of mature trees and shrubs to the borders of the plot. Historic mapping shows this plot has surrounded the building since at least the time of the 1848 Aubourn Tithe Apportionment for (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), when the plot was described as a 'House premises, paddock and garden' and the historic plot boundary remains largely intact and is clearly legible. The principal elevation overlooks an area of hardstanding and garden towards the south west corner of the plot which is bordered by an established hedge and mature trees. The enclosed plot forms the

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asset's immediate setting and is the most crucial aspect to understanding its historical function as a rural cottage, and makes a positive contribution to its significance.

- 4.141. Grange Cottage has a prominent aspect on Bassingham Road, which links the settlement of Aubourn to Bassingham (Photo 28). The building is situated directly adjacent to the road on the east side and is prominent in views when travelling south from Aubourn, where its north west elevation is clearly visible overlooking the field to the north. The Listed Building has addressed Bassingham Road since at least 1848 (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]) forming the historic approach to the asset as well as the connective tissue that links it to the nearby settlement. This position and aspect makes a positive contribution to the building's significance.



**Photo 28 View of Grange Cottage from Bassingham Road looking south**

- 4.142. In a wider perspective, Grange Cottage lies within an agricultural landscape to the south east of Aubourn comprising a patchwork of fields with some small, scattered areas of woodland and the River Witham c. 500m to the east. This surrounding landscape includes the Principal Site, which surrounds the building's plot to the south and east and extends into the field on the west side of Bassingham Road across from the Listed Building. The surrounding fields are now characterised as 'Modern Fields' in the Historic Landscape Character Assessment (see **Appendix 7-E: Historic Landscape Character Assessment** of the ES [EN010154/APP/6.3]). Grange Cottage has a historic link to the land surrounding its current plot, to the south and



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east, including the land which now encompasses part of the Principal Site. The 1848 Tithe Apportionment (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), lists a ‘Richard Houghton’ as the landowner and occupier of the plot in which the building sits, consisting of the house, gardens and paddock, and adjacent five arable fields.

- 4.143. Although the smallholding included arable land, the building is listed as house and there are no farm buildings depicted on the map, so there are no discernible functional links between the Principal Site and Grange Cottage. The building and its surrounding plot are now in separate ownership, however the wider agricultural setting aids in understanding the historic interest of the property in a rural context and as an example of a rural vernacular residential dwelling, and therefore makes a broadly positive (if limited) contribution to the building’s significance.

#### **Experience – ‘What Matters and Why’**

- 4.144. The asset is best experienced within its immediate surroundings formed by the enclosed garden plot, where the historic and architectural qualities of the building can be appreciated at close proximity. The primary experience of being within the immediate setting of the Listed Building will be one of seclusion and tranquillity with the associated sounds, sights, and smells of nature in the garden. The asset’s special qualities can also be experienced from the adjacent environs of Bassingham Road from where the north east and north west elevations are clearly visible and its setting within the surrounding gardens and rural landscape can be appreciated (Photo 28). The rear (north east) elevation of the building has views across the adjacent field towards the village of Aubourn, with the spire of the Old Church visible in the distance, and the principal elevation overlooks the gardens, where the longer-distance views are anticipated to be largely screened by the mature trees and hedges at the south west corner of the plot. There are no views from the north west and south east elevations as they do not have any windows.
- 4.145. The view towards the building’s north east elevation from Bassingham Road is considered an important one, as this elevation can only be fully experienced from this location, and aids in experiencing the asset within its important rural setting. This elevation is visible in long-distance views from over 400m away at the southern edge of Aubourn (in the vicinity of the Old Church) and remains in view when approaching the asset along Bassingham Road from the north (see Google Streetview for a

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representation of this view <sup>4</sup>). The asset is also visible in views looking north when approaching from Bassingham Road to the south, against a backdrop of agricultural fields and the edge of Aubourn settlement in the background. This allows for an experience of the asset within its important rural setting, as well as an appreciation of the historical connection between the asset and the nearby settlement. These views of the asset from the wider setting, particularly of the north east elevation from Bassingham Road, make a positive contribution to the significance of the asset, although to a lesser extent than the immediate views from within the surrounding plot.

- 4.146. The experience of the building's wider setting is one typical of this kind of rural area, being largely quiet and peaceful with the typical sights, sounds and smells of the countryside. Modern traffic noise has somewhat altered the sensory experience of the asset, with a steady stream of traffic travelling at high speeds observed during the site visit. This intrusion of noise alters and slightly diminishes the rural character of the asset's setting, however the experiential qualities typical of the rural character of the asset's setting are still dominant. These experiences aid in appreciating the rural character of the asset, therefore contribute positively to its significance.

#### **Summary of the contribution of setting to the significance of the asset**

- 4.147. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:
- Its orientation and prominent aspect on Bassingham Road;
  - The boundaries, spatial qualities and experience of the enclosing gardens surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - f. The views from the asset towards its surrounding plot;
  - The views towards the asset from Bassingham Road, including the view towards the north east elevation and the long-distance views towards the asset from the south;
  - The green space, rural character and sensory experiences and historic links of the wider setting of agricultural land which surrounds the asset's plot and its historical links to the asset.

#### **Contribution of the Principal Site and summary of development effects**

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- 4.148. The Principal Site surrounds the boundary of the Listed Building's plot to the south and south east and extends into the field beyond Bassingham Road to the west. There are no documented functional links between the Principal Site and the asset, however as previously discussed, there is a historic link via ownership and occupancy. In the current landscape there is some intervisibility between the asset and this land, which will be reduced due to the mitigation screening to the boundaries of the asset's plot. The DCO Site otherwise comprises part of the asset's wider rural setting which is considered to make a limited positive contribution to its significance.
- 4.149. The solar panels will be introduced into the rural setting directly beyond the boundaries of the asset's garden plot, with the nearest panels located c. 65m from the Listed Building to the north west (in the field on the west side of Bassingham Road), and in the fields bordering the asset's plot to the south (c. 100m away). In addition, a BESS compound is proposed c. 240m to the south east, with Onsite Substation 615m to the south east, which will introduce built form to historically open agricultural land. The Proposed Development will not change the physical character of the asset's immediate setting, namely its surrounding plot and its position on Bassingham Road, and the views looking towards the asset from within its plot will not be affected.
- 4.150. The principal elevation of the asset faces south west over the surrounding plot towards the proposed solar array. Consequently, there may be some visibility of the solar panels from this elevation, particularly from the first floor windows. There is some extant screening in the form of an established hedge and a band of mature trees to the north east and south east boundaries of the asset's plot, and it is anticipated that views of the solar array from this elevation will be limited.
- 4.151. Viewpoint No. 35 illustrates the view looking south east across the paddock south of the Listed Building towards the Principal Site (see **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]) and the photomontages produced for this Viewpoint show that there will be visibility of both the proposed solar panels and the BESS substation from the garden, and possibly from the Listed Building itself. Mitigation is proposed in the form of a new tree belt and additional tree planting to the asset's south east boundary, which once established will help to obscure the views towards the BESS compound (see VP35 proposed Year 15 (winter)).

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- 4.152. The introduction of built form into agricultural land to the south east of the asset, particularly the BESS compound, will result in a change to the rural and agricultural character of the asset's wider setting. There will also be some visibility of the solar panels and the BESS compound, in the view towards the asset's north east elevation from Bassingham Road, both in longer-distance and closer views (see VP35b, **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]). The Proposed Development will not obscure the asset in any way but will appear in the periphery of these views to the east and west, slightly altering the experience and perception of the asset within its rural setting. Proposed tree screening, once established, should largely obscure any sight of the BESS compound and solar panels to the east of the asset within this view. There will be views of the solar panels in the field to the west of the asset as there is no additional mitigation screening proposed to this boundary, although if the hedge is allowed to grow it would help to obscure the view of these panels (see VP35a for an example of a higher hedge which largely screens the solar panels).
- 4.153. There are long-distance views of Grange Cottage when looking north from Bassingham Road c. 250m away (see Google Streetview for a representation of this view<sup>5</sup>). Although not nearly as significant as the views of the asset from within the gardens, it does allow the asset's roofscape, built form and siting within its rural setting to be appreciated. The view also includes the field to the south of the asset, now part of the Principal Site, which has a historic link to the asset via ownership and occupancy. When first constructed, the solar panels will be visible (both in winter and summer) when viewing the asset from this direction, altering the historic view of the asset and somewhat obscuring the visual connection between the asset and the land with which it has a historic and spatial link. Due to the flat topography of the land the solar panels may also partially obscure the asset within this view. Longer term, there will be proposed planting to the south east boundary of the asset's plot which will obscure views of the BESS compound from the garden, but once established will largely obscure this view towards the asset.
- 4.154. The DCO Site, through being a part of the asset's rural setting, positively contributes (albeit to a limited degree) to the understanding and appreciation of the asset as a vernacular residential dwelling in a historically rural landscape. The Proposed Development will not change the physical qualities of the building's immediate setting.

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The proximity of the Proposed Development and views towards it, particularly the BESS compound, will however effect a minor change to the experiential qualities of the asset's immediate setting. The Proposed Development, while not obscuring the view of the asset's north west elevation, will introduce change into the periphery of these views, slightly altering the experience and perception of the asset within its important rural setting. Proposed mitigation planting, once established, will help to soften and obscure the appearance of the Proposed Development in these views. The Proposed Development will also alter and impact the view looking north towards Grange Cottage from Bassingham Road to the south, and while propose planting to the south east boundary of the garden will help to screen views of the Proposed Development from the asset's plot, it will also obscure the asset within this view entirely. It is therefore considered that the Proposed Development will alter the wider rural setting of the Listed Building in a way which would have a minor impact on the experience and understanding of its special interest, and will therefore result in less than substantial harm (lower end) to the significance of the asset.

#### ***Old Church in Aubourn (NHLE 1360538, Fig. 2c)***

- 4.155. The Grade II Listed Old Church (NHLE 1360538) is located c. 415m to the north east of the Principal Site and is described as:

*Surviving tower and chancel of Church of St Peter. Built 1862-3 in Early English style by J H Hakewill. Coursed rubble with ashlar dressings. Three stage tower with flat clasping buttresses, moulded bands between stages. Bell chamber has openings on each face with 2 lancets under a single pointed arch. Wooden, tiled broach spire. Chancel has tiled ridge roof with stone coped gable. Remainder demolished c.1973. (Historic England 2025).*

- 4.156. The significance of the church is primarily derived from its historic (illustrative and associative) value through its narrative of the development of Aubourn settlement and the wider parish from the 19th century onwards, as well as aesthetic and some evidential values embodied in its physical form and the survival of fabric and elements of 19th century and modern craftsmanship. The aesthetic and evidential values have been somewhat impacted by its partial demolition, and the church is no longer religious centre but still stands as a monument and a place of reflection and remembrance due to its churchyard. After the chapel of St Nicholas in Haddington had been demolished and the Church of St Peter in Aubourn (Grade II\* chancel, approximately 840m north east of this asset, NHLE 1360541) was considered too



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small for the Parish, the Old Church was constructed and served the settlements of Aubourn and Haddington. The Church was saved from complete demolition by the local community in 1974, who maintained the building and serviced the working clock, and was saved from demolition again in 2005-6 by a restoration project. As such, the Church also has good communal value due to the role it has played in the local community.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.157. The church is situated within a churchyard which occupies a corner plot at the junction of Bassingham Road and Bridge Road on the outskirts of Aubourn. The former vicarage is just to the south east of the church on the south side of Bassingham Road, and the main settlement of Aubourn is c. 260m to the north east. The south elevation of the tower and surviving section of the nave with entrance doorway address Bassingham Road (Photo 29), while the chancel and east elevation of the tower address Bridge Road. This spatial arrangement of the corner plot and the junction allows for clear views of the remaining church tower and chancel. Although no sources could be found as to why this site was chosen, the church served the communities of both Haddington and Aubourn and the junction location was likely chosen for this reason. Its position beyond the settlement boundary of Aubourn, but connected via Bassingham Road, and adjacent to Bridge Road which leads to Haddington village, would have made it accessible on foot and via road to both communities and speaks to the functional relationships and communication between the asset and these settlements. These elements of the church’s situation and spatial arrangement contribute positively to the building’s significance.
- 4.158. The church is situated within and enclosed by a rectangular churchyard aligned on a north east to south west orientation which includes an abundance of mature trees and shrubs, and has a good assemblage of memorial stones and a First and Second World War memorial (Photo 30). The green space and vegetation of the churchyard forms the most crucial part of the setting of the church, anchoring and accentuating its place within the history of Aubourn and its community with the varied stories each grave and monument can tell. Historic mapping also shows that the churchyard has retained its historic form and boundaries since the time of the church’s construction. This historic space and its features contribute positively to the building’s significance.
- 4.159. The churchyard is surrounded by fields, being sited within the rural landscape adjacent to the settlement of Aubourn. Built form in the vicinity of the church includes

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the adjacent vicarage, a row of early 20th century houses c. 50m to the south west and a small commercial site c. 115m to the north, but otherwise the surrounding landscape retains a firmly rural and agricultural character. Although there is no functional relationship to the land beyond the churchyard, this surrounding land places the Listed Building in its rural context. Despite being so close to the village, there is a distinct spatial separation between the church and the settlement proper with a field between Bridge Road and Royal Oak Lane acting as a buffer. This aspect of the church's physical and functional location, adjacent to but hierarchically separate to the settlement contributes positively to its heritage significance, allowing for an understanding of the presence and interaction of the church with the settlement.



**Photo 29 View of Old Church from Bassingham Road looking north**

- 4.160. Beyond the fields adjacent to the churchyard and the settlement of Aubourn, the wider setting of the church includes largely rural landscape in all directions, with a network of minor roads and punctuated by small settlements such as Aubourn, Haddington and Thurlby. This wider setting accentuates the rural nature of the church and some of this land also has a historical link (via land ownership), but there are no functional historic links between the wider landscape and the church, nor was it connected in



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any meaningful way to the function or operation of the church. This wider landscape therefore makes no meaningful contribution to the building's significance and is a neutral element of the asset's setting.



**Photo 30 View of the church from the corner of Bassingham and Bridge Road**

#### **Experience – ‘What Matters and Why’**

- 4.161. The nave and transept of the Church has been demolished, and the interior substantially altered. As a result, the best appreciation of the historical, aesthetic and communal values of the church are gained through the views of the exterior from within its churchyard, where it can still be appreciated as a former place of worship. The sensory experience of the churchyard is dominated by the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees along its boundaries, particularly to the south west and north west. There is traffic noise from Bassingham Road where cars pass frequently at higher speeds, which slightly intrudes into the peace and tranquillity of the churchyard, however the sounds, sights, and smells of nature within the churchyard are still perceptible. These elements help to facilitate an experience of the asset as a monument (rather than a functional building) and are therefore positive to its significance.

4.162. The experience of the church from the adjacent roads and fields surrounding the churchyard is also an important one, where its dominant presence as a focal building is most readily appreciated in the public sphere. The junction between Bassingham Road and Bridge Road allows for 270-degree views of the building, and the church tower is visible in longer views on the approach from Bassingham Road to the south west (Photo 31) and Church Road to the north east. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Aubourn and the surrounding landscape. The area is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent, despite the traffic noise from the roads. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance.

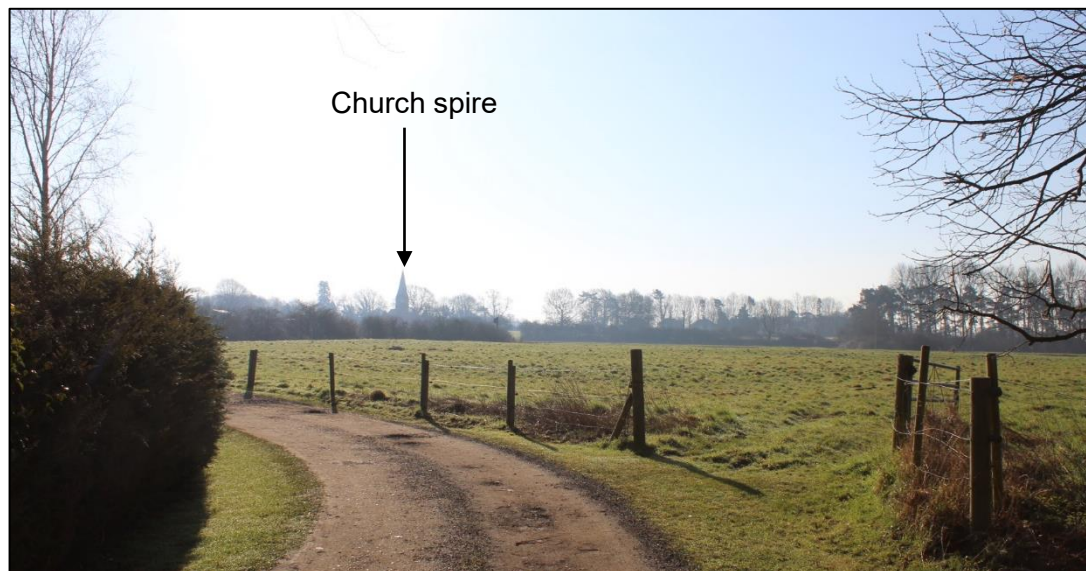


**Photo 31 View towards the church from Bassingham Road, looking north east**

4.163. Experientially, the wider rural setting beyond the fields surrounding the churchyard do not contribute meaningfully to the significance of the church in the sense that nothing of the of these spaces and places offers meaningful information on the special interest of the church. That said, the church is dominant within the nearby landscape due to its spire, visible from 360 degrees around (Photo 32). It would have been designed to act as a focal point and a local landmark to the communities it served, namely Aubourn and Haddington, in order to demarcate their place of worship from the mid-19th century and announce the importance of the building. As such, the views of the spire from these settlements and from the nearby approach roads (Photos 31 and 32) are considered to make an important contribution to significance.



Although the spire is visible in wider views outside these areas, these views are due to the flat topography of the land and largely incidental. As discussed in the Historic England guidance on settings (2017a), unless such views are designed or associative, or perhaps views from an important historic approach, they are more likely to be a landscape not heritage consideration, and as such these views make no meaningful contribute to its significance.



**Photo 32 View of Old Church spire from the southern settlement edge of Haddington**

### **Summary of the contribution of setting to the significance of the asset**

4.164. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:

- a. Its orientation, aspect and spatial arrangement at the junction between Bassingham Road, Church Road and Bridge Road;
- b. The boundaries, spatial qualities and experience of the enclosing churchyard surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
- c. The wider setting of agricultural land which surrounds the asset's plot, and the church's physical and functional location adjacent to but hierarchically separate to the settlement of Aubourn;
- d. The views towards the asset from the surrounding roads where it can be experienced as a focal building in the streetscape;
- e. Views of the church spire from the settlements of Aubourn and Haddington and views from the approach roads.

### **Contribution of the Principal Site and summary of development effects**



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- 4.165. The church is located c. 220m to the north east of the Principal Site. The land on which the church was built was under the same ownership as parts of the Principal Site at the time of the 1848 Tithe Apportionment (**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), but this was before the church was constructed, and there are no functional links between the church and the Principal Site. The DCO Site otherwise forms a peripheral component of the wider rural setting of the church which is considered to be of neutral contribution to its significance.
- 4.166. The Proposed Development will introduce areas of solar panels and a BESS compound and substation into fields c. 450m to the south west of the building. The Proposed Development will not physically or experientially alter the church's immediate churchyard setting or the fields immediately surrounding the churchyard, retaining the landscape character of the church's closer rural setting.
- 4.167. The Proposed Development will not be visible in close views to and from the church from its immediate surroundings, and as such these views will be unaffected. It is also anticipated that those views towards the spire in the wider landscape which have been identified as important will not be impact by the Proposed Development. In a wider context, it is possible that the Proposed Development including vegetation screening may obscure some of the longer-distance views of the church spire. However, above and beyond those important views as already identified, these views are considered to be largely incidental and do not particularly contribute to the significance of the Church.
- 4.168. The Proposed Development will introduce a very limited degree of change to the wider rural landscape, which lies beyond the setting that meaningfully contributes to the significance of the church. The Proposed Development will not affect any of the contributors to the significance of the Church and will not alter the setting of the church in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and as such **no harm** is found.

**Corner Farmhouse (NHLE: 1061953, Fig. 2c)**

- 4.169. The Grade II Listed Corner Farmhouse (NHLE: 1061953) is located c. 20m to the east of the Principal Site and is described as:

*Farmhouse. Originally early C18, single storey cottage, with upper storey added in early C19. Brick with pantile ridge roof, and brick coped gables and kneelers, 2 gable*

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*stacks. First floor brick band and decorated eaves cornice. Two-storey, 3 bay. Central doorway, with surround of pilasters supporting open pediment, 4 fielded panel door. Either side, tripartite glazing bar sliding casements, eastern one smaller, both under segmental brick arches. Above 3 glazing bar sashes under flat brick arches. Lower 2-storey, single bar extension to east with C20 door and 2 tripartite glazing bar sliding casements (Historic England 2025).*

- 4.170. The heritage significance of Corner Farmhouse is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the post-medieval farmhouse. The physical fabric of the house also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.171. Corner Farmhouse is situated in a garden which occupies a corner plot at the junction of Dovecote Lane and Haddington Lane on the outskirts of Haddington (Photo 32). The farmhouse is aligned on an east to west axis with the principal elevation of the farmhouse facing south over the surrounding gardens towards Dovecote Lane (Photo 33) and is attached to a range of former brick-built farm buildings to the east which as a group form a linear farm plan. The farmhouse and attached buildings are recorded as Corner Farm on HER (MLI83430) and the farm buildings form a crucial part of the asset's immediate setting and contribute to its significance through their physical and historical relationship. The placement of the farmhouse at the edge of the village settlement, served by the access to two adjacent roads, and the spatial arrangement and layout of the building group informs upon the development of the former farmstead and historic settlement patterns and helps illuminate the functional relationships and communication between the asset and the settlement of Haddington. These elements of the building's setting aid in a better understanding of the historical value of the building and thus make a positive contribution to significance.
- 4.172. The building is situated in the north west part of a large rectangular garden plot, with extensive lawned areas and an abundance of mature trees and shrubs to the borders of the plot (Photo 33). Historic mapping illustrates that the building has been surrounded by gardens since at least the time of the 1848 Tithe Apportionment

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(**Figure 11, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), although the present plot as seen today was historically subdivided into four smaller plots including an orchard, the farm buildings and yard, the farmhouse and garden, and another small garden area. These subdivisions have since been removed, however their outer boundaries form the present-day plot boundary, and as such the historic plot enclosure remains largely intact and legible. The principal elevation overlooks an area of lawns and a pond towards the plot boundary which is demarcated by a hedge line and an abundance of mature trees, with Dovecote Lane beyond. The green space and vegetation of the garden plot form the asset's immediate setting which is the most crucial aspect to understanding its historical function as a rural farmhouse and dwelling, and therefore makes a positive contribution to its significance.



**Photo 33 View of the junction between Dovecote Lane and Haddington Lane with the farmhouse visible in the background**

- 4.173. The wider setting which directly surrounds the asset's plot includes fields to the north and west, the site of Hall Close Scheduled Monument to the south beyond Dovecote Lane, and a smaller field to the east beyond which are the plots of 1-4 Dovecote Lane. This area has experienced some change with the construction of the houses at 1-4 Dovecote Lane in the early 20th century, loss of buildings at the site of Hall Close during the late 19th and 20th centuries until all that remained was the Dovecote, and the removal of some of the smaller field boundaries to allow for larger fields suitable for modern agricultural activity. This said, the farmhouse's historic place at the edge of the settlement has not been encroached upon and the



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surrounding landscape retains a firmly rural and agricultural character. The farmhouse has a historic link to the Nevile family of Hall Close Scheduled Monument, who owned the farmstead as Lords of the Manor. As a former farmhouse there is also a functional link between the Listed Building the surrounding fields. This wider setting both connects the Listed Building to Haddington settlement as a historic farmhouse at the settlement edge and places the building within its rural context, and makes a positive contribution to the building's significance.



**Photo 34 The view of Corner Farmhouse from Dovecote Lane, looking north**

- 4.174. In a wider context, the setting of the building comprises a largely rural landscape in all directions, with a network of minor roads and punctuated by small settlements such as Aubourn and Thurlby. This wider setting accentuates the rural nature of the asset and some of this land also has a historical link (via land ownership) and a functional link as farmed agricultural land. These links are already present in the closer rural setting (Paragraph 4.176) however, and most of the land in and around Haddington was owned by the Nevile family. As such, the wider landscape makes no particular contribution to the building's significance and is therefore a neutral element of the asset's setting.

### **Experience – ‘What Matters and Why’**

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- 4.175. It was not possible to access the immediate setting of the Listed Building due to it being a private property, however it is possible to gain an understanding of its experience through aerial images and from viewing the property from the roadside.
- 4.176. The building is best experienced from within its surrounding gardens (Photo 33). This experience is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees along its boundaries, particularly to the east, west and north. There is some traffic noise from Haddington Lane where cars pass fairly frequently at higher speeds, which slightly intrudes into the peace and tranquillity of the asset's immediate setting. The building has however coexisted with the surrounding roads since the mid-19th century at least, therefore some noise and bustle is not necessarily at odds with an authentic experience of the asset, and the sounds, sights, and smells of nature within the gardens will still be the dominant sensory experience. The surrounding gardens afford excellent views towards all elevations of the building as well as the adjoining historic farm buildings, therefore allowing the group value of the historic range to be fully appreciated. These elements help to facilitate an authentic experience of the asset and are therefore positive to its significance.
- 4.177. There are limited views of the rear (north) elevation of the building from Haddington Lane to the west due to the boundary screening and orientation of the building, and these views do not particularly contribute to significance. There are views towards the asset from both Dovecote Lane and from within Hall Close Scheduled Monument to the south (Photo 33). From these locations the whole of the principal elevation and the attached farm building range is visible against the backdrop of its garden setting, allowing for an appreciation of the farmhouse's historical and aesthetic values. In summer the trees at the south boundary may partially obscure this view, but it is nonetheless an important view which contributes positively to the building's significance.
- 4.178. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Haddington and the surrounding landscape. The area is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent, despite the traffic noise from the roads. No discernible views of the asset were experienced from this wider setting, however these sensory elements aid in the experience of the asset's rural setting and make a broadly positive contribution to significance.



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### Summary of the contribution of setting to the significance of the asset

4.179. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:

- a. The orientation, aspect and spatial arrangement of the asset's plot at the junction between Dovecote Lane and Haddington Lane;
- b. The boundaries, spatial qualities and experience of the enclosing gardens surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
- c. The historic, functional and physical relationships between the farmhouse and the surviving farm building range to the east;
- d. The views from the asset towards its surrounding plot and the adjacent farm buildings;
- e. Views towards the asset from Dovecote Lane and Hall Close Scheduled Monument;
- f. The wider setting of agricultural land which directly surrounds the asset's plot and its historical and functional links to the asset.

### Contribution of the Principal Site and summary of development effects

4.180. The building is located c. 20m to the east of the Principal Site, encompassing the fields to the west side of Haddington Lane. The Principal Site has historic and functional links to the asset via the land ownership of the Nevile family, and the field opposite the Listed Building to the west side of Haddington Lane was farmed by the occupying tenant of Corner Farm. The DCO Site otherwise forms part of the rural setting of the asset which is considered to make a positive contribution to its significance.

4.181. The design of the Proposed Development has taken into account the setting of heritage asset, with the areas immediately west of the Listed Building devoid from above ground elements of the Proposed Development (interconnecting cables are proposed, but these would be below ground). The Proposed Development will introduce areas of solar panels into a field c. 330m to the north west of the building, c. 670m to the west and c. 550 to the south east. The Proposed Development will not physically or experientially alter the building's immediate garden setting or the fields immediately surrounding the garden plot, therefore retaining the landscape character of the building's closer rural setting. The asset is only visible from its garden plot and the roads immediately surrounding it, and therefore the solar panels will not be visible in any views towards the asset. It is anticipated that due to existing and proposed

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vegetation, and the location of the proposed panels, they will not be visible in any views from the asset.

- 4.182. While the Proposed Development will introduce built form to part of the farmhouse's wider rural setting, it is considered that the Proposed Development will not alter the setting of the building in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

#### **Tunman Farmhouse (NHLE: 1360486, Fig. 2a)**

- 4.183. The Grade II Listed Tunman Farmhouse (NHLE: 1360486) is located c. 330m north of the Principal Site and is described as:

*Farmhouse. Originally early C18, single storey cottage, with upper storey added in early C19. Brick with pantile ridge roof, and brick coped gables and kneelers, 2 gable stacks. First floor brick band and decorated eaves cornice. Two-storey, 3 bay. Central doorway, with surround of pilasters supporting open pediment, 4 fielded panel door. Either side, tripartite glazing bar sliding casements, eastern one smaller, both under segmental brick arches. Above 3 glazing bar sashes under flat brick arches. Lower 2-storey, single bar extension to east with C20 door and 2 tripartite glazing bar sliding casements (Historic England 2025).*

- 4.184. The heritage significance of Tunman Farmhouse is derived from a number of factors. Its evidential value, which substantially contributes to its significance, lies in the tangible physical remains and historic fabric of the post-medieval farmhouse and house. The physical fabric of the house also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and post-medieval vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – 'What Matters and Why'**

- 4.185. Tunman Farmhouse is situated in a private garden plot on the east side of Morton Lane within the small settlement of Eagle Barnsdale (Photo 34). The farmhouse is aligned on a north east to south west axis with the principal elevation of the farmhouse facing north towards an area of gardens and a range of both historic and modern farm buildings (Photo 35). Amongst these is a small brick-built range just to the north west of the farmhouse which appears to be of 19th century date, and which once formed a loose courtyard plan with two sides of the courtyard formed by working agricultural buildings and the detached farmhouse to the south east. These farm

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buildings form a crucial part of the asset's immediate setting and their historic and functional relationships to the farmhouse contribute to its significance.



**Photo 35 View of Tunman Farmhouse from Morton Lane**



**Photo 36 View of 19th century farm buildings associated with Tunman Farmhouse**

- 4.186. The building is situated to the north end of a rectangular garden plot c. 0.21ha in size, which has a grassy area with some outbuildings immediately to the south of the farmhouse and is otherwise quite wooded in character with an abundance of mature trees to the borders and the south end of the plot in particular (Photo 34). Historic mapping illustrates that the building has been surrounded by this garden plot since



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at least the 19th century (**Figure 13, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), and the historic plot enclosure remains largely intact and legible. The green space and vegetation of the garden plot (along with the historic farmstead and farm buildings to the north) forms the asset's immediate setting and is the most crucial aspect to understanding its historical function as a rural farmhouse and dwelling, and therefore makes a positive contribution to its significance.

- 4.187. The setting beyond the garden comprises the settlement of Eagle Barnsdale, which is very small in size and includes Yew Tree Farm (a former 19th century farmstead, MLI119675) to the east, Tunman Cottage (MLI119676) c. 175m to the south at the end of Morton Lane. This area has experienced some change with the construction of several late 20th and 21st century dwellings and a garden centre, however the settlement has not inordinately grown in size and its pre-19th century form is still very much legible, particularly as the three historic sites (Yew Tree Farm, Tunman Farmhouse and Tunman Cottage) that formed the heart of the settlement are still extant.
- 4.188. The plot of Tunman Farmhouse is immediately surrounded by agricultural fields, and although the removal of some of the smaller field boundaries to allow for larger fields suitable for modern agricultural activity has eroded a little of the historic landscape character, the surrounding landscape still retains a firmly rural and agricultural character. There is no Tithe coverage for Eagle Barnsdale and it is therefore unknown if the farmhouse has any historic links to the land surrounding the garden plot, but as a former farmhouse there is a functional link between the two. Approximately 205m beyond the surrounding fields to the south is Tunman Wood, an ancient woodland which has existed since at least 1774 and is classified as an ancient woodland (HER MLI60416). These elements of the wider setting add to the understanding of the Listed Building as a historic farmhouse and former farmstead within a village settlement and place the building within its rural context, and make a positive contribution to the building's significance.
- 4.189. In a wider context, the setting of the building comprises a largely rural landscape in all directions, with a network of minor roads and punctuated by small settlements such as Eagle to the north and Morton Hall and Morton to the south. This wider setting accentuates the rural nature of the building and has a functional link as farmed agricultural land, however beyond this the wider landscape makes no particular

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contribution to the building's significance and is therefore a neutral element of the asset's setting.



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### Experience – ‘What Matters and Why’

- 4.190. The best appreciation of the aesthetic, evidential and historical values of the building are likely to be gained from within its gardens and the nearby farm buildings (Photo 34). This experience is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees along its boundaries. Traffic on the roads through the settlement was observed to be infrequent and does not appear to intrude upon the sensory experience of the immediate setting, which is one of peace and tranquillity and the sights, sounds and smells of nature in this very rural location. The surrounding plot affords the best views towards all elevations of the building as well as the adjacent historic farm buildings, therefore allowing the form, scale and architectural design of the farmhouse and the group value of its historic farmstead to be fully appreciated. These elements help to facilitate an authentic experience of the asset and are therefore positive to its significance. Views of the asset beyond the gardens are very limited due to the screening of the plot, with only the south (rear) elevation partially visible from the public area of Morton Lane.
- 4.191. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Eagle Barnsdale and the surrounding landscape. The area is generally very quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance.

### Summary of the contribution of setting to the significance of the asset

- 4.192. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:
- a. The boundaries, spatial qualities and experience of the enclosing plot surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - b. The historic, functional and physical relationships between the farmhouse and the surviving farm building range to the north west;
  - c. The views from the asset towards its surrounding plot and the adjacent farm buildings;
  - d. Views towards the asset's south elevation from Morton Lane;
  - e. The green space, rural character and sensory experiences of the wider setting of Eagle Barnsdale and the agricultural land which surrounds the asset's plot.

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### Contribution of the Principal Site and summary of development effects

- 4.193. The building is located c. 330m to the north of the Principal Site. There is no Tithe coverage for Eagle Barnsdale and it is therefore unknown if there are any historic links between the DCO Site and the asset, although there is a functional link between the former farmhouse and the surrounding agricultural land which includes the Principal Site. The DCO Site otherwise forms part of the wider rural setting of the asset which is considered to make a positive contribution to its significance.
- 4.194. The Proposed Development will introduce areas of solar panels into a field c. 370m to the south west of the building. The Proposed Development will not physically or experientially alter the building's immediate garden setting or the fields immediately surrounding the garden plot, therefore retaining the landscape character of the building's closer rural setting. The asset is only visible from its garden plot and the roads immediately surrounding it, and therefore the solar panels will not be visible in any views towards the asset. Due to the existing screening around the farmhouse, along Morton Lane and to the north boundary of the Principal Site, it is anticipated that there will be no visibility of the panels from the building (Photo 36).



**Photo 37 The view from the west boundary of the garden plot looking south along Morton Lane**

- 4.195. While the Proposed Development will introduce built form to part of the farmhouse's wider rural setting, it is considered that the Proposed Development will not alter the

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setting of the building in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

***Morton Manor and Morton Grange (NHLE 1061930, NHLE: 1317323; Fig. 2b)***

- 4.196. These two assets are located c. 175m from each other along Morton Lane, separated by an area of paddocks in between. The assets share many of the same elements of setting, and as such for the purposes of this report they have been assessed as a group.
- 4.197. The Grade II Listed Morton Manor (NHLE 1061930) is located directly adjacent to the boundary of the Principal Site and is described as:

*Farmhouse. Early C19. Red brick, pantile ridge roof with single brick stack. Three bay 2-storey. Central doorway with surround of thin pilasters topped with brackets supporting open pediment. Four fielded panel door with rectangular fanlight with marginal lights. Two glazing bar sashes under segmental heads of brick voussoirs. Above 3 glazing bar sashes under flat heads of brick voussoirs. Corbelled cornice. (Historic England 2025).*

- 4.198. The Grade II Listed Morton Grange (NHLE: 1317323) is located adjacent to the south western border of the Principal Site and is described as:

*Farmhouse. 17C. Red brick with pantile roof and brick coped gables. One gable and one ridge stack. First floor brick band and decorated eaves cornice. 3 bay plus single bay addition to east. Off-centre doorway with moulded brick surround, topped with cornice supported on brackets. Single window to west and 2 to east, all flush sliding casements under segmental brick arches. Above 4 sliding casements under flat brick arches. Internal chamfered beams, one dated 1682 (Historic England 2025).*

- 4.199. Morton Grange is also recorded on HER (MLI83164) as a possible site of a medieval monastic grange, and two pilgrim ampullae (bag-shaped lead vials filled with holy water) have been found on the site, although 'grange' also has a nineteenth century use, meaning 'a homestead, small mansion or farmhouse, especially one standing by itself remote from others'.
- 4.200. The heritage significance of the assets is primarily derived from their historic (illustrative value) serving as surviving examples of historic settlement patterns and vernacular architecture; their evidential value deriving from the tangible physical remains and historic fabric of the buildings as post-medieval farmhouses, and the

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aesthetic value of their architectural design, whereby craftsmanship and quality of building materials can be appreciated.

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.201. The setting of these former farmhouses comprises their garden plots, their location along Morton Lane, and the surrounding agricultural landscape. The principal elevation of Morton Grange facing north west over a field which has been subdivided into horse paddocks, part of which is now included in the plot of Morton Grange and contributes to its immediate setting (Photo 39). The historic garden of Morton Grange surrounds the house to the south east and south west and comprises lawned areas with a pond in the south east corner (which appears on historic Ordnance Survey mapping from 1886) and a number of mature trees and shrubs within the garden and to the borders of the plot. The principal elevation of Morton Manor faces south east over a garden area to the front, with the gardens surrounding the building to the south, west and north, and there are a number of mature trees and shrubs in the gardens to the south (Photos 38 and 40). These enclosed plots have an intimate historical, spatial and functional relationship with the assets, and are the most crucial aspect to understanding their historical function as former farmhouses and rural dwellings and make a positive contribution to their significance.
- 4.202. Both Morton Manor and Morton Grange, as former farmhouses, were part of a historic farmstead. Morton Grange is recorded on the HER (MLI83164) and historically comprised a regular courtyard farmstead with an E-shaped range of farm buildings arranged around two cattle yards (Historic England 2017b). The farmhouse is now under separate ownership and in use solely as a residential dwelling. The historic E-shaped range has since been demolished and replaced with modern buildings, therefore the farmstead no longer makes any contribution to significance beyond being a neutral element of its close setting. Morton Manor is recorded as a farmstead on the HER (MLI83164) and historically comprised the detached farmhouse with its long axis facing on to the yard, and a loose farmstead cluster of buildings to the north and west. Historic and modern mapping suggests that the ranges immediately to the west and north are still extant but are now under separate ownership and one has been converted to residential, with only one small 19th century outbuilding still located in the present plot of Morton Manor (Photos 37 and 38). These changes have eroded some of their contribution to the building’s significance, however the surviving farm buildings still form part of the asset’s immediate setting, their historic arrangement is



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still partially legible, and they have retained their red brick and pantile material palette. As such, these buildings make a broadly positive contribution via group value to Morton Manor's significance through their physical and historical relationships.

- 4.203. The north east elevations of both buildings address Morton Lane, set back beyond a grass verges and separated by boundary treatments of hedges and brick walls (which appears to be a historic wall in the case of Morton Manor) (Photos 39 and 40). Historic cartography indicates that this was the original approach to the houses, with direct access to the road likely an intentionally designed element and is representative of the prevailing rural character. The retention of this association between the Listed Buildings and the lane adds to their historical, evidential and aesthetic value as well as an understanding of Morton's historic rural settlement patterns.



**Photo 38 View of Morton Manor and associated former farm buildings from Morton Lane looking south west**

- 4.204. Both houses occupy a decidedly rural location, with the setting beyond the garden plots largely comprising agricultural fields and the extended settlement of Morton to the west. The wider setting of both buildings has been slightly encroached upon by modern development, with additional dwellings constructed to the north of Morton Manor and east and west of Morton Grange, and a large commercial yard has been extended around the historic Cross Roads Farm c. 125m to the south west of Morton Grange, all of which has eroded a little of the assets' rural setting. The character of the Morton has remained very green and rural, however, and is still surrounded by



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fields to the north, south and east. This wider setting places the buildings within their rural context and makes a positive contribution to their significance.



**Photo 39 View of Morton Manor and associated former farm buildings from Morton Lane looking west**

- 4.205. In a wider context, the settlement of Morton is surrounded by a largely rural landscape in all directions, with the settlement and prison complex at Morton Hall c. 400m to the north west and the A46 c. 950m to the south east. This wider setting accentuates the rural nature of the building, however beyond this the wider landscape makes no particular contribution to the building's significance and is therefore a neutral element of the asset's setting.

#### **Experience – 'What Matters and Why'**

- 4.206. The experience of these houses is largely as private rural dwellings. The best appreciation of the aesthetic, evidential and historical values of the buildings will be gained from within their immediate garden plots. This experience is very much anchored in the seclusion and enclosure of the immediate setting, enhanced by the abundance of trees and hedges along its boundaries, particularly to the east, south and west.
- 4.207. The experience and views of the building from Morton Lane is also a crucial one, as it affords clear views towards the buildings' principal and north east elevations and where their rural character and presence in the streetscape is most readily

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appreciated in the public sphere (Photos 39 and 40). The sensory experience from Morton Lane is dominated by a feeling of seclusion and tranquillity, and the sights, sounds and smells of such a small rural settlement. This no-through road still has the character of a rural farm track, and provides the only access to these properties, and is therefore very quiet with little traffic. At the time of the site visit there was some bustle and activity around the modern farmstead to the east of Morton Grange, however farming activities are a historic part of Morton and as such are compatible with an authentic experience of these assets and provide some context to understand their historic function. These elements help to facilitate an authentic experience of the assets and therefore make a positive contribution to their significance.

- 4.208. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the settlement of Morton and the surrounding landscape. The area is generally quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent, with little to no appreciable traffic noise. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance. There may be some longer distance views towards the assets from the fields to the east (part of the Principal Site), however due to extant boundary screening and intervening built form (in the case of Morton Grange) it is likely that these are only partial views and do not particularly contribute to the asset's significance.



**Photo 40 View of the north west elevation of Morton Grange from Morton Lane, with paddocks to the right**





**Photo 41 View of Morton Manor's principal elevation from Morton Lane**

#### **Summary of the contribution of setting to the significance of the assets**

4.209. The above analysis has identified that the key elements of setting which contribute positively to the significance of this group of assets are:

- a. Their orientation and prominent aspect on Morton Lane;
- b. The boundaries, spatial qualities and experience of the enclosing gardens surrounding the assets, including immediate surrounding views towards the assets, where the special interest of the buildings can be best appreciated;
- c. The group value of Morton Manor and the adjacent surviving farm buildings of its former farmstead;
- d. The views of the assets from Morton Lane; and,
- e. The wider setting of the rural landscape around the settlement of Morton, which includes part of the Principal Site.

#### **Contribution of the Principal Site and summary of development effects**

4.210. The Principal Site encompasses the fields which surround the assets to the north and east, forming a part of their wider rural setting, and positively contributes to their significance by evidencing their rural location. The Principal Site is partially visible in views on approach to the assets from Morton Lane, however due to the dense screening of trees and hedgerows to the boundaries of Morton Lane these are only glimpsed views at most, and as such only form part of the peripheral view when looking towards the assets. The remainder of the DCO Site beyond the adjacent fields

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surrounding the buildings forms part of the wider setting of Morton, which is a neutral element of the assets' setting and does not particularly contribute to their significance.

- 4.211. The Proposed Development would introduce solar panels into fields which are part of this wider rural setting. The Proposed Development has been designed to take the assets' rural setting into account, and consequently the proposed solar panel areas will be stepped back from the assets c. 170m north and c. 200m east of Morton Manor, and c. 235m north east and c. 245m south east of Morton Grange. This will result in no change to the physical fabric of the Listed Buildings or their relationship with their associated garden plots or Morton Lane. Accordingly, the elements of setting that contribute most to the significance of these buildings will remain unharmed.
- 4.212. The installation of solar panels in these areas will result in a change of character to the part of the agricultural element of the setting from agricultural to one of energy generation. However, the historic landscape character will still be legible and there will be no change to the current field layout or hedgerows within the Principal Site. The two fields immediately to the east side of Morton Lane adjacent to the Listed Buildings will be retained as open land. As a result, the rural context of this physical element of the setting of the Listed Buildings will be unharmed by the Proposed Development.
- 4.213. As discussed above, the Principal Site is only partially visible in the periphery of views from the area where the assets are visible on Morton Lane. A buffer of over 200m is proposed between the edge of the Principal Site and the start of the solar arrays, with the closest fields adjacent to Morton Lane retained as open land. An area of solar panels is proposed for the field c. 170m to the north of Morton Manor, however the assets are largely screened from view at this location on Morton Lane, and as such the proposed panels in this field will not feature in views towards the assets. Additional tree and hedge planting is also proposed to provide further screening for the panels. These measures will ensure that there will be a negligible amount of change, if any, to these views.
- 4.214. The setting back of solar panels and retention of a buffer of open land to the east will also help to preserve the experience of the rural context within the assets' surroundings when viewed from the east, particularly from the public footpath which crosses the field c. 155m to the east of Morton Grange. It is possible that there may

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be glimpsed views of the solar panels in views from the assets towards the wider landscape to the north and east, however the additional screening will largely obscure the panels from view, and these views are not considered to make any particular contribution to significance.

- 4.215. As such, it is considered that the Proposed Development will not alter the setting of the buildings in a way which would negatively affect their significance or the appreciation and understanding of their special interest, and that **no harm** is found.

#### **Half Way House (NHLE: 1165305, Fig. 2b)**

- 4.216. The Grade II Listed Half Way House (NHLE: 1165305) is located c. 350m to the south west of the Principal Site and is described as:

*Farmhouse. Mid-18C. Brick with pantile half-hipped roof. Single brick coped gable with stack to south, and single ridge stack. 5 bay, 2 storey. Off-centre door, with semi-circular fanlight above, and 20C glazed door. Small single casement to north. 3 light casement to south, then block door, now containing small casement, then glazing bar sash window. Above 4 glazing bar sash windows, all under segmental brick arches. Lean-to to south (Historic England 2025).*

- 4.217. Half Way House is part of the former Halfway farmstead. The building was originally a farmhouse and was owned in 1809 by a 'Mr Thomas', and there is a mention of it being used as a public house in 1854. In 1856 the public house was transferred 330 yards down the road to another house (possibly Halfway House Inn, MLI83161), and the building was also used as a polling station between 1832 and 1859 and in recent years has been functioning as the 'Halfway Farm Motel'.
- 4.218. The heritage significance of Half Way house is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the post-medieval farmhouse and house. The physical fabric of the house also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### **Physical Surrounds – 'What Matters and Why'**

- 4.219. Half Way House is situated within a corner plot at the junction of the A46 and Halfway House Lane (Photo 41), which comprises a roundabout. The farmhouse is aligned on



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a north east to south west axis and its north east elevation addresses Halfway House Lane, while its principal (south east) elevation overlooks an area of lawned garden to the front, beyond which is a substantial strip of trees and shrubs which screen the building from the A46. The A46 follows the route of the Fosse Way which historically passed directly to the south east of the building's plot. The principal elevation historically addressed the Fosse Way since the time of its construction, and during its time as a public house, this proximity to the road would have been crucial for trade. The modern route of the A46 has actually been moved c. 35 further to the south, and dualled, and the rerouting of the road has severed the physical and visual relationship between it and the asset. There is now a thick screening of trees between the garden and the road and the building is no longer visible apart from glimpses from the north east (Photo 41). The larger size of the modern road, the Halfway House roundabout c. 30m to the south east and the associated lighting has also encroached upon the asset's immediate setting beyond the borders of its plot, all of which has eroded a little of the building's significance.



**Photo 42 View of Half Way House's north east elevation as viewed from Halfway House Lane**

- 4.220. To the west of Half Way House is a series of brick-built former farm buildings in a loose courtyard plan, with four sides of the courtyard formed by these former agricultural buildings (Photo 42). The courtyard area is now gravelled and used for parking but has not been built over and is still legible when viewed in context with the surrounding buildings. The farmhouse is detached from, but very close to, the main working complex, and together with the former farm buildings comprises the former historic farmstead of Halfway Farm. The linear range of buildings on the south east side of the courtyard and a detached outbuilding to the south west appear to still be

under the same ownership as the farmhouse, however the historic plot has been subdivided at some stage and the linear range of farm buildings to the north west is now a residential dwelling known as Halfway Farm Cottage.



**Photo 43 View of Half Way House on the left, with a range of former farm buildings**

- 4.221. The former farm buildings adjacent to the farmhouse have also been converted for residential and commercial use, eroding a little of their contribution to the building's significance. That said, the historic arrangement of the former farmstead, including the courtyard area, is still clearly legible and the buildings have retained their red brick and pantile material palette. As such, these buildings form an important part of the asset's immediate physical setting and make a positive contribution to its significance through their physical and historical relationships. To the south side of the farmhouse and adjacent former farm buildings is an area of lawned garden bordered by trees to the south. This garden once formed a green buffer between the building and the Fosse Way and appears on historic mapping in the 19th century, and the green space and vegetation of the garden contributes to the building's significance.
- 4.222. The wider setting of the building beyond its surrounding plot includes agricultural fields to the north and west. This area appears to have experienced only minor change and development since the 19th century, although the removal of some of the smaller field boundaries to allow for larger fields suitable for modern agricultural activity has eroded a little of the historic landscape character. As a former farmhouse there is also a functional link between the Listed Building the surrounding fields, although as the building's historical function varied over the years, this link contributes to a more limited degree. Nonetheless, this wider setting to the north of the A46

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retains an overall rural character and places the building within its rural context, and as such makes a broadly positive contribution to the building's significance.

- 4.223. The wider setting of the building beyond the A46 to the south was historically an agricultural landscape, but has experienced considerable change throughout the 20th and 21st centuries and no longer makes any contribution to the asset's significance.

#### **Experience – 'What Matters and Why'**

- 4.224. The best appreciation of the historical, evidential and aesthetic values of the building are to be gained from within the surrounding plot and Halfway House Lane. It must be noted that the presence of the busy A46 has significantly altered the sensory experience of the building, as there is constant backdrop of noise as vehicles pass close by. Although there would have been pedestrians, riders and carriages travelling on the historic Fosse Way, the activity and noise of the modern major dual carriageway is incomparable to that of the historic route, and the noise and light pollution has negatively impacted the authentic experience of the asset and thus eroded some of its significance to a small degree.
- 4.225. The surrounding plot affords the best views towards all elevations of the building as well as the adjacent historic farm buildings, therefore allowing the form, scale and architectural design of the farmhouse and the group value of its historic farmstead to be fully appreciated. The building, its plot and the adjacent former farm buildings are also highly visible from the north on Halfway House Lane when standing in the immediate vicinity of the building's plot; when further along the road to the north west the building becomes hidden by the screening of trees around the plot of both Half Way House and Halfway Farm Cottage. These views help to facilitate an authentic experience of the asset and are therefore positive to its significance. Views of the asset beyond the gardens are very limited due to the screening of the plot, with only a partial view of the principal and north east elevations partially visible when approaching on the A46 from the north west.

#### **Summary of the contribution of setting to the significance of the asset**

- 4.226. The above analysis has identified that the key elements of setting which contribute positively to the significance of this asset are:
- a. Its orientation and aspect on Halfway House Lane;
  - b. The historic, functional and physical relationships between the farmhouse and the surviving farm building ranges to the south west and north west;

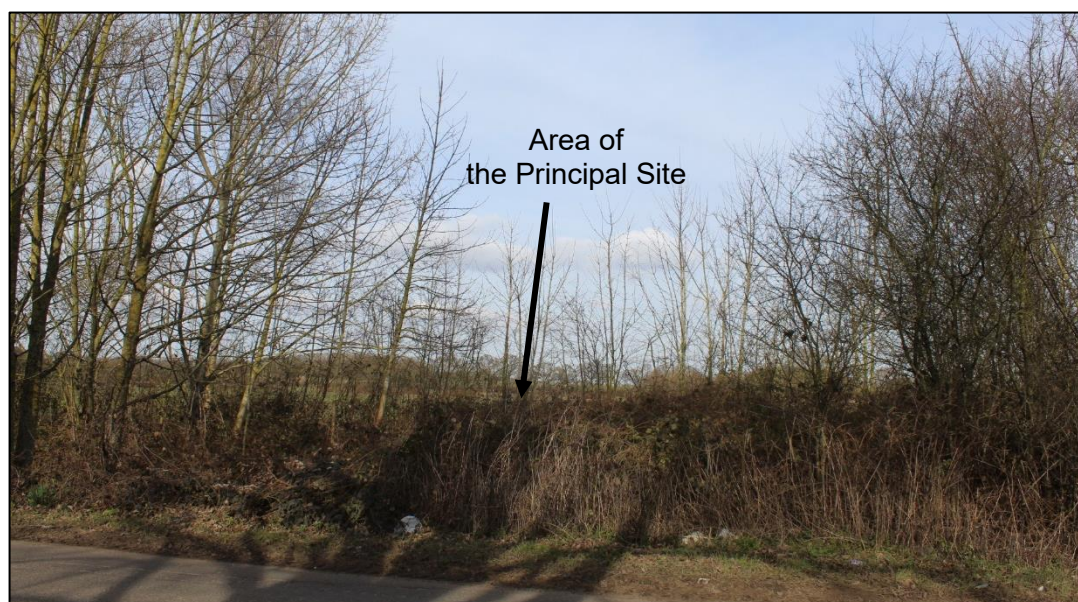
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- c. The boundaries, spatial qualities and experience of the plot surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - d. The views from the asset towards its surrounding plot, the adjacent farm buildings and Halfway House Lane;
  - e. Views towards the asset from the Halfway House Lane;
  - f. The green space, rural character and sensory experiences of the wider setting of agricultural land which surrounds the asset's plot to the north and west.

#### Contribution of the Principal Site and summary of development effects

- 4.227. The building is located c. 300m to the south west of the Principal Site. Half Way House is pictured on the 1838 Tithe map of Thurlby (**Figure 19, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3]), but there is no apportionment entry for the building and its plot, and it is therefore unknown if there are any historic links between the DCO Site and the asset, although there is a functional link between the former farmhouse and the agricultural land within the Principal Site. The DCO Site otherwise forms part of the wider rural setting of the asset which is considered to make a broadly positive contribution to its significance.
- 4.228. The Proposed Development will introduce areas of solar panels into fields to the north side of the Avenue, a minor road alongside the A46 which leads to Morton, c. 350m to the north east of the building. The Proposed Development will not physically or experientially alter the building's immediate setting or the fields immediately surrounding its plot, therefore retaining the landscape character of the building's closer rural setting. There is an extensive screening of trees and vegetation to the borders of the building's plot, along the boundary of Halfway House Lane, and also to Morton Lane. When visiting the Principal Site in winter, when potential visibility is at its highest, there was very little appreciable visibility of the Principal Site from the asset's immediate setting (Photo 43), and as such there is likely to be little, if any visibility from the Principal Site towards the asset. The only discernible views of the asset are from its surrounding plot and in glimpsed views from Halfway Lane, and therefore the proposed solar panels will not be visible or alter any of the important views towards the asset. Likewise, due to the existing screening it is anticipated that there will be little, if any visibility of the panels from the building (Photo 43) and this view does not contribute to the significance of the asset.



- 4.229. While the Proposed Development will introduce built form to part of the farmhouse's wider rural setting, it is considered that the Proposed Development will not alter the setting of the building in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that no harm is found.



**Photo 44** The view from Halfway House Lane in winter when looking north west towards the Principal Site

***Halfway House Inn (non-designated heritage asset; MLI83161, Fig. 2b)***

- 4.230. Halfway House Inn (MLI83161) is located directly to the west of the Principal Site, and is described on the HER as:

*The Halfway House Inn first appeared as a farmstead in 1630, as a result of Enclosure. The present Halfway House Inn can be traced back to 1683 when it was separate holding and dwelling. It was first noted as a pub in 1815, known variously as the Half Way House Inn, the Red Lion or Morton Woodhouse. The sale inventory of 1864 described the property as the Red Lion Inn, a brew house, coach house, stables and homestead set in 17 acres. It is unlikely that the current building dates back to the 17th century, as it is not listed. The Dovecote (Red Lion Inn), Swinderby. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is attached to a range of working buildings. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. (HER 2025).*

- 4.231. In recent years Halfway House Inn was used as a restaurant but now appears to be disused and vacant. The heritage significance of Halfway House Inn is primarily

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derived from its historic (illustrative), evidential, aesthetic and communal values as a former farmhouse, dwelling and public house and the ways in which it serves as a surviving example of historic settlement patterns and vernacular architecture. Its evidential value, which substantially contributes to its significance, derives from its tangible physical remains and historic fabric which may date as far back the 17th century. The physical fabric of the building also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building also has some communal value as a former public house serving the passing trade along the Fosse Way

#### **Physical Surrounds – ‘What Matters and Why’**

- 4.232. Halfway House Inn is situated within a corner plot at a bend in the Avenue, just to the north of the A46 (Photo 44). The building is aligned on a north east to south west axis and its principal north east elevation addresses the Avenue, while its rear elevation overlooks gardens to the north west. The Avenue is an extant part of the historic Fosse Way, which the principal elevation has addressed since the time of its construction. The Avenue is now a no-through road with no passing traffic, and the replacement of the historic Fosse Way route with a dual carriageway has altered its historic character. Despite these changes, the building’s aspect onto the Avenue does make a positive contribution to its significance.
- 4.233. The semi-enclosed plot forms the asset’s immediate setting and the most crucial aspect to understanding its historical function as a former dwelling, farmhouse and public house. The building is surrounded by a lawn and driveway to the front (south), with gardens to the west and north. The gardens feature an abundance of trees and shrubs, particular to the borders, and the lawned area to the front providing a green buffer between the building and the roadside. The plot also extends to an area to the north east side of the Avenue, which has a parking area and is otherwise green and rural in character with a significant screening of trees to its borders. These elements of setting make a positive contribution to the asset’s significance.
- 4.234. The building’s plot is surrounded by open fields to the west, north and east. Removal of some of the smaller field boundaries to allow for larger fields suitable for modern agricultural activity has eroded a little of the historic landscape character, but nonetheless this wider setting retains an overall rural character and places the building within its rural context, and as such makes a broadly positive contribution to the building’s significance.



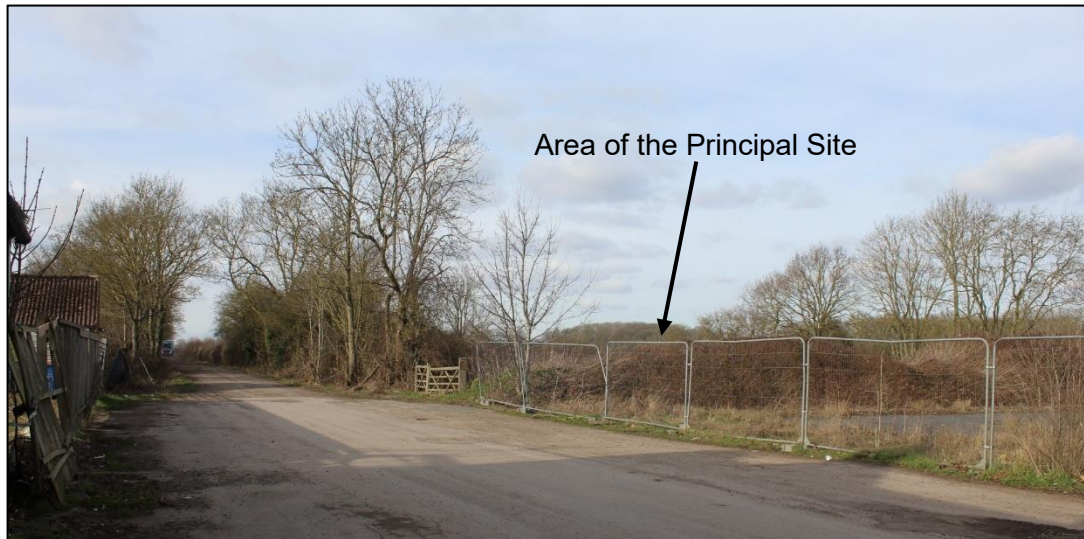
**Photo 45 View of Halfway House Inn from the Avenue, looking west**

#### **Experience – ‘What Matters and Why’**

- 4.235. The best appreciation the building’s special values are to be gained from within the surrounding plot and from the adjacent Avenue which surrounds the building to the south and east. The presence of the busy A46 has significantly altered the sensory experience of the building, as there is constant backdrop of noise as vehicles pass close by. Although there would have been pedestrians, riders and carriages travelling on the historic Fosse Way, the activity and noise of the modern road is incomparable to that of the historic route, and the noise pollution has negatively impacted the authentic experience of the asset and thus eroded some of its significance to a small degree. The current condition of the building and its vacant state have also somewhat altered the experience of the asset, which would have historically been bustling with activity and is now empty and quiet.
- 4.236. In addition to the close views from within the surrounding plot, Halfway House Inn can also be viewed from the Avenue where views towards the south east, north east and north west (rear) elevations are unobscured (Photo 44). It is from these two areas where the vernacular features and materials can be experienced and appreciated up close. The asset can also be seen when driving north on the A46 from the west and east, as the principal elevation is largely unobscured by vegetation, adding to the understanding of the building as a former public house on the Fosse Way.
- 4.237. Due to the screening around the plot boundary, including the area to the north east of the Avenue and to the Avenue itself (Photo 45), Halfway House Inn is largely obscured from wider views, and there are no public footpaths within the fields



surrounding the asset, including the Principal Site. Therefore, the Principal Site does not represent a location from where the character and architectural qualities of Halfway House Inn can be commonly or easily appreciated and such views do not make any particular contribution to significance.



**Photo 46 View of screening around the Avenue and the land to the north east which is part of the asset's plot**

#### **Summary of the contribution of setting to the significance of the assets**

4.238. The above analysis has identified that the key elements of setting which contribute positively to the significance of the asset are:

- a. Its orientation and aspect on the Avenue and adjacent to the A46 (former Fosse Way), with its principal elevation facing towards the road;
- b. The boundaries, spatial qualities and experience of the plot surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
- c. The views from the asset towards its surrounding garden plot;
- d. The views of the asset from the Avenue and the A46; and,
- e. The green space, rural character and sensory experiences of the wider setting of agricultural land around the asset's plot to the west and north, which includes part of the Principal Site.

#### **Contribution of the Principal Site and summary of development effects**

4.239. The Principal Site encompasses the fields which surround the asset's plot to the north east, forming a part of its wider rural setting, and makes a broadly positive (if limited) contribution to its significance by evidencing its rural location. It is uncertain whether there is a historic association between the Principal Site and Halfway House Inn as



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there is Tithe map coverage for this area, and as the asset's primary function was as a public house, there is no particular functional link to the asset and the Principal Site. Although the Principal Site is located physically close to the asset's plot, it is largely obscured from views towards the asset because of the extant screening around the asset's immediate setting, including the Avenue.

- 4.240. The Proposed Development would introduce solar panels into fields which are part of this wider rural setting, c. 90m to the north east and c. 100m to the north of the asset. This will result in no change to the physical fabric of the building or its relationship with its surrounding plot or its roadside situation. Accordingly, the elements of setting that contribute most to the significance of this asset will remain unharmed.
- 4.241. The installation of solar panels in these areas will result in a change of character to the part of the agricultural element of the setting from agricultural to one of energy generation. However, the historic landscape character will still be legible and there will be no change to the current field layout or hedgerows within the Principal Site, and no change to the sensory experience of this wider setting. The land which borders the Avenue to the north east and is part of the asset's plot will provide a physical and visual buffer between the asset and the proposed solar array, and it is anticipated that the solar panels will not be visible in the important views towards the asset.
- 4.242. While the Proposed Development will introduce built form to part of the asset's wider rural setting, it is considered that the Proposed Development will not alter the setting in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

***Tonge's Farm (non-designated heritage asset; MLI119774, Fig. 2d)***

- 4.243. Tonge's Farm is located directly to the west of the Principal Site, and is described on the HER as:

*Tonge's Farm (Tongue's Farm), Norton Disney. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached with the long axis facing on to the yard. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site (HER 2025).*

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4.244. It was not possible to access the building during the site visit as it is located on the private Embryo Angling site, but aerial mapping appears to show the extant farmhouse with two brick and tile detached outbuildings to the north and north east, and a large modern agricultural building further to the north. The heritage significance of Tonge's Farm is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the tangible physical remains and historic fabric of the 19th century farmhouse. The physical fabric of the house also holds aesthetic value in its architectural design, whereby craftsmanship and quality of building materials can be appreciated. The building serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing it with historical illustrative value.

#### Physical Surrounds – 'What Matters and Why'

4.245. Tonge's Farm is located in the centre of a rectangular garden plot, with a series of detached outbuildings to the north. The asset is depicted on the 1886, 1906 and 1950 OS maps (**Figures 13, 16 and 18, Appendix 7-B: Cultural Heritage Desk-based Assessment of the ES [EN010154/APP/6.3]**) as a regular courtyard plan farmstead, with the farmhouse to the south, a range of buildings to the north and further detached outbuildings to the north east. The farmstead was served by two farm tracks, one of which led west to Swinderby Road, and one of which led east to a road which is no longer extant. At the time of the 1839 Tithe, the farmstead was owned by the late Sir Thomas Clarges Baronet in the 19th century, and the adjoining field to the east of the asset was part of the larger parcel of land that was historically owned and farmed by Tonge's Farm (as evidenced by the 1839 Tithe Map of Norton Disney) (**Figure 10, Appendix 7-B: Cultural Heritage Desk-based Assessment of the ES [EN010154/APP/6.3]**). Tonge's Farm is now in use as a holiday home and the DCO Site is under separate ownership.

4.246. Much of this historic layout and plan has been altered or removed entirely; most of the farm buildings have been demolished, with two small brick buildings remaining, and the farm track to the east is now gone, while the track to the west has been rerouted through the angling site. The boundaries of the plot have also changed, with the east farmstead area subsumed into the adjacent field, and the garden plot to the south of the farmhouse extended to include part of the field to the south. These changes have significantly eroded the asset's historic layout, boundaries and enclosure and thus has eroded a little of its significance.

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- 4.247. Aerial mapping shows that the present-day plot largely comprises lawned gardens to the north and south of the farmhouse, bordered by trees and shrubs to the south, west, south east and north. These enclosed gardens now form the asset's immediate setting and the most crucial aspect to understanding its historical function as a former farmhouse and dwelling and contributes positively to its significance.
- 4.248. The farmstead was once historically surrounded by open fields and had a decidedly rural and agricultural setting; however the development of the Embryo angling site has significantly transformed the landscape surrounding the asset. The land to the west and south west of the asset now includes a series of angling lakes and wooded areas, and the garden plot is now surrounded by an established woodland area to the north and west boundaries. The landscape to the east of the asset's plot comprises fields, although removal of historic field boundaries has also changed the historic landscape character. These changes have significantly altered the historic landscape setting of the asset and thus eroded a little of its significance. The fields to the east do place the asset within its rural context and aid in understanding the asset as a former farmstead, and the adjacent fields were historically under the same ownership and occupancy as Tonge's Farm; as such the make a positive contribution to the building's significance. The wider setting to the west is considered to be of neutral contribution to the asset's setting.

#### **Experience – 'What Matters and Why'**

- 4.249. The best appreciation of the historical, aesthetic, and evidential values of the building are likely to be gained from its surrounding plot. This experience is very much anchored in the seclusion and the sensory experience, which is one of peace and tranquillity and the sights, sounds and smells of nature in this very rural location. The surrounding plot affords the best views towards all elevations of the building group, therefore allowing the form, scale and architectural design of the farmhouse and the group value of its historic farmstead to be fully appreciated. These elements help to facilitate an authentic experience of the asset and are therefore positive to its significance.
- 4.250. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the surrounding landscape. The area is generally very quiet and peaceful and feels rural but not remote, while the typical sounds and smells of an agricultural landscape are apparent. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance.

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4.251. Wider views of the asset beyond the gardens to the south, west and north are very limited due to the screening of the plot, however the boundary screening is relatively thin on the east side (see Viewpoint No. 25, **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]) and as such there are views towards the asset from the Principal Site to the east. Due to the very flat topography of the land, this view of the asset is appreciable from long distances, for example when travelling along Clay Lane which is c. 900m to the south east. These views do not allow for appreciable detail of the buildings, but they do allow the building group to be visualised with their agricultural setting in the foreground. The Principal Site does therefore represent a location from where the character and architectural qualities of Tonge's Farm can be appreciated, and these views make a contribution to significance, although to a lesser degree than the views from within the immediate setting.

#### **Summary of the contribution of setting to the significance of the assets**

- 4.252. The above analysis has identified that the key elements of setting which contribute positively to the significance of the asset are:
- a. The spatial qualities and experience of the plot surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building can be best appreciated;
  - b. The views from the asset towards its surrounding garden plot;
  - c. The wider rural landscape setting beyond the asset's plot to the east, which includes part of the Principal Site.

#### **Contribution of the Principal Site and summary of development effects**

- 4.253. The Principal Site encompasses the fields which surround the asset's plot to the east, forming a part of its wider agricultural setting, and has functional and historic links to the asset.
- 4.254. Until the last century, this asset was a rural dwelling surrounded by agricultural land, including the fields which now comprise the Principal Site, and retained an open and rural aspect. The development of the Embryo angling site converted the surrounding agricultural land to the north, west and south into angling lakes and new woodland planting has almost entirely enclosed the asset's plot, all of which has had a significant effect on the asset's setting. The Principal Site to the east is now the last piece of rural land close to the asset, although the relevant importance of this aspect of setting been somewhat reduced by the agricultural change to modern fields (see



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**Figure 7-E-2b** of the ES [EN010154/APP/6.3]) and the conversion of the farm to residential/holiday use. Nonetheless, the Principal Site is part of its wider rural setting and the historical and functional links to the Principal Site offer information from which to understand the asset's special interest. The Principal Site therefore makes a positive, if limited contribution to the significance of the farm.

- 4.255. The Proposed Development would introduce solar panels into the field to the east of the asset's plot. The solar panels will be set back c. 95m from the Principal Site boundary in the area closest to the asset. A buffer of tree and hedgerow planting is proposed within this area as a form of screening between the asset and the solar panels. This will result in no change to the physical fabric of the asset or its relationship with its surrounding plot. Accordingly, the elements of setting that contribute most to the significance of these buildings will remain unharmed.
- 4.256. The Principal Site holds some importance as the last piece of rural land close to the former farmhouse (and historic association via ownership and function) and is directly perceivable as part of the historic agricultural setting. The change of character within the Principal Site from one of agriculture to energy generation is not inherently harmful in itself as the landscape will retain a rural character, and the specific land-use (within the realms of what can be described as rural) is not critical to the heritage significance of the asset. The Proposed Development and tree planting will enclose the asset, and consequently the ability to experience the asset as a historic farmstead in a formerly open rural setting will be lost because the asset has already been enclosed to all other directions by dense tree planting. The Proposed Development therefore will result in a **very limited harm** to the heritage significance of this asset as a result of change within its setting.

***Jubilee Farm (non-designated heritage asset; MLI119650, Fig. 2a)***

- 4.257. Jubilee Farm is located c. 60m to the north of the Principal Site, and is described on the HER as:

*Jubilee Farm, Thorpe on the Hill. Partially extant 19th century farmstead. Regular courtyard of F plan. The farmhouse is attached to a range of working buildings. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site (HER 2025).*

- 4.258. The heritage significance of Jubilee Farm is derived from a number of factors. Its evidential value, which substantially contributes to its significance, derives from the

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tangible physical remains and historic fabric of the 19th century farmhouse and surviving farm buildings. The physical fabric of the buildings also holds aesthetic value in their architectural design, whereby craftsmanship and quality of local building materials can be appreciated. The farmstead serves as a surviving example of historic settlement patterns and vernacular architecture, thereby providing them with historical illustrative value.

### Physical Surrounds – ‘What Matters and Why’

- 4.259. Jubilee Farm is situated within a rectangular plot c. 175m to the south of Middle Lane, at the eastern edge of Thorpe on the Hill. The farmhouse is aligned on an east to west axis and its principal east elevation overlooks an area of gardens towards the tree-lined east boundary of the plot, while the surviving L-shaped range of farm buildings is attached to the rear (west) end of the farmhouse (Photo 46). One of the farm building ranges has been lost, leaving an L-shaped plan, but the majority of the historic buildings are still extant, and the remnant of the courtyard plan is still legible. These elements of orientation, aspect and layout have remained largely unchanged since the farmstead’s construction and aid in understanding the historic, evidential and aesthetic values of the asset, thereby contributing to its significance.



Photo 47 View of Jubilee Farm from the public footpath directly to the south, looking north west

- 4.260. The asset is depicted on the 1886, 1906 and 1950 OS maps (**Figures 13, 16 and 18, Appendix 7-B: Cultural Heritage Desk-based Assessment** of the ES [EN010154/APP/6.3] ) as a F-shaped courtyard plan farmstead surrounded by a garden plot to the south, with a small garden plot to the east in front of the farmhouse,

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and a small rectangular orchard to the north of the farmhouse. A farm track gave access to Middle Lane, which is still extant today, and a public footpath leads north west from the farmstead to link up with the settlement area, which is also still extant.

4.261. The orchard to the north of the farmhouse is now gone, and the farmyard has been extended to the west to create a larger yard with various modern outbuildings. The boundaries and layout of the historic garden plot are still legible, however, and the farmhouse and farm buildings are surrounded by landscaped lawned areas with an abundance of trees and shrubs to the borders, giving the plot an enclosed and rural character. This plot forms the asset's immediate setting and the most crucial aspect to understanding its historical function as a former farmstead and a rural dwelling and contributes positively to its significance.

4.262. The building's plot is surrounded by open fields to the west, north and east. It is uncertain whether there is a historic association between this land and Jubilee Farm as there is no Tithe map coverage for this area, although there is a functional link to the asset and this agricultural land. This area appears to have experienced only minor change and development since the 19th century, although the removal of some of the smaller field boundaries to allow for larger fields suitable for modern agricultural activity has eroded a little of the historic landscape character. This wider setting nonetheless retains an overall rural character and places the building within its rural context, and as such makes a positive contribution to the building's significance.

#### **Experience – 'What Matters and Why'**

4.263. The best appreciation of the asset will be gained from within its immediate setting, where the experience will primarily be one of seclusion and enclosure of the garden, enhanced by the abundance of trees along its boundaries. The sensory experience is one of peace and tranquillity and the sights, sounds and smells of nature in this rural location. The surrounding plot affords the best views towards all elevations of the building group, therefore allowing the form, scale and architectural design of the farmhouse and the group value of its historic farmstead to be fully appreciated. These elements help to facilitate an authentic experience of the asset and are therefore positive to its significance.

4.264. The sensory experience of the wider setting of the asset is dominated by the rural nature and tranquillity of the surrounding landscape. The area is generally very quiet and peaceful and feels rural but not remote, while the typical sounds and smells of



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an agricultural landscape are apparent. These elements help to facilitate an authentic experience of the asset and are therefore also positive to significance.

- 4.265. Wider views of the asset beyond the gardens are limited due to the setting back of the building group within its plot and the extensive boundary screening. There are glimpsed views of the asset from the public footpaths just beyond the boundaries of the plot during the winter season (Photo 47), however in the summer when the vegetation is at its fullest, these views are likely to be mostly obscured. These views nonetheless offer some experience of the building group within its historic plot and make a positive (if limited) contribution to significance. Views towards the asset from the Principal Site to the south east are mostly obscured by the screening, with the buildings only partially visible when at the northernmost part of the Principal Site close to the asset's plot (Photo 48). Therefore, the DCO Site does not represent a location from where the character and architectural qualities of the asset can be commonly or easily appreciated, and these views makes no particular contribution to significance.



**Photo 48 View of the asset from the boundary of the Principal Site to the south east, showing boundary screening**

#### **Summary of the contribution of setting to the significance of the assets**

- 4.266. The above analysis has identified that the key elements of setting which contribute positively to the significance of the asset are:
- a. The orientation, aspect and layout of the farmstead range within its surrounding gardens;



- b. The boundaries, spatial qualities and experience of the plot surrounding the asset, including immediate surrounding views towards the asset, where the special interest of the building group can be best appreciated;
- c. The views from the asset towards its surrounding garden plot;
- d. The glimpsed views of the asset from the adjacent public footpaths to the south and north;
- e. The wider rural landscape setting around the asset's plot, which includes part of the Principal Site.



**Photo 49 View towards the asset from the public footpath to the south east, showing boundary screening around the plot**

#### **Contribution of the Principal Site and summary of development effects**

- 4.267. The Principal Site forms a part of the asset' wider rural setting and makes a positive contribution to its significance by evidencing its rural location.
- 4.268. The Proposed Development would introduce solar panels into the wider rural setting of the asset, with the nearest solar panels located c. 610m to the south west. This will result in no change to the physical fabric of the asset or its relationship with its surrounding plot. Accordingly, the elements of setting that contribute most to the significance of these buildings will remain unharmed. The installation of solar panels in this area will result in a change of character to the part of the wider agricultural element of the setting from agricultural to one of energy generation. However, the historic landscape character will still be legible and there will be no change to the current field layout or hedgerows within the Principal Site, and no change to the sensory experience of this wider setting. The solar panels will not be visible in the

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important views towards the asset, and extant screening should also obscure views of the asset.

- 4.269. While the Proposed Development will introduce built form to part of the asset's wider rural setting, it is considered that the Proposed Development will not alter the setting in a way which would negatively affect its significance or the appreciation and understanding of its special interest, and that **no harm** is found.

***Lincoln Cathedral (Cathedral Church of St Mary and Cloisters and Chapter House and Libraries)***

- 4.270. The Grade I listed Lincoln Cathedral (Grade I Listed (NHLE 1388680) is located c. 9.27km to the north east of the DCO Site and is described as:

*Cathedral church with attached cloisters, chapter house and libraries. Established c1072-1092 by Bishop Remigius. Restored and extended following a fire, 1123-1148, for Bishop Alexander. Remodelled c1180-1200 by Richard the Mason and Geoffrey de Noiers for St Hugh of Avalon. Transepts extended and completed c1230-1235 by Michael "magister operis". Crossing tower rebuilt c1240 by master mason Alexander, and heightened 1307-1311 by Richard of Stow. Angel Choir added 1256-1280, probably by Simon de Tresk. Cloisters c1290-1300. Chapter house C13. Song school early C13. Galilee porch, west of south transept, mid C13. Cantelupe Chantry 1355, Fleming chantry 1431 by John Porter, Russell chantry 1494, Langland chantry c1547 by William Kitchin. Old Library c1422. Honeywood Library, north of cloister, 1674, by Sir Christopher Wren, with contemporary bookcases. Rooms under west towers c1730 by James Gibbs. Dean Wickham Library 1909-1914 by Hodgson Fowler. Major restorations by James Gibbs, 1725, James Essex, 1761, J C Buckler, mid C19, J L Pearson, 1870-1893, Sir Charles Nicholson and Sir Francis Fox, 1921. Spires removed from towers, 1807. Dressed stone and ashlar, with lead roofs. Romanesque, Early English, Perpendicular and Tudor Revival styles. Latin Cross plan (Excerpt from Historic England 2025).*

- 4.271. The Cathedral is a heritage asset of the highest significance, which derives from a combination of evidential, historical, aesthetic and communal heritage values, as well from the asset's setting. The discussion that follows focuses on those aspects of the asset's significance and setting which could be affected by the Proposed Development within the Principal Site. The evidential value of the Cathedral's fabric and built form is considered to make the greatest contribution to its significance. The gothic elements of the building represent an important survival of medieval fabric, while subsequent additions and restoration reflect its historic development.

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### Physical Surrounds – ‘What Matters and Why’

- 4.272. The Cathedral sits at the top of the hill located at the centre of Lincoln, which also hosts the nearby Scheduled Lincoln Castle (NHLE: 1388491), established in 1068 for William I. From this prominent point, the majesty of the Cathedral dominates the surrounding landscape.
- 4.273. The immediate surroundings of the Cathedral form an integral and fundamental aspect of the setting of this asset, being the area where the majesty of its built form can be better experienced (see below). The Cathedral sits broadly at the centre of the Cathedral and City Centre Conservation Area of Lincoln, which also includes numerous Scheduled Monuments and Grade I, Grade II\* and Grade II Listed Buildings. It is therefore evident that a further aspect of the Cathedral setting lies in its specific location and in the historical relationship with the other designated assets located within its close surroundings, which represents a key part of the history and development of the settlement of Lincoln.
- 4.274. The wider surroundings of the Cathedral include the rest of the city of Lincoln and its modern development and, further afield, an agricultural landscape, formed by open fields and scattered settlement, which includes historic villages, modern agricultural buildings, and other modern developments, such as overhead powerlines pylons, which are well visible across the area.
- 4.275. The southern part of this landscape also includes the Principal Site. The fields composing this part of the Principal Site have maintained a rural character and appearance, retaining some historic hedgerows (see **Figure 7-E-3** of the ES [EN010154/APP/6.3]). Much of this landscape has been altered to allow for larger fields suitable for modern agricultural activity (see **Figure 7-E-2a-c** of the ES [EN010154/APP/6.3]), thus eroding a little of its historic landscape character, as well as the development of major roads, energy pylons and extensive settlement areas, and does not reflect the historical layout of this part of the landscape at the time in which the Cathedral was established. This wider landscape accentuates the rural setting of the city of Lincoln and the Cathedral and makes a broadly positive but limited contribution to significance.

### Experience – ‘What Matters and Why’

- 4.276. The Cathedral’s fabric and its built form can be best experienced and appreciated from the close vicinity of the structure. The best approach to the Cathedral is from the

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west, from where the splendour of the façade can be enjoyed. None of the parts of the Principal Site are visible from the Cathedral grounds, and therefore these are not included and involved in the experience of this asset. The aesthetic and architectural values of the building are instead best appreciable in the stonework decorating the façade, which cannot be seen from the Principal Site.

- 4.277. A further element that contributes to the significance of this designated asset is its historical relationship with the other historic structures and remains located within its close surroundings and enclosed within the Cathedral and City Centre Conservation Area. This element is fundamental for the knowledge and the appreciation of the development of the city of Lincoln and its political importance in England during the medieval and post-medieval periods. None of these areas include the Principal Site, and the Principal Site is not visible from the Cathedral grounds. Therefore, the DCO Site is not included in the experience of this asset from its close vicinity.
- 4.278. The Cathedral was built in a prominent location, ensuring it is a landmark visible from the surrounding, low-lying landscape. No views of the Cathedral were observed from the Principal Site during the March 2025 site visit, although Viewpoint No. 29 taken from a footpath at Tunman Hill (see **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]). The photomontages at this viewpoint illustrate that there is some distant visibility of the Cathedral's towers from parts of the Principal Site, although the difference in the winter and summer visuals indicate that this visibility can be season and weather-dependent, being almost invisible in the winter visual.
- 4.279. Church towers are often widely visible across landscapes, but, as discussed in the Historic England guidance on settings (2017a), unless such views are intentionally designed or associative, or perhaps views from an important historic approach, they are more likely to be a landscape and not a heritage consideration. Due to the considerable distance, however, it is anticipated that the Principal Site does not offer a unique vantage point from which to experience the majestic built form of the Cathedral, with the towers and the roofs being equally (if not more) prominent within views from numerous other locations within and across the surrounding landscape, and such restricted visibility does not enable any clear understanding of the asset's heritage significance. Additionally, the qualities and heritage significance of the Cathedral's towers was not perceived at all from within the vicinity of the Principal Site. On this basis, such views are not considered to add to the heritage significance of the Cathedral.



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### Contribution of the Principal Site and summary of development effects

- 4.280. Lincoln Cathedral is located beyond the 5km study area and is located approximately c. 9.27km north east of the DCO Site. The DCO Site forms one component of the wider rural setting beyond the settlement of Lincoln that accentuates the rural setting of the city of Lincoln and the Cathedral and makes a broadly positive but limited contribution to significance.
- 4.281. This report has concluded that the heritage significance of the Lincoln Cathedral Church of St Mary derives primarily from the evidential, historical and aesthetic values retained within its physical fabric, as one of the finest examples of the gothic architectural style in England. The Cathedral is set at the top of the hill, within a very pertinent and defined heritage context. This is composed by the other designated heritage assets included within the Cathedral and City Centre Conservation Area and is the result of the historical development of Lincoln as one of the major cities in England during the medieval period. This aspect, which embodies a fundamental element of the Cathedral setting, can be experienced only within the boundaries of this Conservation Area.
- 4.282. Regarding Policy S58 of the Central Lincolnshire Local Plan, the '*dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline*' are also considered elements contributing to the setting and character of the Cathedral. As discussed above, there are some distant views of the Cathedral's towers from the Principal Site, however these views do not form 'approach views' but rather are incidental distant views, and intervening topography, vegetation and buildings and buildings screen the Cathedral from many wider views. The Historic England guidance on settings (2017a) states that unless such views are designed or associative, or perhaps views from an important historic approach, they are more likely to be a landscape not heritage consideration. As such, these views make no meaningful contribute to its significance and are a matter of amenity, and therefore a consideration of the LVIA.
- 4.283. Although these views are a matter of landscape and amenity rather than heritage, where distant views have been identified- such as those from Tunman Hill- the proposed design has responded by pulling back the solar panels and leaving an area of open fields along the sightline towards the Cathedral, in addition to mitigation screening around the proposed panels, which is illustrated on the photomontages

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(see Viewpoint No. 29 of **Figure 10-8: Viewpoint Photography** of the ES [EN010154/APP/6.2]).

- 4.284. A far better appreciation of the Cathedral is provided from its own ground, above all from the western side. Here it is possible to appreciate the magnificence of the façade and, within its close surroundings, its historical setting, as a focal point of the historical development of the city of Lincoln. None of these important views includes the DCO Site, which is located over 9km to the south west of the church.
- 4.285. The DCO Site is part of the wider landscape surrounding the city centre of Lincoln and, therefore, it can be interpreted as part of the wider rural setting of the Cathedral. The overall contribution of this wider rural setting to the significance of the asset is, however, limited, with intervening modern built form and vegetation reducing, if not compromising, the potential appreciation of this part of the landscape from the (rear) grounds surrounding the Cathedral.
- 4.286. The Proposed Development would not affect any of the contributors to the significance of Lincoln Cathedral, namely the heritage values embodied within its physical fabric, and would preserve the key elements of its setting, comprising its surrounding ground, the historical relationship with the other designated assets located within the boundaries of the Cathedral and City Centre Conservation Area of Lincoln, and the key views perceivable from within this part of the city.
- 4.287. On this basis, it is here concluded that, the very limited degree of anticipated change to the wider rural landscape, which lies beyond the setting that meaningfully contributes to the significance of the Cathedral, as arising from development, would result in **no harm** to its overall heritage significance.

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## 5. CONCLUSIONS

- 5.1. This settings assessment has been produced in respect of the Proposed Development at the DCO Site, consisting of solar panel arrays, Battery Energy Storage System (BESS), Onsite Substation, access routes, compounds, and the installation of underground cable routes. The assessment has examined the physical and experiential settings of the heritage assets in relation to the Proposed Development at the Principal Site. This assessment has been undertaken in accordance with guidance set out by Historic England (2017a). It has examined 'what matters and why' to the significance and understanding of the heritage assets in terms of their setting. It has not examined non-heritage related considerations such as landscape amenity. The contribution of the Principal Site to the setting of the assets has then been examined, and finally how change to the Principal Site resulting from the Proposed Development may change key elements of setting that could affect the appreciation and experience of the assets to an extent that could result in harm to their significance. Any non-physical effects of the Proposed Development upon the significance of the heritage resource will be a material consideration in the determination of the DCO application.
- 5.2. This assessment has concluded that the Proposed Development will result in **less than substantial harm (lower end)** to the heritage significance of the two designated heritage assets located within the close vicinity of the Principal Site; Grade II Listed River Farmhouse (**NHLE 1168186**) and Grade II Listed Grange Cottage (**NHLE 1061951**) and should be considered under paragraph 5.9.32 of the NPS EN-1 and paragraph 215 of the NPPF 2024. The assessment has also concluded that the Proposed Development will result in **very limited harm** to a non-designated heritage asset, Tonge's Farm (MLI119774), and should be considered under paragraph 5.9.33 of NPS EN-1 and paragraph 216 of NPPF 2024.
- 5.3. This report has been produced in accordance with the requirements of the National Planning Policy Framework, Local Plan Policy S57, and the statutory duties under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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## 6. REFERENCES

PEI Report AECOM 2024 *Fosse Green Energy: Preliminary Environmental Information Report (PEI Report) Volume 3, Appendix 7-B: Cultural Heritage Desk-based Assessment*, available at: [https://fosse-green.s3.eu-west-2.amazonaws.com/Vol+3+Appendices/FGE\\_PEIR\\_Appendix\\_7-B\\_Desk+Based+Assessment.pdf](https://fosse-green.s3.eu-west-2.amazonaws.com/Vol+3+Appendices/FGE_PEIR_Appendix_7-B_Desk+Based+Assessment.pdf)

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England 2017a *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition)*

Historic England 2017b *Historic Farmsteads: A Manual for Recording*

Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

Historic England 2025 *National Heritage List for England*

Historic England 2020 *National Character Area 48: Trent and Belvoir Vales Farmstead and Landscape Statement*

Ministry for Housing, Communities and Local Government 2024 *National Planning Policy Framework (NPPF)*; published December 2024

North Kesteven District Council 2016 *Bassingham Conservation Area Appraisal*

North Kesteven District Council 2017c *Coleby Conservation Area Appraisal*

Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

### **Cartographic sources (viewed at the Genealogist and National Library of Scotland)**

1838 Tithe Map of Thurlby Parish

1839 Tithe Map of Norton Disney Parish

1848 Tithe Map of Aubourn Parish

1886 Ordnance Survey Map of Lincolnshire

1906 Ordnance Survey Map of Lincolnshire

1936 Ordnance Survey Map of Lincolnshire

1950 Ordnance Survey Map of Lincolnshire



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## ANNEX 1: HERITAGE GUIDANCE

### *Good Practice Advice 1-3*

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

### **GPA2 - Managing Significance in Decision-Taking in the Historic Environment**

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3 below). GPA2 notes that 'a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the Proposed Development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

### **GPA3 – The Setting of Heritage Assets**

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced...'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)...'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the Proposed Development on the significance of the asset(s)' – specifically to 'assess the effects of the Proposed Development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the Proposed Development, its form and appearance, its permanence, and wider effects.

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Step 4 of GPA3 provides commentary on ‘ways to maximise enhancement and avoid or minimise harm’. It notes (Paragraph 37) that ‘Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception.’ It goes on to note (Paragraph 39) that ‘good design may reduce or remove the harm, or provide enhancement’.

### **Heritage significance**

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- a. Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- b. Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- c. Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- d. Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.

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- e. Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

### **Effects upon heritage assets**

#### **Heritage benefit**

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

#### **Heritage harm to designated heritage assets**

The NPPF (2024) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

#### **Effects upon non-designated heritage assets**

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The NPPF (2024) paragraph 216 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.



## ANNEX 2: GAZETTEER OF HERITAGE ASSETS

### *Heritage assets scoped in for Steps 2-3 assessment*

#### Designated Heritage Assets

Asset no.	Description	Designation and Grade	NGR	Reason for scoping in
<b>Within 3km Study Area</b>				
NHLE 1061952	Bridge Farmhouse	Grade II Listed Building	SK 91686 62978	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1061953	Corner Farmhouse	Grade II Listed Building	SK 91202 63014	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1360540	Well House	Grade II Listed Building	SK 91585 62982	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1021080	Hall Close	Scheduled Monument	SK 91281 62769	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1005067	Old Church	Grade II Listed Building	SK 91960 62518	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1004938	Grange Cottage	Grade II Listed Building	SK 91646 62204	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1061972	Church of St Germain	Grade II* Listed Building	SK 90895 61713	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1061973	Rectory	Grade II Listed Building	SK 90725 61371	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1317332	Thurlby Hall and outbuildings	Grade II Listed Building	SK 90802 61640	Potential impacts to the setting and character as a result of the Proposed Development
N/A	Bassingham Conservation Area	N/A		Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1061920	Corner Cottage and outbuilding	Grade II Listed Building	SK 91012 59755	Assessed with Bassingham Conservation Area- potential impacts to the setting and character as a result of the Proposed Development
NHLE 1061921	Ivy House	Grade II Listed Building	SK 90899 59830	
NHLE 1061922	Green's Stores	Grade II Listed Building	SK91155 60011	

Asset no.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1147336	House attached to north of Green's stores	Grade II Listed Building	SK91161 60022	
NHLE 1061923	Church of St Michael and All Angels	Grade II* Listed Building	SK 90806 59732	
NHLE 1147317	The Grange	Grade II Listed Building	SK91092 60029	
NHLE 1147372	Manor House	Grade II Listed Building	SK90994 60027	
NHLE 1308547	Church House	Grade II Listed Building	SK 90849 59737	
NHLE 1393726	K6 telephone kiosk	Grade II Listed Building	SK91177 60012	
NHLE 1360523	Old Manor House and outbuilding	Grade II Listed Building	SK 90896 59806	
NHLE 1405886	Wesleyan Methodist Chapel and Sunday Schoolroom	Grade II Listed Building	SK91143 59984	
MLI119725	4 Newark Road (Unnamed farmstead)	Non-designated heritage asset	SK 90860 59780	
MLI119721	Unnamed farmstead, 56-62 High Street	Non-designated heritage asset	SK 90960 59870	
MLI119722	Savages Farm, Carlton Road	Non-designated heritage asset	SK 90970 59700	
MLI119723	Unnamed farmstead (also known as the Hollies), 43 Carlton Road	Non-designated heritage asset	SK 90990 59490	
MLI85728	The National School, Newark Road	Non-designated heritage asset	SK 90874 59717	
MLI91983	Post-medieval farmstead, 1 Bakers Lane	Non-designated heritage asset	SK 90862 59625	
NHLE 1168186	River Farmhouse	Grade II Listed Building	SK 89980 59921	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1360486	Tunman Farmhouse	Grade II Listed Building	SK 88247 65196	Potential impacts to the setting and character as a result of the Proposed Development

Asset no.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1061930	Morton Manor	Grade II Listed Building	SK 88424 63941	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1317323	Morton Grange	Grade II Listed Building	SK 88485 63761	Potential impacts to the setting and character as a result of the Proposed Development
NHLE 1165305	Half Way House	Grade II Listed Building	SK 88789 62890	Potential impacts to the setting and character as a result of the Proposed Development
<b>Beyond 5km Study Area</b>				
NHLE 1388680	Lincoln Cathedral (Cathedral Church of St Mary and Cloisters and Chapter House and Libraries)	Grade I Listed Building	SK 97796 71808	Potential impacts to the setting as a result of the Proposed Development

#### Non-designated heritage assets

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
MLI83161	Halfway House Inn	Non-designated heritage asset	SK 88987 63063	Potential impacts to the setting and character as a result of the Proposed Development
MLI119774	Tonge's Farm	Non-designated heritage asset	SK 89160 60010	Potential impacts to the setting and character as a result of the Proposed Development
MLI119650	Jubilee Farm	Non-designated heritage asset	SK 91100 65320	Potential impacts to the setting and character as a result of the Proposed Development

## Assets scoped out at Stage 1 settings assessment

### Designated Heritage Assets

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
<b>Within 3km Study Area</b>				
NHLE 1010693	Somerton Castle Scheduled Monument	Scheduled Monument	SK 95393 58787	Somerton Castle and Grade I Listed Buildings at Somerton Castle are located c. 500m south of the Cable Corridor and c. 1.67km from the Principal Site, and c. 2.88km from the nearest proposed solar array. The Designated Heritage Asset will not be affected by the Proposed Development as there is no intervisibility between the DCO Site and the asset and the DCO Site makes no contribution to the asset's significance as a part of its setting (Photo 1). Therefore, It was decided on this basis that the Scheduled Monument will not be impacted upon by the Proposed Development and it has not been furthered to Steps 2 and 3.
NHLE 1061974	Somerton Castle and outbuilding to north west	Grade I Listed Building	SK 95431 58760	
NHLE 1061975	South west outbuilding at Somerton Castle	Grade I Listed Building	SK 95385 58759	
NHLE 1360511	Orchard outbuilding at Somerton Castle	Grade I Listed Building	SK 95460 58828	
NHLE 1000973	Coleby Hall Registered Park and Garden	Grade II Registered Park and Garden	SK 97438 60800	There will be views west from the RPG to the landscape beyond, but the nearest proposed area of solar arrays would be located c. 4km to the west of Coleby Hall. At that distance, although the solar panels theoretically might be visible, they would almost certainly blend into the general lines of field boundaries and hedges in the far distance and be imperceptible in the wider landscape when viewed from the RPG. As such, the Proposed Development would in no way alter the perception, interpretation and intelligibility of Coleby Hall or any designed views to the wider landscape from the RPG.
NHLE 1061979	Coleby Hall	Grade II* Listed Building	SK 97322 60768	
NHLE 1360515	Temple at Coleby Hall	Grade I Listed Building	SK 97508 60936	
NHLE 1317580	Coach House at Coleby Hall	Grade II Listed Building	SK 97299 60821	
NHLE 1061980	Archway (East gate to Coleby Hall)	Grade II Listed Building	SK 97602 60741	
N/A	Boothby Graffoe Conservation Area	Conservation Area	SK 98461 59116	Boothby Graffoe Conservation Area is located c. 110m to the south and c. 122m to the west of the Cable Corridor. The nearest proposed area of solar arrays would be located c. 5.49km to the west the Conservation Area. At

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
				that distance, although the solar panels theoretically might be visible, they would almost certainly blend into the general lines of field boundaries and hedges in the far distance and be imperceptible in the wider landscape when viewed from the Conservation Area. The proposals will therefore not alter the perception, interpretation and intelligibility of the special interest of the Conservation Area.
NHLE 1360512 NHLE 1360510 NHLE 1360513 NHLE 1061978 NHLE 1061977 NHLE 1061976	Boothby Graffoe Listed Buildings	Grade II Listed Buildings	SK 98461 59116	The Proposed Development would not result in changes to the setting of the assets.
N/A	Navenby Conservation Area	Conservation Area	SK 98702 57760	The Proposed Development would not result in changes to the setting of the assets.
NHLE 1360543 NHLE 1360546 NHLE 1360545 NHLE 1360544 NHLE 1147557 NHLE 1061880 NHLE 1061882 NHLE 1061881 NHLE 1061885 NHLE 1061883 NHLE 1061884 NHLE 1360542 NHLE 1147517 NHLE 1247059 NHLE 1147533 NHLE 1147537	Navenby Listed Buildings	Grade I and Grade II Listed Buildings	Various	The Proposed Development would not result in changes to the setting of the assets.



Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1147527 NHLE 1147477 NHLE 1308493 NHLE 1147458				
NHLE 1013082	Churchyard cross, St Germain's Churchyard	Scheduled Monument	SK 90866 61712	There is no intervisibility between the DCO Site and the asset, and the Proposed Development would not result in changes to the setting of the asset
NHLE 1008316	Remains of a preceptory, fishponds and post-medieval gardens at Eagle Hall	Scheduled Monument	SK 86484 65676	There is no intervisibility between the DCO Site and the asset, and the Proposed Development would not result in changes to the setting of the asset
NHLE 1009214	Wellingore Village Cross	Scheduled Monument	SK 98381 56794	There is no intervisibility between the DCO Site and the asset, and the Proposed Development would not result in changes to the setting of the asset
NHLE 1009215	Churchyard Cross, All Saints Churchyard	Scheduled Monument	SK 88621 57582	There is no intervisibility between the DCO Site and the asset, and the Proposed Development would not result in changes to the setting of the asset
NHLE 1003477	Mound S of Sand Lane	Scheduled Monument	SK 83067 65093	There is no intervisibility between the DCO Site and the asset, and the Proposed Development would not result in changes to the setting of the asset
NHLE 1005018	Roman villa west of Hill Holt Farm	Scheduled Monument	SK8595760244	Changes to the setting of the asset as a result of the Proposed Development
NHLE 1007686	Remains of preceptory church, Temple Bruer	Scheduled Monument	SK 86484 65676	Changes to the setting of the asset as a result of the Proposed Development
NHLE 1000975	Doddington Hall	Grade II Registered Park and Garden	SK 89782 70152	Changes to the setting of the asset as a result of the Proposed Development
NHLE 1000984	Hartsholme	Grade II Registered Park and Garden	SK 94380 69461	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061958	Church of St Peter	Grade I Listed Building	SK 90075 70123	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1062005	Church of All Saints	Grade I Listed Building	SK 97520 6058	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1164612	Doddington Hall	Grade I Listed Building	SK 89992 70083	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1302469	Church of St Helen	Grade I Listed Building	SK 84826 64024	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061998	Folly Façade to the Jungle	Grade II* Listed Building	SK 8833668599	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1164892 NHLE 1317567 NHLE 1317567 NHLE 1164908 NHLE 1061985 NHLE 1061984 NHLE 1164917 NHLE 1061987 NHLE 1164912 NHLE 1164885 NHLE 1061989 NHLE 1317571 NHLE 1061988 NHLE 1061986 NHLE 1061983	Harmston	Grade II* and Grade II Listed Buildings	SK 97089 62328	The Proposed Development would not result in changes to the setting of the assets.
NHLE 1360553 NHLE 1061903 NHLE 1168108 NHLE 1168153 NHLE 1061904 NHLE 1168142 NHLE 1360554	Carlton-Le-Moorland	Grade I and Grade II Listed Buildings	SK 90679 58015	The Proposed Development would not result in changes to the setting of the assets.
NHLE 1165316 NHLE 1360509 NHLE 1360508 NHLE 1317317 NHLE 1165399	Swinderby	Grade II* and Grade II Listed Buildings	SK 86874 63036	The Proposed Development would not result in changes to the setting of the assets.

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1360508 NHLE 1062011 NHLE 1165376 NHLE 1317373 NHLE 1317367				
NHLE 1061970 NHLE 1360507 NHLE 1061969 NHLE 1164748	Thorpe on the Hill	Grade II Listed Buildings	SK 90774 65624	The Proposed Development would not result in changes to the setting of the assets.
NHLE 1317423 NHLE 1062003 NHLE 1165196 NHLE 1360487	Swinderby Station	Grade II Listed Buildings	SK 86828 64392	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061899 NHLE 1360577 NHLE 1168236 NHLE 1168219 NHLE 1307113	Stapleford	Grade II Listed Buildings	SK 88224 57690	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061957 NHLE 1061964	South Hykeham	Grade II* and Grade II Listed Buildings	SK 93803 64535	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1165121 NHLE 1062000 NHLE 1165136 NHLE 1360485 NHLE 1061995 NHLE 1360484 NHLE 1061999 NHLE 1061994 NHLE 1165146 NHLE 1062002	Eagle	Grade II Listed Buildings	SK 87715 67150	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1360528	Safari	Grade II Listed Building	SK 90225 66477	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation and Grade	NGR	Reason for scoping in
NHLE 1317653	Beacon Hill Cottage	Grade II Listed Building	SK 91989 63874	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061924	Manor Farmhouse	Grade II Listed Building	SK 90792 59471	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1360520 NHLE 1061996 NHLE 1360521 NHLE 1061997	Eagle Hall	Grade II Listed Buildings	SK 86545 65783	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1165255 NHLE 1062009	North Scarfe Grange	Grade II Listed Buildings	SK 85499 65785	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1360488	Potter Hill Farm	Grade II Listed Building	SK 86312 61145	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1360556	Birch Holt Farmhouse	Grade II Listed Building	SK 86897 60467	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061905	Lodge Farmhouse	Grade II Listed Building	SK 87222 59777	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061824	Mile Post 20m South of Ashby Lodge Farm	Grade II Listed Building	TF 02859 55004	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061942 NHLE 1165588	Dunston Pillar and Dunston Farmhouse	Grade II Listed Buildings	TF 01063 61944	The Proposed Development would not result in changes to the setting of the asset.
NHLE 1061963	Whisby Hall	Grade II Listed Building	SK 90225 67068	The Proposed Development would not result in changes to the setting of the asset.

#### Non-Designated Heritage Assets

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
HER within 1km Study Area						

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI82112	Archway, west gate to Coleby Hall, Far Lane	Non-designated heritage asset	SK 97483 60644	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI82449	Wesleyan Chapel, junction of Blind Lane and Dovecote Lane	Non-designated heritage asset	SK 97648 60386	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI83015	John Hunt Memorial Wesleyan church, Fosse Lane	Non-designated heritage asset	SK 90878 65573	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI83036	Former School, Thorpe on the Hill	Non-designated heritage asset	SK 90811 65644	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI85727	Holmedene, Bassingham	Non-designated heritage asset	SK 90770 59494	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI85731	Forge Cottage, Linga Lane, Bassingham	Non-designated heritage asset	SK 91233 60237	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI85743	Smithy, Bassingham	Non-designated heritage asset	SK 91010 59900	Yes	No	Structure no longer appears to be extant, and the Proposed Development would not result in changes to the setting of the asset.
MLI86204	Smithy, Blacksmith's Lane, Boothby Graffoe	Non-designated heritage asset	SK 98450 59240	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI86207	Former School, Boothby Graffoe	Non-designated heritage asset	SK 98406 59202	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI86365	House at the rear of No 10 High Street, Church Lane, Navenby	Non-designated heritage asset	SK 98807 57801	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI86412	Wesleyan Chapel and Sunday School, Chapel Lane, Navenby	Non-designated heritage asset	SK 98942 57602	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI86421	Smithy, off East Road, Navenby	Non-designated heritage asset	SK 98890 57810	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI94171	Morton House, Green Lane, Swinderby	Non-designated heritage asset	SK 87650 63630	Yes	Yes, although there is no entry for the plot	The Proposed Development would not result in changes to the setting of the asset.
MLI97099	Ebenezer House, Fosse Lane, Thorpe-on-the-Hill	Non-designated heritage asset	SK 90904 65297	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI97243	Former Mission Hall, and possible former Primitive Methodist Chapel, 1, High Street, Bassingham	Non-designated heritage asset	SK 91216 60224	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI86386	The Old Rectory, St Peter's Church, Navenby	Non-designated heritage asset	SK 98590 57901	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI97092	Navenby Methodist Church, High Street, Navenby	Non-designated heritage asset	SK 98779 57901	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126293	Tempest Arms, Coleby	Non-designated heritage asset	SK 97558 60393	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126358	Manor Farm House, Church Lane, Navenby	Non-designated heritage asset	SK 98680 57800	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120976	Manor Farm, Navenby	Non-designated heritage asset	SK 98670 57760	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI126360	Old Cattle accommodation, Manor Farm, Navenby	Non-designated heritage asset	SK 98655 57769	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126360	Old Cattle accommodation, Manor Farm, Navenby	Non-designated heritage asset	SK 98655 57769	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126361	Old stables, Manor Farm, Navenby	Non-designated heritage asset	SK 98670 57780	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126362	Old Barn, Manor Farm, Navenby	Non-designated heritage asset	SK 98681 57755	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI126844	Primary School, Coleby	Non-designated heritage asset	SK 97618 60602	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI116568	Low Fields Farm (Hall Farm), Coleby	Non-designated heritage asset	SK 96200 60730	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI116958	Sky-Barn Farm (Black Cat Barn), Aubourn with Haddington	Non-designated heritage asset	SK 91100 64100	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI116960	High Walks Farm, Aubourn with Haddington	Non-designated heritage asset	SK 90550 63220	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI116961	Haddington Grange, Aubourn with Haddington	Non-designated heritage asset	SK 91510 63030	Yes, although there is no entry for the plot	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI116962	Hillside Farm (Glebe Farm), Aubourn with Haddington	Non-designated heritage asset	SK 92060 63660	Yes, although there is no entry for the plot	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119638	Unnamed farmstead, Aubourn with Haddington	Non-designated heritage asset	SK 92520 62670	Yes	Yes, via land ownership	The Proposed Development would not result in changes to the setting of the asset.
MLI119640	Malborough Farm, Aubourn with Haddington	Non-designated heritage asset	SK 93310 61260	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119641	Grocock's Farm, Aubourn with Haddington	Non-designated heritage asset	SK 93130 60970	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119642	Unnamed farmstead, Thorpe on the Hill	Non-designated heritage asset	SK 90250 66180	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119643	Scotland Farm, Thorpe on the Hill	Non-designated heritage asset	SK 89170 65650	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119644	Home Farm, Thorpe on the Hill	Non-designated heritage asset	SK 90400 65600	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119645	The Farm, Thorpe on the Hill	Non-designated heritage asset	SK 90510 65510	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119646	Unnamed farmstead, Thorpe on the Hill	Non-designated heritage asset	SK 90870 65590	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI119647	Holme Farmhouse, Thorpe on the Hill	Non-designated heritage asset	SK 90980 65600	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119674	Birchwood Farm, Eagle and Swinethorpe	Non-designated heritage asset	SK 88260 65510	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119675	Yew Tree Farm, Eagle and Swinethorpe	Non-designated heritage asset	SK 88160 65200	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119676	Tunman Cottage, Eagle and Swinethorpe	Non-designated heritage asset	SK 88240 65000	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119677	Sycamore House, Eagle and Swinethorpe	Non-designated heritage asset	SK 87950 65450	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119679	Oaks Farm, Eagle and Swinethorpe	Non-designated heritage asset	SK 87890 65580	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119715	North Field House, Bassingham	Non-designated heritage asset	SK 91660 61060	Yes	Yes, via land ownership and occupier	The Proposed Development would not result in changes to the setting of the asset.
MLI119716	Lowfield Farm, Bassingham	Non-designated heritage asset	SK 92300 60590	Yes	Yes, via land ownership and occupier	The Proposed Development would not result in changes to the setting of the asset.
MLI119717	Larker's Farm, Bassingham	Non-designated heritage asset	SK 92170 60420	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119718	Bassingham Grange, Bassingham	Non-designated heritage asset	SK 92410 60060	Yes	No	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI119719	Witham Farm (Witham House), Bassingham	Non-designated heritage asset	SK 91130 60790	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119720	Willow Tree Farm, Bassingham	Non-designated heritage asset	SK 91000 60270	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119723	Unnamed farmstead, Bassingham	Non-designated heritage asset	SK 90990 59490	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119725	Unnamed farmstead, Bassingham	Non-designated heritage asset	SK 90860 59780	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119728	Standacre (Standacre Farm), Bassingham	Non-designated heritage asset	SK 92980 59770	Yes	Unknown- not extant on Tithe	The Proposed Development would not result in changes to the setting of the asset.
MLI119730	Wirelock, Bassingham	Non-designated heritage asset	SK 93670 59700	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI119738	Cottage Farm, Swinderby	Non-designated heritage asset	SK 87670 64550	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119739	Rose Cottage, Swinderby	Non-designated heritage asset	SK 87610 64410	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119740	Bracken Farm, Swinderby	Non-designated heritage asset	SK 87650 64290	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119741	Park Farm (Cross Roads Farm), Swinderby	Non-designated heritage asset	SK 88310 63760	Yes	Unknown	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI119742	Anson's Farm, Swinderby	Non-designated heritage asset	SK 88100 63430	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119755	Sheep Walks Farm, Witham St Hughs	Non-designated heritage asset	SK 89980 63070	Yes	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI119764	North Farm, Thurlby	Non-designated heritage asset	SK 90790 61770	Yes	Yes, via land ownership and occupier	The Proposed Development would not result in changes to the setting of the asset.
MLI119765	Middle Farm, Thurlby	Non-designated heritage asset	SK 90680 61660	Yes	Yes, via land ownership	The Proposed Development would not result in changes to the setting of the asset.
MLI119766	South Farm, Thurlby	Non-designated heritage asset	SK 90810 61430	Yes	Yes, via land ownership	The Proposed Development would not result in changes to the setting of the asset.
MLI120965	Windpump Farm, Boothby Graffoe	Non-designated heritage asset	TF 00460 59740	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120968	Hall Farm, Boothby Graffoe	Non-designated heritage asset	SK 98300 59310	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120969	Somerton House, Boothby Graffoe	Non-designated heritage asset	SK 98480 59140	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120970	Unnamed farmstead, Boothby Graffoe	Non-designated heritage asset	SK 98530 59090	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120971	Ermine House Farm, Boothby Graffoe	Non-designated heritage asset	SK 98920 58830	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
MLI120973	Heath Farm (Glebe Farm), Navenby	Non-designated heritage asset	TF 01080 57050	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120975	Highfields (Navenby Heath Farm), Navenby	Non-designated heritage asset	SK 99400 57380	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120977	Old Green Farm, Navenby	Non-designated heritage asset	SK 98630 58000	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120978	Unnamed farmstead, Navenby	Non-designated heritage asset	SK 98790 58020	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120979	Top Farm, Navenby	Non-designated heritage asset	SK 98860 58030	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI120980	Unnamed farmstead, Navenby	Non-designated heritage asset	SK 98860 57980	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
MLI121049	Carlton Barn, Carlton-le-Moorland	Non-designated heritage asset	SK 89910 58750	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
MLI124813	Masons Lodge, Coleby	Non-designated heritage asset	SK 97750 60420	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
<b>North Kesteven District Council's Local List of non-designated heritage assets within 1km Study Area</b>						
-	Orchard House (The cottage south of Chapel Lane)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Gardener's Cottage (The cottage north of Chapel Lane)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Outbuilding at Lilac Tree Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	1 & 2 Moor View Cottage	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Building west of Holme Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Judd's Cottage (Holme Farm)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Holme Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Hall Farm Cottage (Holme Farm)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Farm buildings to Manor Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Vicarage	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Two outbuildings south of Aubourn Hall	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	The Lodge and Lodge Cottage (The Lodge)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	The Lodge Cottages east	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Cottage	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	East End Cottage	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Hop Hill Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Marlborough Farm	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	3 Marlborough Road	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	4 Marlborough Road	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	5 Marlborough Road	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	1 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	2 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	3 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	4 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	5 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	6 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	7 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	8 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	9 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	10 The Row	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Shop (Post Office)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Suttons Corner, 1 The Cottages, Royal Oak Lane (Former Property on The Jetty)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Middle Cottage, 2 The Cottages, Royal Oak Lane (Former Property on The Jetty)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	3 The Cottages, Royal Oak Lane (Formerly Property on The Jetty)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Royal Oak and Adjacent outbuildings (now Royal Oak Cottage)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Hall Farm Cottage (Holme Farm)	Non-designated heritage asset	Aubourn	Yes	Possible connection via land ownership, as most of the land in Aubourn was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Dovecote	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Elm Tree Farm	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Pond Cottage	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Wainwrights Cottage	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Wheelwrights Cottage	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	King's Cottage (Gamekeeper's Cottage)	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.
-	Property east of Bridge Farm, South Hykeham Road	Non-designated heritage asset	Haddington	Yes	Possible connection via land ownership, as most of the land in Haddington was historically owned by Henry Neville Esquire	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
Also recorded as MLI119723	The Hollies, 43 (Property A, Carlton Road)	Non-designated heritage asset	Bassingham	Yes	Unknown	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI119722	Savages Farm, 21 (Property B, Carlton Road)	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Rose Cottage, Carlton Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Croft House, 8 Croft Lane	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Eastview, 10 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Five Bells, 17 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	21 & 23 (Property adj. Mayfield's House) High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Methodist Church, High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Building r/o 36, High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Sage Cottage & Forge Cottage, 50 & 52 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Forge House, 48 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Gardens, 43 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	54 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Brewery, 56 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	60 & 62 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Yews, 3 High Street	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Pearson Cottage, 45 Lincoln Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Cawthorpe Cottage, 43 Lincoln Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Minden, 39 Lincoln Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Bugle Horn, Lincoln Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Old Rectory, 2 Lincoln Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI119715	The Cottage, Northfield Farm	Non-designated heritage asset	Bassingham	Yes	Yes, via land ownership and occupier	The Proposed Development would not result in changes to the setting of the asset.
-	The Laurels, 22 Water Lane	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Police House, 24 Water Lane	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Wath House, Hall Wath	Non-designated heritage asset	Bassingham	Yes	No	Demolished
-	Longhedges 1 Chapel Jetty, Eastgate	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Ingleside, 6 Eastgate	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Hollies, 3 Eastgate	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Bytham House, 5 & 7 Eastgate	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Mill Farm, Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
Also recorded as MLI85727	Holmdene, Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Woodbine Cottage, Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI119725	Dwellings south of Old Manor, Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Manor Farm Cottage, 9 Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	The Cottage, 18 Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI91983	Building r/o 1 Bakers Lane,	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI85728	School House, 3 Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
Also recorded as MLI85728	Primary School, 1 Newark Road	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Methodist Church and Hall Chapel Jetty	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.
-	Chapel House, 2 & 4 Chapel Jetty	Non-designated heritage asset	Bassingham	Yes	No	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Blacksmith's Cottage, Blacksmiths Lane	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	House in Hall grounds, Far End	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	House at far north, Far End	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Hall Barn, (Building at Hall Farm), Far End	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Mill Cottage, Grantham Road	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Village Farm (House opposite Manor Farm (Castle Hill Farmhouse), Main Street	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Gamekeeper's Cottage, Middle Cottage & End Cottage (Semis opposite Church View Farm), Main Street	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Inbetweeny Cottage & Castle Hill House (Two houses corner Castle Lane), Castle Lane	Non-designated heritage asset	Boothby Graffoe	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Linton House, 27 Blind Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Bentley House, 19 Blind Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The old Chapel, Blind Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	2 & 4 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Blacksmith's Cottage, Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	6 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	8 & 10 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Mount, 14 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Hill Crest, 16 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	1 & 3 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Harvest Cottage, 11 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Pear Tree Cottage, 13 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Fairfield Cottage, 15 Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	15a Church lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	1 & 3 Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Threave House, 11 Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	6 Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Rose Villa, Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	8 Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	12 Dovecote Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	5 & 7 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	6 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	8 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	10 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Saddler's Cottage, 16 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	18 Far Lane	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Red House, 2 High Street	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	14 High Street	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Tempest Arms High Street	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Cottage by the Green, 1 Hill Rise	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Hilltop Cottage, 6 Hill Rise	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	Coleby C of E Primary School, Rectory Road	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	8 Rectory Road	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	House off Rectory Road, Rectory Road	Non-designated heritage asset	Coleby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	1 Chapel Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	1 (Manor Farm), Church Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	22 (Albion House), Clint Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	32 (Applewhite House), Clint Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Wesley House, Grantham Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Bleak House and outbuilding, Grantham Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Top Farm, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	1 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	3 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	19 & 21 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	18 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	24 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	39 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	43 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	47 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	48 (Dunston House) High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	50 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	59 (Crowland House) High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	71 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	83 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Phoenix House, 6a High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Methodist Church High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	46 (Post Office) High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	40 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	41 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	42 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Top Farm, Lincoln Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.



Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Woodlands, Maidenwell Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Maidenwell House, Maidenwell Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Dovecote, Maidenwell Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	12 Maidenwell Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	14 and outbuilding, North Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	North Hill House (Building south of Church Hall), North Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Rectory, North Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Skinnand Manor Farm, Skinnand	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The cottage, 15 Blacksmiths Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Wesleyan Methodist Chapel, Fosse Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Mount, 35 Fosse Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Ebenezer House and outbuildings, 29 Fosse Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Holmside, 1 Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Tip Tree Farm and outbuildings, 11 Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Home Farm, 35 Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Old Dairy, Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Courtyard Barn, 25a Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Manor Farm Cottage, 25b Lincoln Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	11 Little Thorpe Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	13 Little Thorpe Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Cottage, Little Thorpe Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Rectory, 9 Main Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Roper House, 14 Main Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Signal Box, Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Railway Inn, Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Poultry Farm, Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Farm, Westfield Lane	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Chestnut Farm, Collingham Road	Non-designated heritage asset	Navenby		Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Church Farm, 82 High Street	Non-designated heritage asset	Navenby		Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Coronation Cottage, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	The Old Barn, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Barn, Grange Farm Yard, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Grange, 66 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Appletree Cottage, 49 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Swinderby Methodist Church, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Holt Farm, 38 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	32 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Elm Tree Farm, 30 High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	The Plough Inn Public House, High Street	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	25 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.

Asset No.	Description	Designation	NGR	Tithe Coverage	Historic Link	Reason for scoping out
-	26 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	27 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	28 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	29 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	30 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	31 Manor Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	42 Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Five Acres, 44 Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.
-	Ford Cottage, 1 Station Road	Non-designated heritage asset	Navenby	No	Unknown	The Proposed Development would not result in changes to the setting of the asset.



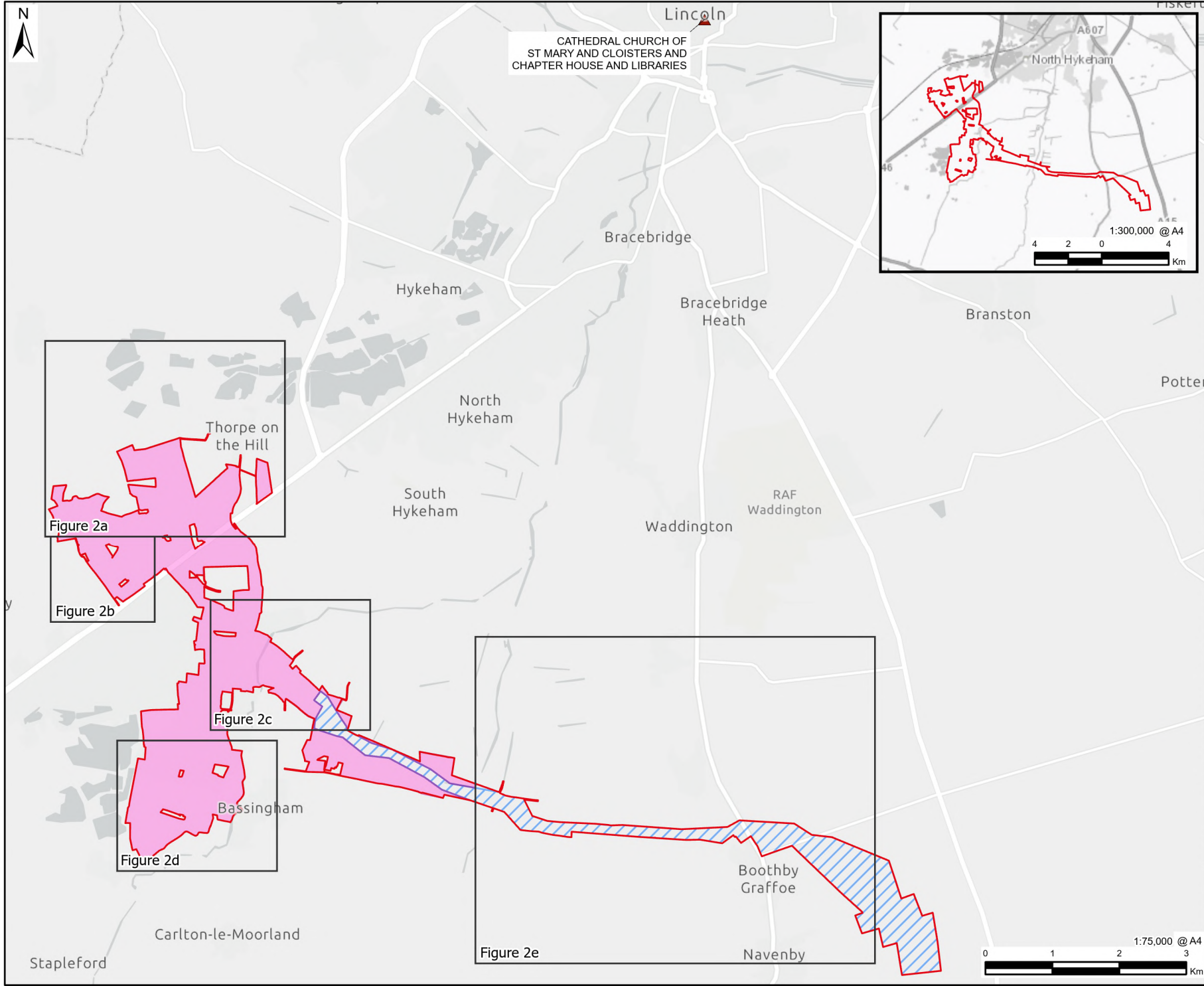
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## **ANNEX 3: FIGURES**

**Figure 7-D-1: Proposed Development Location showing Principal Site and Grid Connection Corridor**

**Figure 7-D-2: Heritage Assets**

**Figure 7-D-3: Schedule Monument (Hall Close) showing key features/areas of relevance and photo locations**



**PROJECT**  
Fosse Green Energy

**CLIENT**  
Fosse Green Energy Ltd

**CONSULTANT**  
AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

**LEGEND**

- DCO Site
- Principal Site
- Cable Corridor
- Grade I Listed Building

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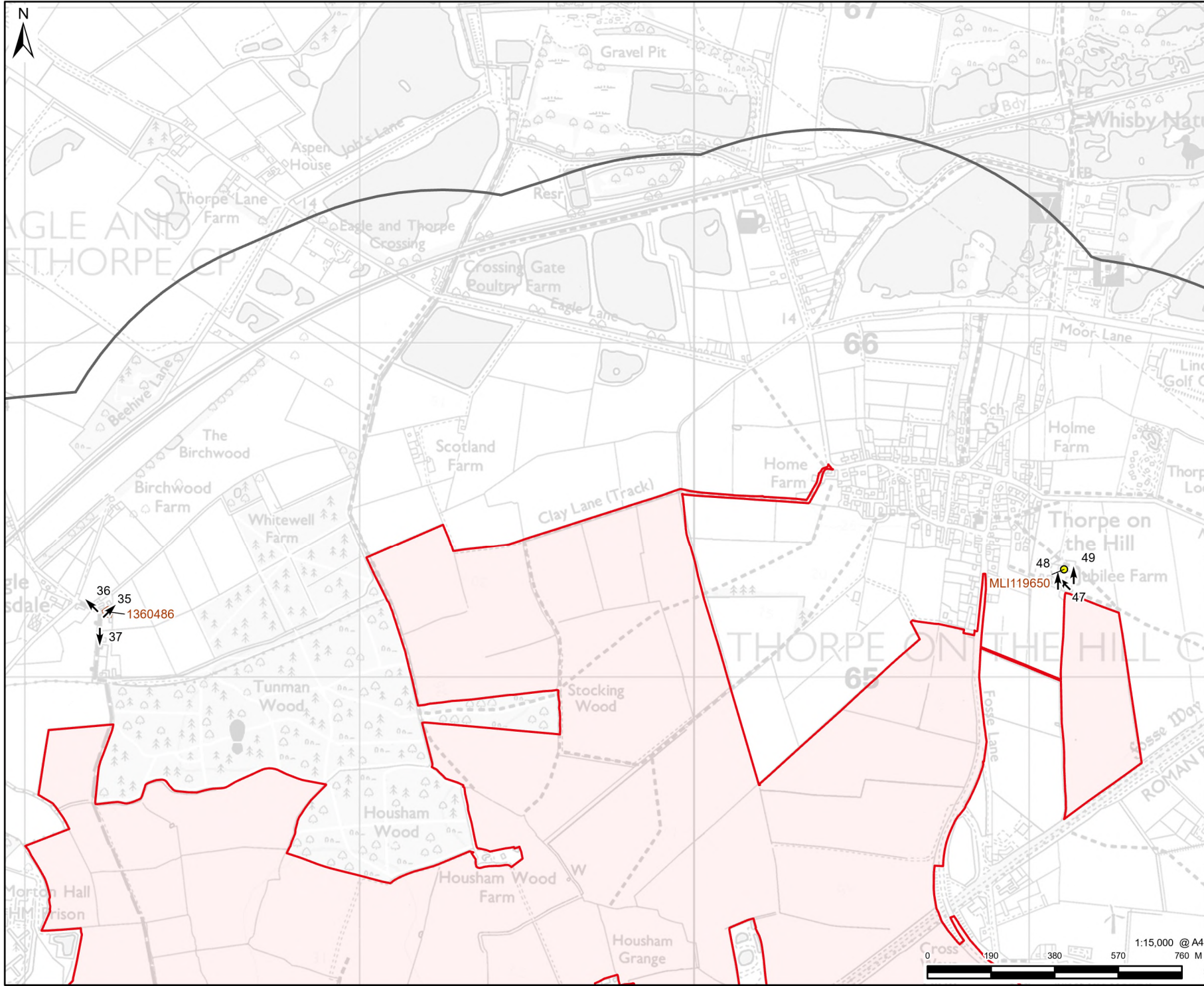
**LEGISLATION**  
Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**  
DCO Submission

**FIGURE TITLE**  
Proposed Development Location showing Principal Site and Grid Connection Corridor

FIGURE NUMBER	REV.
Figure 7-D-1	01

**DOCUMENT REFERENCE**  
EN10154/APP/6.3



**PROJECT**

Fosse Green Energy

**CLIENT**

Fosse Green Energy Ltd

**CONSULTANT**

AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

**LEGEND**

- DCO Site
- 1km Study Area
- 3km Study Area
- 5km Study Area
- Listed Buildings
- Grade II
- Non-designated heritage assets
- Photo direction

**NOTES**

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**LEGISLATION**

Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**

DCO Submission

**FIGURE TITLE**

Heritage assets

**FIGURE NUMBER**

Figure 7-D-2a

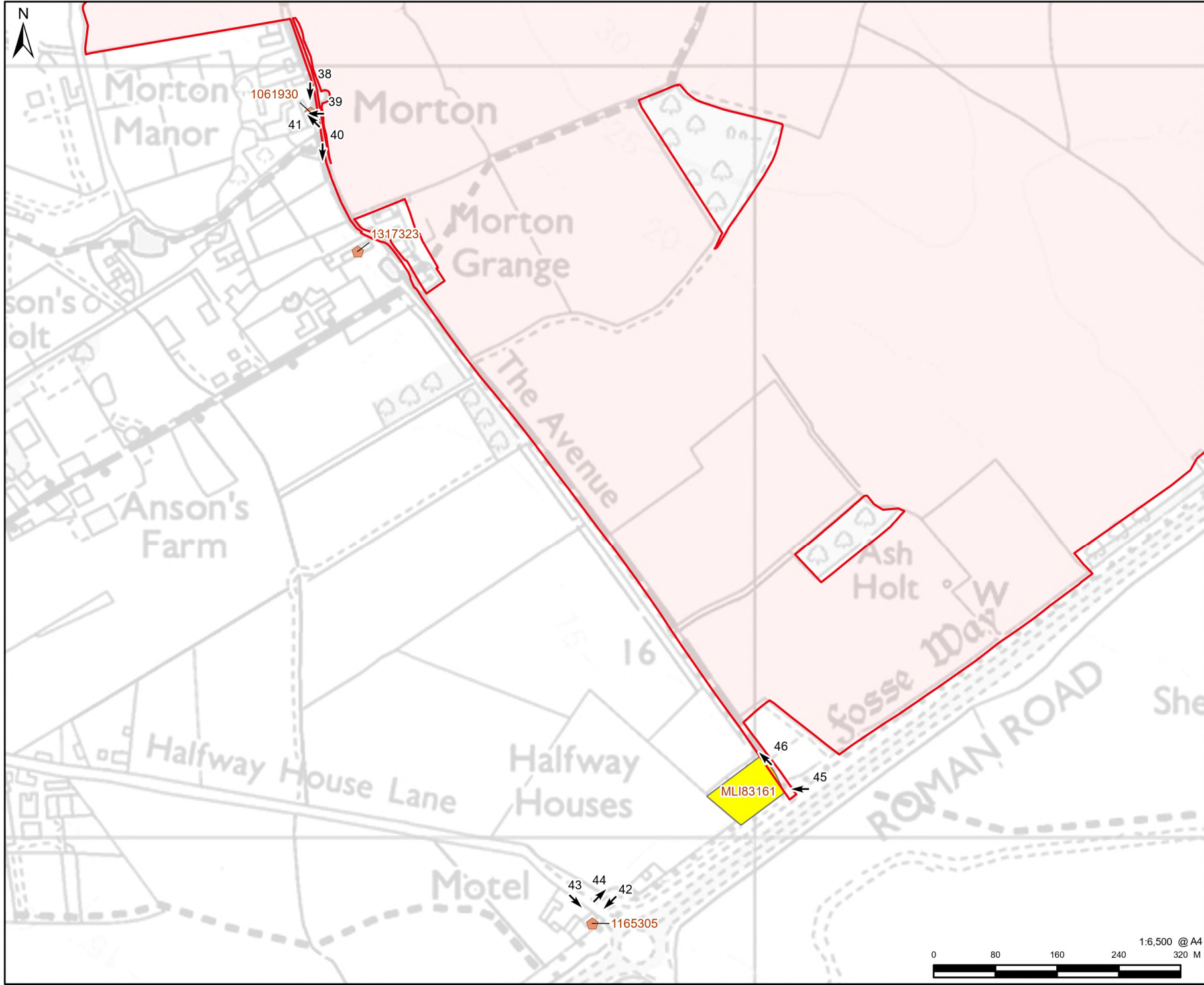
**REV.**

01

**DOCUMENT REFERENCE**

EN010154/APP/6.3





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**PROJECT**  
Fosse Green Energy

**CLIENT**  
Fosse Green Energy Ltd

**CONSULTANT**  
AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

- LEGEND**
- DCO Site
  - 1km Study Area
  - 3km Study Area
  - 5km Study Area
  - Listed Buildings
  - Grade II
  - Non-designated heritage assets
  - Photo direction

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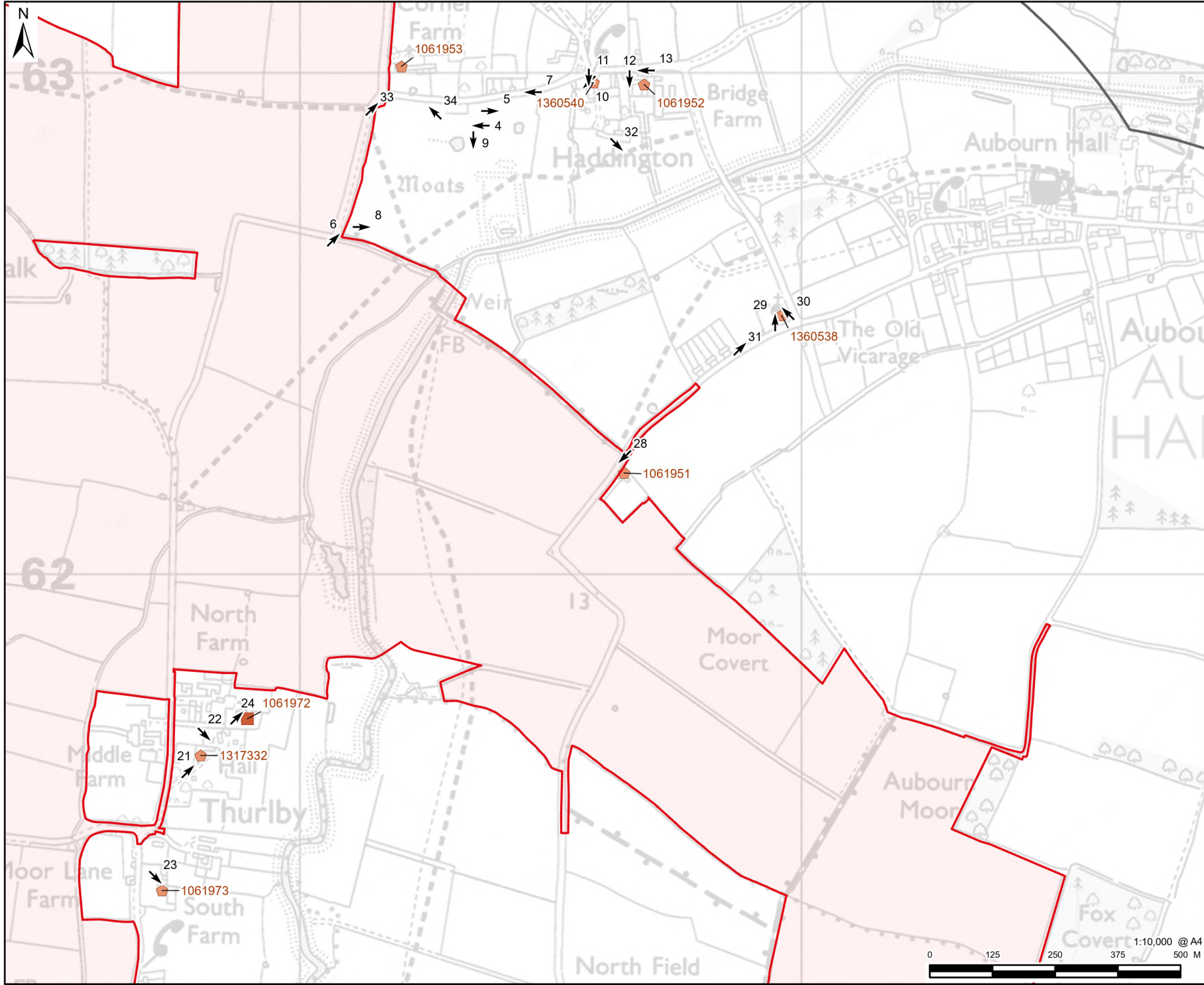
**LEGISLATION**  
Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**  
DCO Submission

**FIGURE TITLE**  
Heritage assets

FIGURE NUMBER	REV.
Figure 7-D-2b	01

**DOCUMENT REFERENCE**  
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**PROJECT**  
Fosse Green Energy

**CLIENT**  
Fosse Green Energy Ltd

**CONSULTANT**  
AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

**LEGEND**

- DCO Site
- 1km Study Area
- 3km Study Area
- 5km Study Area

Listed Buildings

Grade

- II
- II\*

Photo direction

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**LEGISLATION**  
Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

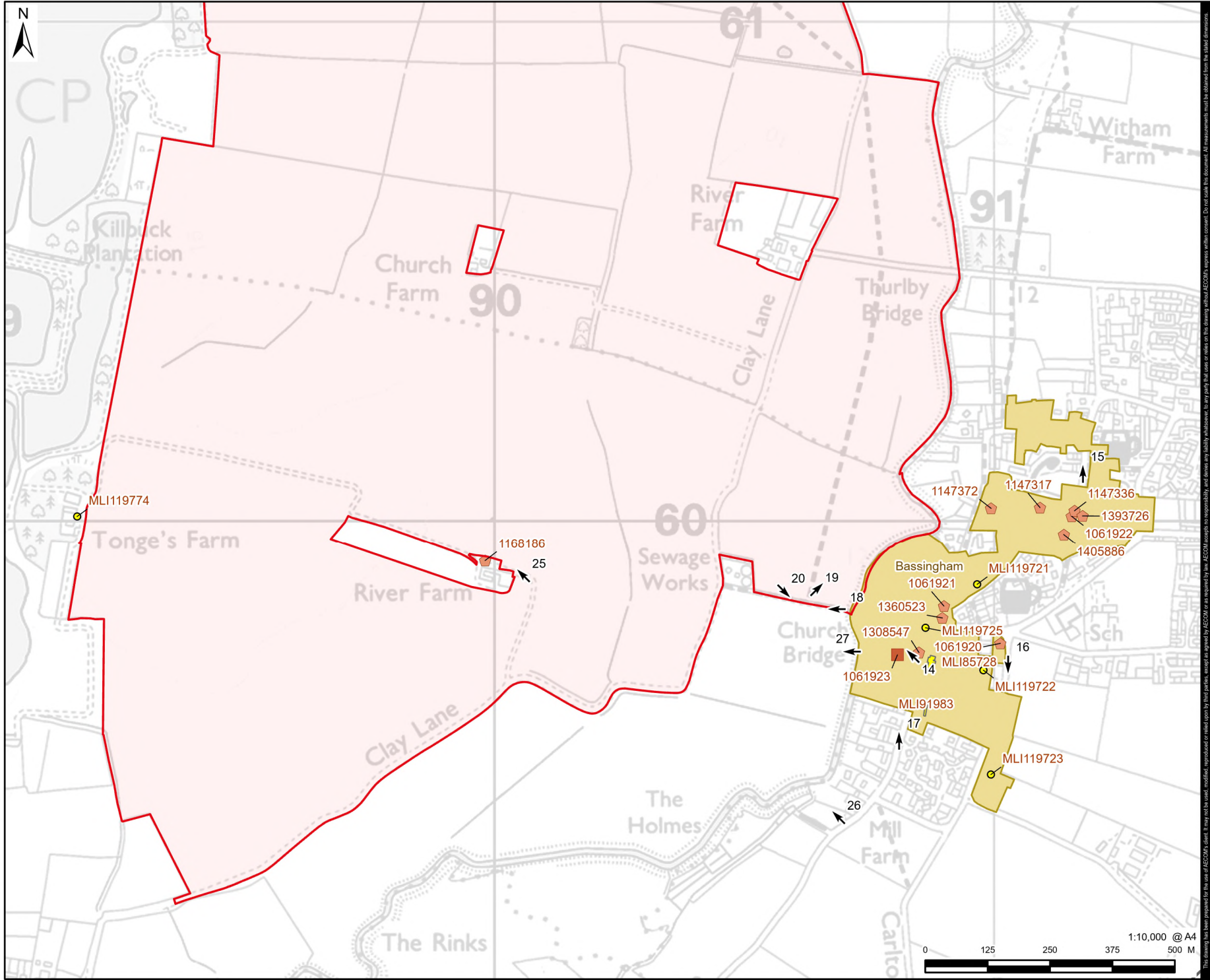
**ISSUE PURPOSE**  
DCO Submission

**FIGURE TITLE**  
Heritage assets

FIGURE NUMBER	REV.
Figure 7-D-2c	01

**DOCUMENT REFERENCE**  
EN010154/APP/6.3





**PROJECT**  
Fosse Green Energy

**CLIENT**  
Fosse Green Energy Ltd

**CONSULTANT**  
AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

- LEGEND**
- DCO Site
  - 1km Study Area
  - 3km Study Area
  - 5km Study Area
  - Listed Buildings
    - Grade II
    - Grade II\*
  - Conservation Areas
  - Non-designated heritage assets
  - Photo direction

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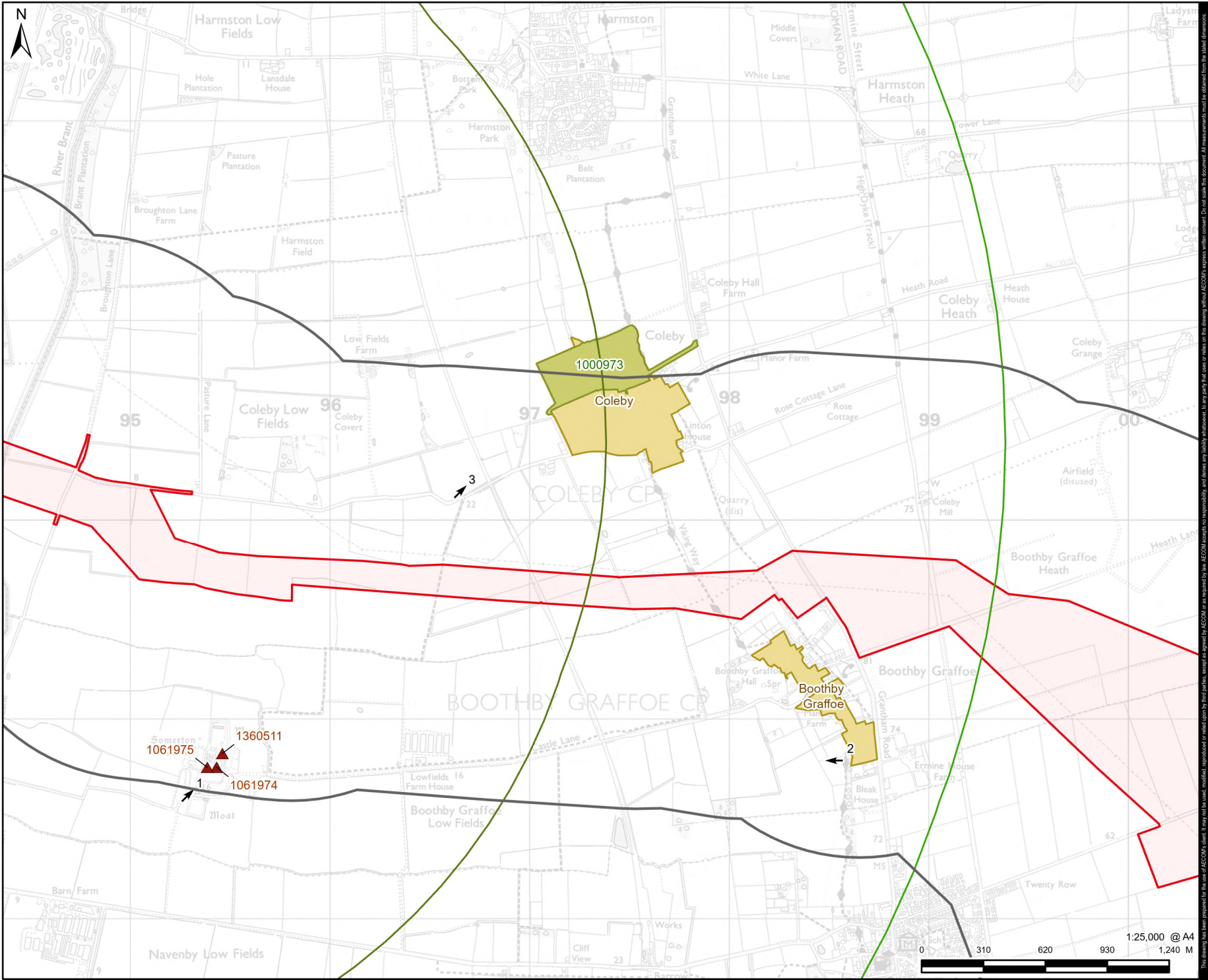
**LEGISLATION**  
Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**  
DCO Submission

**FIGURE TITLE**  
Heritage assets

FIGURE NUMBER	REV.
Figure 7-D-2d	01

**DOCUMENT REFERENCE**  
EN010154/APP/6.3



**PROJECT**

Fosse Green Energy

**CLIENT**

Fosse Green Energy Ltd

**CONSULTANT**

AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

**LEGEND**

- DCO Site
- 1km Study Area
- 3km Study Area
- 5km Study Area
- Listed Buildings
- Grade
- Registered Parks and Gardens
- Conservation Areas
- Photo direction

**NOTES**

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**LEGISLATION**

Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**

DCO Submission

**FIGURE TITLE**

Heritage assets

**FIGURE NUMBER**

Figure 7-D-2e

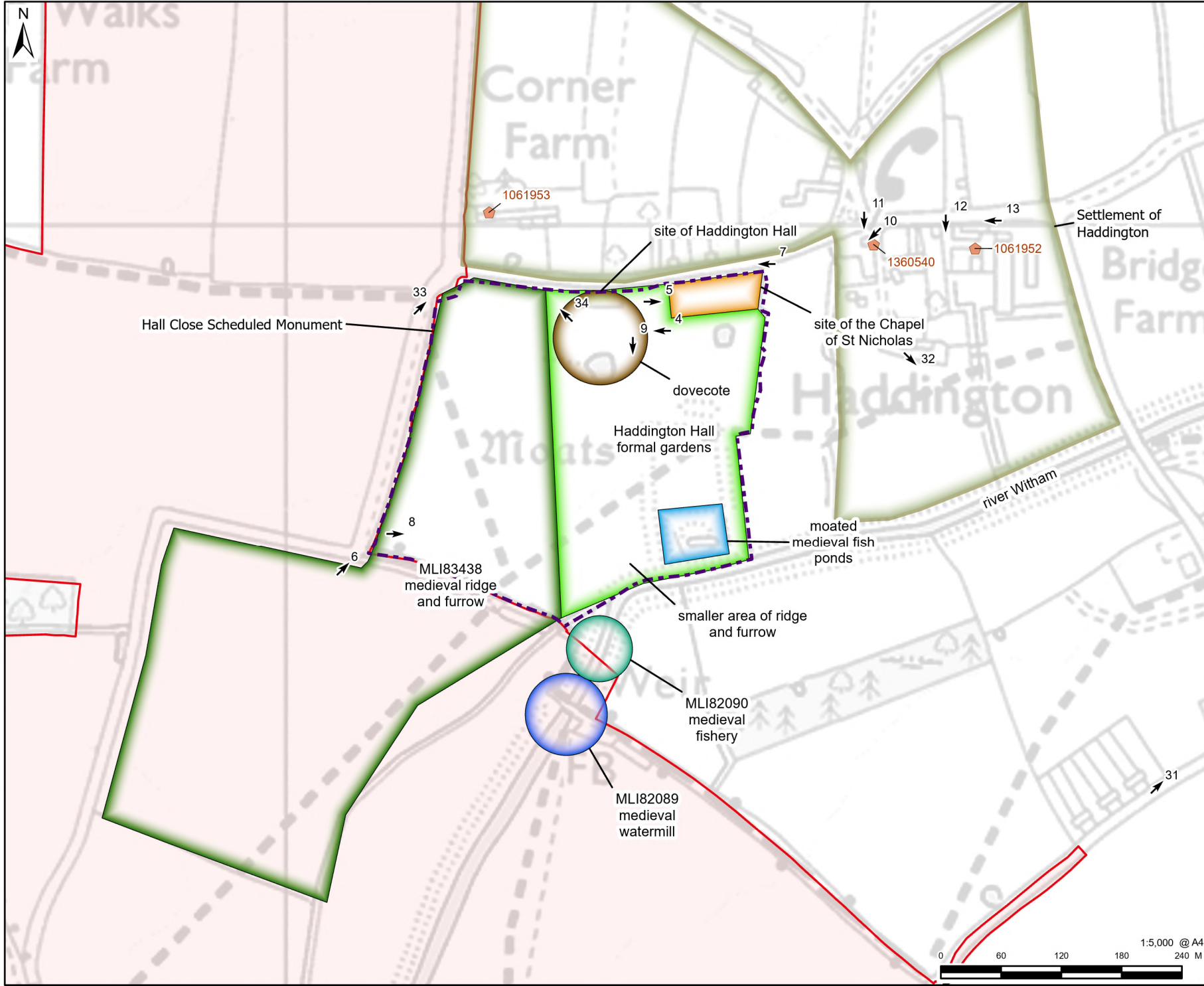
**REV.**

01

**DOCUMENT REFERENCE**

EN010154/APP/6.3





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Fosse Green Energy

**CLIENT**  
Fosse Green Energy Ltd

**CONSULTANT**  
AECOM Limited  
Sunley House  
4 Bedford Park  
Surrey, CR0 2AP, UK  
www.aecom.com

**LEGEND**

- DCO Site
- Hall Close Scheduled Monument
- Settlement of Haddington
- Chapel of St Nicholas
- Medieval fishery
- Moated medieval fish ponds
- Medieval watermill
- Dovecote
- Site of Haddington Hall
- Medieval ridge and furrow

**Listed Buildings**

Grade

- II

Photo direction

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**LEGISLATION**  
Regulation 5(2)(a) Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

**ISSUE PURPOSE**  
DCO Submission

**FIGURE TITLE**  
Scheduled monument (Hall Close) showing key features/ areas of relevance and photo locations

FIGURE NUMBER	REV.
Figure 7-D-3	01

**DOCUMENT REFERENCE**  
EN010154/APP/6.3