



Meridian Solar Farm

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Volume 8

Post-Submission Application
Documents

8.34 Historic Farmsteads
Group Value Assessment

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Contents

1. Introduction	1
1.1. Overview	1
2. Assessment Methodology	2
2.1. Methodology for Assessing Group Value	2
2.2. Selection of Farmsteads for Consideration	5
2.3. Farmsteads as Coherent Groups	8
3. Group Value Assessment	11
3.2. Discussion and Impact Assessment	20
Group 1: Lord's Drain	20
Group 2: Broad Gate	20
Group 3: Austendike Road	21
Group 4: Delgate Bank	21
Group 5: New River and Washbank	22
Group 6: Queen's Bank	23
Group 7: Holbeach Drove Gate	23
Group 8: Langary Gate	24
Group 9: North Road, Mole Drove and Highstock Drain	24
4. Impact Assessment	25
4.2. Magnitude of Impact on Group Value	25
4.3. Significance of Effect (Group)	26
Glossary	27
Abbreviations	28
Appendix A - Figure	29
Appendix B – Scoped Out Historic Farmsteads	30
Appendix C – Assessment Methodology	58

1. Introduction

1.1. Overview

- 1.1.1. This Historic Farmsteads Assessment has been prepared to support the examination process for the proposed Meridian Solar Farm (hereafter referred to as 'the Scheme'). A Development Consent Order (DCO) application has been made by Meridian Solar Farm Limited ('the Applicant') to the Secretary of State pursuant to Section 37 of the Planning Act 2008, which was accepted for examination by the Secretary of State pursuant to Section 55 of the Planning Act 2008¹ on 15 April 2026.
- 1.1.2. As part of the examination process, Lincolnshire County Council (LCC) provided relevant representations in relation to the application. LCC raised concern regarding rural heritage assets and the wider landscape context, namely the effects of the Scheme on the collective heritage value of historic farmsteads within the study area. Further assessment has been requested following LCCs guidance for considering Historic Farmsteads Group Value Framework for Nationally Significant Infrastructure Projects (NSIPs)². This framework has been accepted in examination and applied on other NSIP schemes in Lincolnshire.
- 1.1.3. In response to LCC's comments, this document provides additional group-value assessment in relation to the cultural significance of historic farmsteads - particularly where dispersed farmsteads, associated field patterns, routeways and open rural setting contribute collectively to historic landscape character. The assessment also assesses how they are impacted by the Scheme.
- 1.1.4. An Environmental Impact Assessment (EIA) and a Historic Environment Desk-Based Assessment (HEDBA) has been undertaken for the Scheme, and an Environmental Statement (ES) has been prepared in accordance with the Infrastructure Planning (EIA) Regulations 2017³. **ES Chapter 8: Cultural Heritage [REP1-016]** and its supporting appendices include the results of the HEDBA which was informed by the Greater Lincolnshire Historic Farmstead Character

¹ Planning Act 2008 (c.29). Available at: <https://www.legislation.gov.uk/ukpga/2008/29/contents> [Accessed July 2025].

² Historic Places Team, Lincolnshire County Council (2026), Historic Farmsteads Group Value Framework for NSIPs. [Accessed August 2026]

³ The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Available at: <https://www.legislation.gov.uk/uksi/2017/572/data.pdf>. [Accessed 02/09/2026]

Statement⁴, Lincolnshire Historic Landscape Characterisation⁵ and historic farmstead information, and assesses the effects on historic farmsteads. This document draws from and should be read alongside these heritage documents, namely the **ES Chapter 8: Cultural Heritage** [REP1-016] and its appendices, particularly the setting assessment presented in **ES Appendix 8-4 Heritage Setting Assessment** [REP1-032].

2. Assessment Methodology

2.1. Methodology for Assessing Group Value

2.1.1. The following methodology has been informed by LCC's three-stage framework for assessing historic farmsteads group value⁶ and was provided by LCC (see Appendix C):

- Stage 1: Assigning group value;
- Stage 2: Assigning magnitude of impact on group value; and
- Stage 3: Determining the significance of effect.

2.1.2. The approach reflects established good practice in the assessment of historic farmstead clusters within recent large-scale renewable energy schemes in Lincolnshire and is intended to promote consistency and transparency in how group value is addressed.

⁴ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Available at:

[Redacted] [Accessed September 2026]

⁵ Lincolnshire County Council (2011) The Historic Landscape Characterisation Project for Lincolnshire, English Heritage Project No. 4661 Main, The Historic Landscape Character Zones. Available at: <https://www.lincolnshire.gov.uk/historic-environment/historic-landscape-characterisation> [Accessed September 2026]

⁶ Historic Places Team, Lincolnshire County Council (2026), Historic Farmsteads Group Value Framework for NSIPs. [Accessed September 2026]

- 2.1.3. Existing HE guidance, including the Greater Lincolnshire Farmstead Character Statement⁷ and accompanying Farmstead Assessment Framework⁸, focuses primarily on the assessment of individual farmsteads and their immediate setting.

Stage 1: Assigning group value

- 2.1.4. The setting of each heritage assets (designated and non-designated) with the study areas defined in **ES Chapter 8: Cultural Heritage** [REP1-016] was considered at Stage 1. The study areas used in the assessment are:
- A study area of 1km around the Solar Development Area and Inter-Array Connections;
 - A 2km study area from the Grid Connection Route; and,
 - The setting of designated heritage assets of the highest significance (heritage value) (Scheduled Monuments, Grade I and Grade II* Listed Buildings) and Conservation Areas outside of the study areas have also been considered, up to 5km.
- 2.1.5. Analysis has been undertaken of the cultural significance of individual historic farmsteads and the contribution made to this significance by its setting and has been presented in **ES Chapter 8: Cultural Heritage** [REP1-016] where an impact as a result of the Scheme has been identified. Where a potential impact as a result of the Scheme was identified these were taken forward to Steps 2 and 3.
- 2.1.6. Assets were scoped out of the setting assessment at Stage 1 as it was assessed that the Scheme would not affect their significance as a result of change within their setting. These assets are detailed in Appendix B. This scoping stage was informed by GIS analysis of the available data, research and a site visit. During the site visit factors such as the topography, built form, vegetation cover and lines of site were considered. Appendix B also details the distance between the assets and the elements of the Scheme.
- 2.1.7. The selection of historic farmstead groups focused on historic farmsteads that were identified in the **ES Appendix 8-4: Summary of Heritage Setting Assessment** [REP1-032] as potentially impacted by the Scheme. This included

⁷ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Available at: [REDACTED] Accessed September 2026]

⁸ Historic England (2015), National Farmstead Assessment Framework. Available at: [REDACTED]
[Accessed September 2026]

Listed Buildings and non-designated heritage assets which include 'farmhouse', 'farm' or 'farmstead' in their listing description.

- 2.1.8. This assessment excludes the majority of heritage assets with potential effects considered to be Neutral from the Scheme. The exception being heritage assets that have been included within the historic farmstead groups where there is demonstrable evidence of historic-functional and spatial relationships. Further details of the de-scoped historic farmsteads can be found in Appendix B.
- 2.1.9. A group was identified where there is demonstrable evidence of historic-functional and spatial relationships which may include:
- Survival of shared or interrelated historic field patterns or boundary systems;
 - Functional relationships evidenced through historic mapping, documentary sources or farmstead typology;
 - Shared access routes, trackways, water management features or yard relationships; and
 - Spatial proximity such that the farmsteads formed part of a recognisable historic farming landscape.
- 2.1.10. Following engagement with the Historic Buildings and Landscapes Officer at LCC, the proposed grouping of farmsteads and their extent was clearly defined, shared and agreed at an early stage of the assessment.
- 2.1.11. A site visit was undertaken by the Applicant's heritage advisors on 26th August 2026 to assess the heritage value of the groups and the magnitude of impact as a result of the Scheme. The weather was dry and bright at the time of the site visit.
- 2.1.12. The final step of Stage 1 was to establish the group heritage value (collective importance) of the groups identified using the criteria set out in Table 1 of Appendix C.

Stage 2: Assigning magnitude of impact on group value

- 2.1.13. LCC's Historic Farmsteads Group Value Framework (Appendix C) methodology was followed for assessing the magnitude of impact on group value for Stage 2 of the assessment.
- 2.1.14. An impact is any change which would increase or decrease the group value of the historic farmstead groups. Impact is scaled from high to negligible and the magnitude of impact reflects the extent the group value is changed by a proposal.

- 2.1.15. A judgement of the magnitude of impact was made based on the criteria set out in Table 2 of Appendix C.

Stage 3: Significance of Effect

- 2.1.16. The significance of effect has been determined by bringing together the group heritage value and the magnitude of impact on the group value using Table 3 in Appendix C.

2.2. Selection of Farmsteads for Consideration

- 2.2.1. There are nine groups, containing 48 historic farmsteads, presented in Table 1. These groups were identified at Stage 1 following the review of the Lincolnshire historic farmstead data and the setting assessment presented in **ES Appendix 8-4: Summary of Heritage Setting Assessment** [REP1-032]. The groupings were agreed with the Historic Buildings and Landscapes Officer at LCC prior to being taken forward to Stage 2.

Table 1: Historic Farmstead Groups

Group	Farmsteads
Group 1: Lord's Drain	Gate Farm, Spalding (MonID: MLI122750; 8480)
	Two Wells (MonID: MLI122749; 8479)
	Sycamore Farm (MonID: MLI122748; 8478)
Group 2: Broadgate	Broadgate House Farmhouse (MonID: 1308515; MLI94548; 8682)
	Waite's Farm (MonID: MLI122933; 8677)
	Woad Farm (MonID: MLI122938; 8683)
	Unnamed Farmstead (MonID: MLI122939; 8684)
Group 3: Austendike Road	New England Farm (MonID: MLI124931; 8685)
	Burnt House Barn, Moulton (MonID: MLI123189; 8979)

Group	Farmsteads
	Unnamed farmstead, Moulton (MonID: MLI123191; 8981)
	Austendike Hall (NHLE: 1359267; 8984)
	Poplar Farm (Austendike House) (MonID: MLI123193; 8983)
	The Beeches (MonID: MLI123192; 8982)
	Ashgrove Farm (MonID: MLI123188; 8978)
	Whittington Farm (MonID: MLI122948; 8695)
	Magpie Cottage (MonID: MLI122951; 8698)
Group 4: Delgate Bank	Swampen Farm (Swanpens / Swamping's Farm) (MonID: MLI122967; 8715)
	Unnamed farmstead, Weston (MonID: MLI122969; 8717)
	Delgate Farm, Weston (MonID: MLI122976; 8725)
	Delgate Farm (MonID: MLI122968; 8716)
Group 5: New River and Washbank	Bank House Farm, Crowland (MonID: MLI123853; 9779)
	Cloot House Farm (MonID: MLI123854; 9780)
	Cloot House, Crowland (MonID: MLI123852; 9778)
	Old Barn (MonID: MLI123863; 9790)
	Lodge Farm, Crowland (MonID: MLI123864; 9791)

Group	Farmsteads
	Bottom Yard (Mon ID: MLI123862; 9789)
Group 6: Queen's Bank	Queen's Bank Farm, Crowland (MonID: MLI123856)
	Poplartree Farm, Moulton (MonID: MLI123242)
	Providence House, Moulton (MonID: MLI123241)
	Martins Farm (MonID: MLI124836; 9786)
	Whipchicken Farm (MonID: MLI123861; 9788)
	Thornbury Hall (MonID: MLI123877; 9805)
Group 7: Holbeach Drove Gate	Unnamed Farmstead, Holbeach (MonID: MLI123456)
	Sycamore House, Holbeach (MonID: MLI123455)
	Dowse Farm, Holbeach (MonID: MLI123458)
	Unnamed Farmstead, Holbeach (MonID: MLI123460)
	Somerset House (MonID: MLI123457; 9292)
Group 8: Langary Gate	Waltons Farm, Fleet (MonID: MLI123535; 9377)
	Fleet Coy Farm (MonID: MLI123534; 9376)
	Langary Gate Farm, Fleet (MonID: MLI123533; 9375)

Group	Farmsteads
Group 9: North Road, Mole Drove and Highstock Drain	Unnamed Farmstead, Gedney Hill (MonID: MLI123616; 9493)
	The Poplars (MonID: MLI123617; 7949)
	North Farm (MonID: MLI123620; 9497)
	North Barn Farm (MonID: MLI123621; 9498)
	Northwood House Farm (Ashtree House) (MonID: MLI123622; 9499)
	Unnamed Farmstead (MonID: MLI123624)

- 2.2.2. The locations of these historic farmsteads and their groups are shown in Figure 1, Appendix A. Further details of the historic farmsteads, including descriptions and national grid references, are presented in Appendix B of **ES Appendix 8.2: HEDBA** [APP-182]. Assets can be identified and cross referenced using the assets ID.

2.3. Farmsteads as Coherent Groups

- 2.3.1. The Greater Lincolnshire Farmsteads Character Statement⁹ provides an overview of how farming has shaped and influenced the development of Lincolnshire as a whole throughout its history, and that historic farmsteads in the county are a reflection of the interaction between man and nature to produce food, as well as the driving force behind this process¹⁰. From the 18th century, the planned enclosure of the medieval landscape led to new forms of farming practice, including the establishment of new isolated farmsteads set away from the main village centres. These can be found throughout greater Lincolnshire and constitute the majority of surviving traditional farmsteads in the county. In the

⁹ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Available at:

[Accessed September 2026]

¹⁰ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Pg. 4 Available at:

[Accessed September 2026]

late 19th century, depression in the farming economy resulted in several effects on the landscape across the county, including the dereliction of hedges and drainage, and the employment of more efficient and less labour-intensive techniques for ploughing and threshing, such as moveable steam engine. Agricultural buildings, such as Dutch barns, were also erected across the landscape, to stimulate the rural economy. The greatest changes in the landscape occurred in the 20th century, following the Second World War as a result of increased mechanisation of farming, with historic rural buildings becoming obsolete and replaced by large modern farm buildings, field amalgamation and non-agricultural uses developing across the rural landscape¹¹.

- 2.3.2. The drainage of the Fens in the 17th century onwards resulted in rich soils providing opportunity for large-scale cultivation of arable and horticultural crops¹². Fenland farming has been the focus of the landscape since the early post-medieval period and remains nationally important for agricultural production. The drainage channels cut during this period continue to contribute to the distinctiveness of the landscape, with parallel lines of drains, and linear, straight and field boundaries and farm tracks forming a radial pattern around South Holland Drain¹³.
- 2.3.3. The results of the farmstead mapping with the Lincolnshire Historic Landscape Characterisation (HLC) project found that farmsteads situated in the Fens are more likely to be situated in landscapes of modern fields than is typical for the county, with over 57% compared to the county rate of 45%. This reflects the changes to the landscape over the last 60 years. The HLC project also found that Fenland farmsteads are less likely to be found within historic settlements at a level of 1.48% compared to a county level of 5.18%. This demonstrates the

¹¹ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Pg. 4-8.

Available at: [REDACTED] [Accessed September 2026]

¹² Natural England (2026) National Character Areas. Available at: [REDACTED] [Accessed September 2026]

¹³ Lincolnshire County Council (2011) The Historic Landscape Characterisation Project for Lincolnshire, English Heritage Project No. 4661 Main, The Historic Landscape Character Zones. Pg. 48. Available at: <https://www.lincolnshire.gov.uk/historic-environment/historic-landscape-characterisation> [Accessed September 2026]

traditionally dispersed settlement pattern of the landscape surrounding The Wash¹⁴.

- 2.3.4. This is reflected by the Eastern Fens HLC area, in which the Scheme is located. This landscape is described as containing some nucleated settlements and linear settlement, with all other settlements being either isolated farmsteads or ragged linear settlements located along the main roads. It is mentioned that 'it is quite possible to see several farmsteads or other houses in every direction from any position within the character zone'¹⁵. Much of the planned enclosure landscape survives within the character area, partly due to the necessity of retaining field boundary drains. Throughout the character area there is a strong feeling of openness as there are few hedgerows demarcating fields.
- 2.3.5. As many of the farmsteads are isolated and located outside of settlements, the identification of coherent groups of historic farmsteads primarily focused on the historic functional relationship between the post-medieval farmsteads and drainage channel routes and/or roads.
- 2.3.6. The layout of a farmstead is key to understanding how the farm operated, with several farmstead types (based on their layouts) found across Lincolnshire. Courtyard plans are the most common forms in the county with regular or planned courtyard types being the most represented (75.92%) and loose courtyard types being less common (13.69%). This style of courtyard plan is represented by U-plan, T-plan and Z-plan within the farmstead groups identified, Less common farmstead types include L-Plan (2.21%) and linear (1.04%) farmsteads, where the farmhouse is linked to a single agricultural range¹⁶.
- 2.3.7. Farmsteads and their buildings can contribute to local character if they have one or both of the following: traditional farm buildings, and historic form as traditional

¹⁴ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Pg.

¹² Available at: [REDACTED] [Accessed September 2026]

¹⁵ Lincolnshire County Council (2011) The Historic Landscape Characterisation Project for Lincolnshire, English Heritage Project No. 4661 Main, The Historic Landscape Character Zones. Pg. 92. Available at: <https://www.lincolnshire.gov.uk/historic-environment/historic-landscape-characterisation> [Accessed September 2026]

¹⁶ Historic England (2015) Greater Lincolnshire Historic Farmstead Character Statement. Pg. 16.

Available at: [REDACTED] Accessed September 2026]

farmsteads, the historic farm buildings, houses and spaces relate to each other¹⁷
Therefore, the greater the survival of historic form of the group and the detail of individual buildings, the greater the significance will be as a traditional farmstead.

3. Group Value Assessment

- 3.1.1. The details of the nine groups of farmsteads are set out in Table 2 below and discussed in section 3.2.

¹⁷ Historic England (2014) National Farmsteads Character Statement. Pg. 3. Available at:
[Redacted]
[Accessed September 2026]

Table 2: Historic Farmstead Group Value Assessment

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
Group 1: Lord's Drain	The group has a historic functional relationship with Lord's Drain and Holbeach Road. This historic functional relationship is evidenced through historic OS mapping of 1887, 1888, 1904, 1906 and 1932. There is also a spatial relationship due to the spatial proximity of the farmsteads.	The group derives Architectural Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	The overall group value is Low, some fragmented coherence and some retained understanding of the historic agricultural practices.	The setting of Group 1 is the rural, arable landscape with dispersed, isolated farmsteads. Furthermore, the farmsteads are experienced in sequence when moving along Holbeach Road. This experience contributes to the understanding of the group's significance through their shared agricultural landscape.	Minimum distance: 50m, Maximum distance: 150m
Group 2: Broad Gate	The group has a historic functional relationship with Broad Gate. This historic functional	The group derives Archaeological Interest from the physical remains of historic fabric of the	The overall group value is Low, with fragmented coherence and some retained	The setting of Group 2 is the rural, arable landscape with dispersed, isolated farmsteads. The	Minimum distance: 120m, Maximum distance: 600m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
	relationship is evidenced through historic OS mapping of 1887, 1888, 1904 and 1906. There is also a spatial relationship due to the spatial proximity of the farmsteads.	18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	understanding of the historic agricultural practices. The majority of the historic farmsteads within this group are no longer extant (8677) or replaced with modern dwellings (8683 and 8684). The remaining farmstead, Broadgate House Farm (1308515; 8682) faces east, with views along Broad Gate.	farmsteads are experienced in sequence when moving along Broad Gate. This experience contributes to the understanding of the group's significance through their shared agricultural landscape.	
Group 3: Austendike Road	The group has a historic functional relationship with Austen Dike and Austendike Road. Historic functional relationship is evidenced through	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The	The overall group value is Low, with fragmented coherence and some retained understanding of the historic agricultural practices.	The setting of Group 3 is the rural, arable landscape with dispersed, isolated farmsteads in addition to hedgerows. Furthermore, the farmsteads are	Minimum distance: 10m, Maximum distance: 500m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
	historic OS mapping of 1887, 1889 and 1906. There is also a spatial relationship due to the spatial proximity of the farmsteads.	farmsteads as a group also serve as surviving examples of historic settlement patterns. The group derives aesthetic value from the uniformity of the construction materials used which creates a sense of unity. The group also derives historic value from its connection to the history of the agricultural industry of the area.	The majority of the farmhouses within this group face south, with views across Austendike Road.	experienced in sequence when moving along Austendike Road. This experience contributes to the understanding of the group's significance through their shared agricultural landscape. However, this experience is intermittently screened by mature trees, hedgerows and vegetation situated perpendicular to the road; therefore, views towards the Scheme will be restricted.	
Group 4: Delgate Bank	The group has a historic functional relationship with Delgate Drain and Delgate Bank. This historic functional	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century	The overall group value is Low, with fragmented coherence and some retained understanding of the	The setting of Group 4 is the rural, arable landscape with dispersed, isolated farmsteads. Furthermore, the	Minimum distance: 20m, Maximum distance: 300m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
	relationship is evidenced through historic OS mapping of 1887, 1888, 1904, 1906, 1937. There is also a spatial relationship due to the spatial proximity of the farmsteads.	farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	historic agricultural practices. Delgate Farm (MLI122968) and Delgate Farm, Weston (MLI122976) are no longer extant. One of which has been redeveloped, replaced by a modern dwelling (MLI122976).	farmsteads are experienced in sequence when moving along Delgate Bank. This experience contributes to the understanding of the group's significance through their shared agricultural landscape.	
Group 5: New River and Washbank	The group has a historic functional relationship with New River and Washbank Drain. This historic functional relationship is evidenced through historic OS mapping of 1887, 1906 and 1952. There is also a spatial relationship due to	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns.	The overall group value is Very Low, with little or no collective value beyond individual assets. Group context is considered to be weak or absent. The majority of the farmsteads or farm buildings are no longer extant (, 9790, 9780 and 9789). The	The setting of Group 5 is the rural, arable landscape with dispersed, isolated farmsteads.	Minimum distance: 20m, Maximum distance: 125m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
	the spatial proximity of the farmsteads. There is historic shared access between Lodge Farm and Old Barn.	The group also derives historic value from its connection to the history of the agricultural industry of the area.	majority of Lodge Farm, Crowland (MLI123864; 9791) is no longer extant, with only the barn remaining. Around 50% of the historic buildings of Bank House (MLI123853/9779, and Clout House MLI123852/9778 have been lost.		
Group 6: Queen's Bank	The group has a historic functional relationship with Queen's Bank, Asen Dike and Cox's Drain. This historic functional relationship is evidenced through historic mapping of 1887, 1888, 1904 and 1906.	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns.	The overall group value is Low, with fragmented coherence and some retained understanding of the historic agricultural practices.	The setting of Group 6 is the rural, arable landscape with dispersed, isolated farmsteads.	Minimum distance: 25m, Maximum distance: 250m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
	There is also a spatial relationship due to the spatial proximity of the farmsteads.	The group also derives historic value from its connection to the history of the agricultural industry of the area.			
Group 7: Holbeach Drove Gate	The group has a historic functional relationship with Holbeach Drove Gate. This historic functional relationship is evidenced through historic mapping of 1887, 1888, 1904 and 1905) There is also a spatial relationship due to the spatial proximity of the farmsteads.	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	The overall group value is Low, fragmented coherence and some retained understanding of the historic agricultural practices. Somerset House (9292) is no longer extant. Sycamore House (MLI123455; 9290) and Dowse Farm (MLI123458) faces south/southwest with views along Holbeach Drove Gate. The Unnamed Farmstead	The setting of Group 7 is the rural, arable landscape with dispersed, isolated farmsteads. The farmsteads are experienced in sequence when moving along Holbeach Drove Gate. This experience contributes to the understanding of the group's significance through their shared agricultural landscape.	Minimum distance: 320m, Maximum distance: 400m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
			(MLI123460) faces northwest with views across Holbeach Drove Gate.		
Group 8: Langary Gate	The group has a historic functional relationship with Langary Gate Drain. This historic functional relationship is evidenced through historic mapping. There is also a spatial relationship due to the spatial proximity of the farmsteads.	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	The overall group value is Low, with fragmented coherence and some retained understanding of the historic agricultural practices. The majority of the farmsteads have views across (MLI123535; 9377) or along (MLI123534; 9376) Langary Gate Road. The exception being Langary Gate Farm, Fleet (MLI123533; 9375) which faces southeast	The setting of Group 8 is the rural, arable landscape with dispersed, isolated farmsteads. The farmsteads are experienced in sequence when moving along Langary Gate Road. This experience contributes to the understanding of the group's significance through their shared agricultural landscape.	Minimum distance: 25m, Maximum distance: 180m

Groups	Demonstrable Evidence of Historic-Functional and Spatial Relationships:	Statement of Significance:	Group Value:	Setting of the Farmsteads as a Group:	Distance from the Scheme
			across the arable fields.		
Group 9: North Road, Mole Drove and Highstock Drain	The group has a historic functional relationship with Highstock Drain, North Road and Mole Drive. This historic functional relationship is evidenced through historic mapping. There is also a spatial relationship due to the spatial proximity of the farmsteads.	The group derives Archaeological Interest from the physical remains of historic fabric of the 18th – 19th century farmsteads and farm buildings. The farmsteads as a group also serve as surviving examples of historic settlement patterns. The group also derives historic value from its connection to the history of the agricultural industry of the area.	The overall group value is Low , with fragmented coherence and some retained understanding of the historic agricultural practices.	The setting of Group 9 is the rural, arable landscape with dispersed, isolated farmsteads.	Minimum distance: 365m, Maximum distance: 490m

3.2. Discussion and Impact Assessment

Group 1: Lord's Drain

- 3.2.1. All of the farmsteads within this group fall into the L-Plan farmstead type (MLI122750, MLI122749 and MLI122748). The farmsteads within the group are located along Holbeach Road to the south of which is an extensive commercial horticultural site. While the relationship with the wider agricultural landscape is appreciable the coherence and setting of the building has been diminished by the addition of large-scale greenhouses.
- 3.2.2. Although this group derives its significance from its archaeological and historic interest, there has been significant loss (greater than 50%) of the form and fabric of the traditional buildings across the farmsteads. For example, the farmhouse of Sycamore Farm (MLI122748) is the only surviving historic structure within the farmstead and Gate Farm (MLI122750) has been redeveloped. This loss has weakened the archaeological and historic value as well as the coherence of the group. This landscape therefore contributes to the significance of the farmsteads as a group.
- 3.2.3. The group value of Group 1: Lord's Drain is considered to be Low.

Group 2: Broad Gate

- 3.2.4. The majority of the farmsteads in this group fall into the L-Plan farmstead type (MLI122933, MLI122938 and MLI122939), the exception being Broadgate House (1308515) which has a regular courtyard with multiple rectangular yards.
- 3.2.5. There are three examples of major loss of the historic form and fabric across the farmsteads within the group (MLI122933, MLI122948 and MLI122939), as the farmsteads are no longer extant and in some cases the farmhouses have been replaced with modern dwellings. The remaining farmstead, Broadgate House Farm (1308515), has experienced significance loss (greater than 50%) of the traditional buildings associated with the farmstead. This loss has weakened the overall archaeological and historic value as well as the coherence of the group.
- 3.2.6. The group maintains a functional relationship linked to the farmstead's physical location along Broad Gate. The road which runs approximately north/south is recorded on historic mapping and has provided an access route to the farmsteads to the south of Weston. The positioning of the farms along the road, the surrounding field and drainage patterns are recognisable when compared to the historic mapping despite much of the historic fabric of the farmsteads being lost. While farm access tracks are appreciable in the surrounding landscape many of

the farms are separated by the drainage network and therefore access between farmsteads is via the public road network. This landscape therefore contributes to the significance of the farmsteads as a group.

- 3.2.7. The group value of Group 2: Broad Gate is considered to be Low.

Group 3: Austendike Road

- 3.2.8. Four farmsteads fall into the loose courtyard type (MLI124931, MLI123191, 1359267 and MLI123188) and four farmsteads fall into the regular courtyard type (MLI123192, MLI123193, MLI123189 and MLI122948), two of which were L-plan farmsteads (MLI123189 and MLI122948) and one of which was a U-plan farmstead (MLI123193).
- 3.2.9. Four of the farmsteads within this group have experienced partial loss of their historic form and fabric (MLI124931, MLI123189, MLI123188 and MLI122948). Three of the farmsteads within this group has experienced significant loss (greater than 50%) of traditional buildings (1359267, MLI123191 and MLI123192). For example, the farmhouses at The Beeches (MLI123192) and the Unnamed farmstead (MLI123191) are the only surviving historic structures situated within the farmsteads. This loss of the traditional farmstead buildings across the farmsteads somewhat weakens the overall archaeological and historic value as well as the coherence of the group.
- 3.2.10. The group are linked by their relationship with the road and drainage network. The farmsteads are all part of a wider settlement cluster that has developed around the junction of Austendike Road and Broad Gate. The farmsteads utilise the road network for access due to restrictions as a result of the drainage ditches. The road network has also been a focus for property development with a linear settlement growing out from the junction. As a result of this many of the farmsteads are now located within a line of other houses. However, due to the development being focused on the road many of them maintain a visual relationship with the wider landscape. This landscape therefore contributes to the significance of the farmsteads as a group.
- 3.2.11. The group value of Group 3: Austendike Road is considered to be Low.

Group 4: Delgate Bank

- 3.2.12. All of the farmsteads within this group fall into the regular plan courtyard types (MLI122967, MLI122969, MLI122976 and MLI122968). Two of which fall into L-plan types (MLI122969 and MLI122968), and one falls into the U-plan farmstead type (MLI122967).

- 3.2.13. Half of the farmsteads within this group have experienced partial loss (less than 50%) of historic form and fabric across the building complexes (MLI122967 and MLI122969). The remaining farmsteads are no longer extant (MLI122976 and MLI122968). Delgate Farm, Weston (MLI122976) has been redeveloped, replaced with a modern dwelling. This loss has weakened the overall archaeological and historic value as well as the coherence of the group.
- 3.2.14. As with Group 2, Group 4 is largely linked due to the shared relationship with access via Delgate Bank. The road which runs parallel with the many of the field boundaries and provides access to the farmsteads. The positioning of the farms along the road, the surrounding field and drainage patterns are recognisable when compared to the historic mapping despite much of the historic fabric of the farmsteads being lost. While farm access tracks are appreciable in the surrounding landscape many of the farms are separated by the drainage network and therefore access between farmsteads is via the public road network. This landscape therefore contributes to the significance of the farmsteads as a group.
- 3.2.15. The group value of Group 4: Delgate Bank is considered to be Low.

Group 5: New River and Washbank

- 3.2.16. All of the farmsteads within this group fall into the regular plan courtyard types. Bank House (MLI123853) is a regular courtyard with U-plan. Clout House (MLI123852) is a regular courtyard with linked working buildings to all four sides of the yard. Lodge Farm (MLI123864) is a regular courtyard with multiple regular yards.
- 3.2.17. One farmstead within this group, Bank House (MLI123853), has experienced partial loss (less than 50%) of historic form and fabric across the building complexes. Two further farmsteads have experienced significant loss (more than 50%) of traditional buildings; Clout House (MLI123852), and Lodge Farm (MLI123864) where only the barn survives. Three farmsteads have been demolished; Clout House Farm (MLI123854), Old Barn (MLI123863) and Bottom Yard (MLI123862). This loss has weakened the overall historic coherence of the group.
- 3.2.18. The farmsteads in this group are all located within the flood plain of the River Welland. Each farmstead is accessed from Wash Bank and Clout Drove. The surrounding field and drainage patterns are recognisable when compared to the historic mapping despite although much evidence of the historic building has been lost in this group. This landscape therefore contributes to the significance of the farmsteads as a group.

- 3.2.19. The group value of Group 5: New River and Washbank is considered to be Very Low.

Group 6: Queen's Bank

- 3.2.20. The majority of the farmsteads within this group have regular courtyards (MLI123856, MLI123242, MLI123241, MLI123861, MLI123877 and MLI124836). Queen's Bank Farm (MLI123856) falls into the U-plan farmstead type and Providence House (MLI123241) falls into the L-plan farmstead type.
- 3.2.21. The farmsteads within this group have experienced partial loss (less than 50%) (MLI123856) and significant loss (more than 50%) (MLI123241, MLI123861 and MLI123877) of the historic form and fabric. The farmhouse of Providence House (MLI123241) is the only remaining historic structure within the farmstead. Whipchicken Farm (MLI123861) is partially extant and was observed as in poor condition during the site visit. The farmhouse of Thornbury Hall (MLI123877) was demolished in the mid-20th century; however, the courtyard is still extant but in a ruinous condition. The significant loss across the farmsteads has weakened the overall archaeological and historic value as well as the coherence of the group.
- 3.2.22. The farmsteads within this group are accessed via the road network and linked by farm tracks which are recognisable on historic mapping. The fields are defined by the drainage ditches, some of which, such as the South Holland Main Drain, are very wide and deep. Several of the fields have been combined to accommodate modern farming practices where the drainage ditches allow. This landscape therefore contributes to the significance of the farmsteads as a group.
- 3.2.23. The group value of Group 6: Queen's Bank is considered to be Low.

Group 7: Holbeach Drove Gate

- 3.2.24. Two of the farmsteads within this group have regular courtyards. Dowse Farm (MLI123458) is an L-plan farmstead type and the Unnamed Farmstead (MLI123460) is a T-plan farmstead type. Sycamore House (MLI123455) is a redeveloped 19th century farmstead. Loose courtyard with two sides of the courtyard formed by working agricultural buildings.
- 3.2.25. Dowse Farm (MLI123458) has experienced partial loss (less than 50%) and Sycamore House (MLI123455) and the Unnamed Farmstead (MLI123460) are recorded as having redeveloped in the 19th century. Somerset House (MLI123457) is no longer extant.
- 3.2.26. The four farmsteads in this group are directly adjacent to Holbeach Drove Gate and are more isolated than farmsteads in other groups. The functional relationship between these farmsteads is largely defined by their use of the local

road network and their associated field systems being defined by the drainage ditches crossing the area. This landscape therefore contributes to the significance of the farmsteads as a group.

3.2.27. The group value of Group 7: Holbeach Drove Gate is considered to be Low.

Group 8: Langary Gate

3.2.28. All of the farmsteads within this group fall into the L-Plan farmstead type with regular courtyards (MLI123535, MLI123534 and MLI123533).

3.2.29. The majority of the farmsteads within this group has experienced partial loss (less than 50%) of their historic form and fabric (MLI123535 and MLI123534). Waltons Farm (MLI123535) and Langary Gate Farm (MLI123533) are partially extant. The partial loss across the farmsteads has weakened the overall archaeological and historic value as well as the coherence of the group.

3.2.30. As with Group 7 all of the farmsteads in this group are adjacent to the road. Langary Gate Road runs parallel with Holbeach Drove Gate and is one of several roads on a north-east/south-west parallel alignment which has formed in response to the drainage pattern. The functional relationship between these farmsteads is also defined by their use of the local road network and their associated field systems being defined by the drainage ditches crossing the area. This landscape therefore contributes to the significance of the farmsteads as a group.

3.2.31. The group value of Group 8: Langary Gate is considered to be Low.

Group 9: North Road, Mole Drove and Highstock Drain

3.2.32. Three of the farmsteads within this group have regular courtyards. Northwood House Farm (Ashtree House), (MLI123622) is a U-plan farmstead type, the Unnamed farmstead (MLI123623) is an L-plan farmstead type and North Farm (MLI123620) is a Z-plan farmstead type. Unnamed Farmstead, Gedney Hill (MLI123616), North Barn Farm (MLI123621) and The Poplars (MLI123617) were redeveloped in the 19th century with the farmhouse the only remaining historic structure at The Poplars. Several of the farmsteads have large modern barns within the farm complex.

3.2.33. North Farm (MLI123620) is partially extant and has been subject to partial loss (less than 50%) of traditional buildings. However, Unnamed farmstead (MLI123623) has had significant loss (greater than 50%) of traditional buildings. The other farmsteads in the group are recorded as having been redeveloped in the 19th century.

- 3.2.34. North Road is another road running parallel to Holbeach Drove Gate and Langary Gate Road. As with Groups 7 and 8 the functional relationship between these farmsteads is defined by their use of the local road network and their associated field systems being defined by the drainage ditches crossing the area. This landscape therefore contributes to the significance of the farmsteads as a group.
- 3.2.35. The group value of Group 9: North Road, Mole Drove and Highstock Drain is considered to be Low.

4. Impact Assessment

- 4.1.1. The setting assessment presented in **ES Appendix 8-4 Heritage Setting Assessment** [REP1-032] has previously identified that the effects to the farmsteads as individual assets are considered to be not significant. The **Outline Landscape and Ecology Management Plan (OLEMP)** [REP1-070] secures landscaping buffers around farmsteads within proximity of the Solar Development Area and Inter-Array Connections, whilst the **Outline Construction Environmental Management Plan (OCEMP)** [REP1-061] secures a 10m buffer from the top of the banks of drainage features. Targeted landscape planting which is set out in the **OLEMP** [REP1-070] is also proposed to provide screening between settlement locations and the Scheme while respecting the open, flat nature of the landscape.
- 4.1.2. On the basis of the assessment undertaken in respect of the group heritage value (collective importance) farmstead groups 1, 2, 3, 4, 6, 7, 8, and 9 are considered to have Low group value. The groups identified have historic-functional and spatial relationships linked to the road and drainage network linking the wider landscape. A relationship has also been evidenced through farmstead typology as regular courtyards with varying building layouts are most frequent. Across all of the groups the special proximity of the farmsteads is characteristic of the fenland landscape.

4.2. Magnitude of Impact on Group Value

- 4.2.1. The visible elements of the Scheme will result in a Low Magnitude of Impact on the group value of the nine farmsteads groups identified in Section 3 of this assessment. The Scheme will introduce slight changes to the setting of the groups and a reduction in the ability to understand the historic relationship with the wider landscape. The wider landscape is characterised by the expansive, low-lying fenland plains typical of the South Lincolnshire Fens. The Scheme is located in a predominantly agricultural landscape, comprising large-scale arable fields bounded by drainage ditches. Expansive skies, long horizons and the regular

pattern of drainage channels emphasise the sense of openness and spatial scale. Vegetation cover is generally fragmented and varies in height, reflecting the intensively managed agricultural character of the area. The change from agricultural usage of the fields to solar panels and supporting infrastructure will alter this character. However, the farmstead groups would continue to be appreciated as tangible, surviving elements of the 18th and 19th century agricultural fenland landscape.

- 4.2.2. Based on the understanding of the change as a result of the Scheme presented, it is consulted that the Magnitude of Impact would be Low based on Table 2 of Appendix C.

4.3. Significance of Effect (Group)

- 4.3.1. On the eight farmstead groups assessed as being of Low group heritage value, this will result in a Neutral Significance of Effect based on Table 3 of Appendix C.
- 4.3.2. On Group 5 which is considered to have Very Low group value, the Low magnitude of impact as a result of the Scheme, would result in a Neutral Significance of Effect based on Table 3 of Appendix C.
- 4.3.3. These effects are considered to be less than substantial harm when assessed against national planning policy following the methodology set out in **ES Chapter 8: Cultural Heritage** [REP1-016] and as set out within **Planning Statement Appendix E Heritage Statement of Harm** [REP1-053].
- 4.3.4. This assessment of a Neutral effect on the group value of the historic farmsteads should be considered independently to any effects to individual assets identified in **ES Chapter 8: Cultural Heritage** [REP1-016].

Glossary

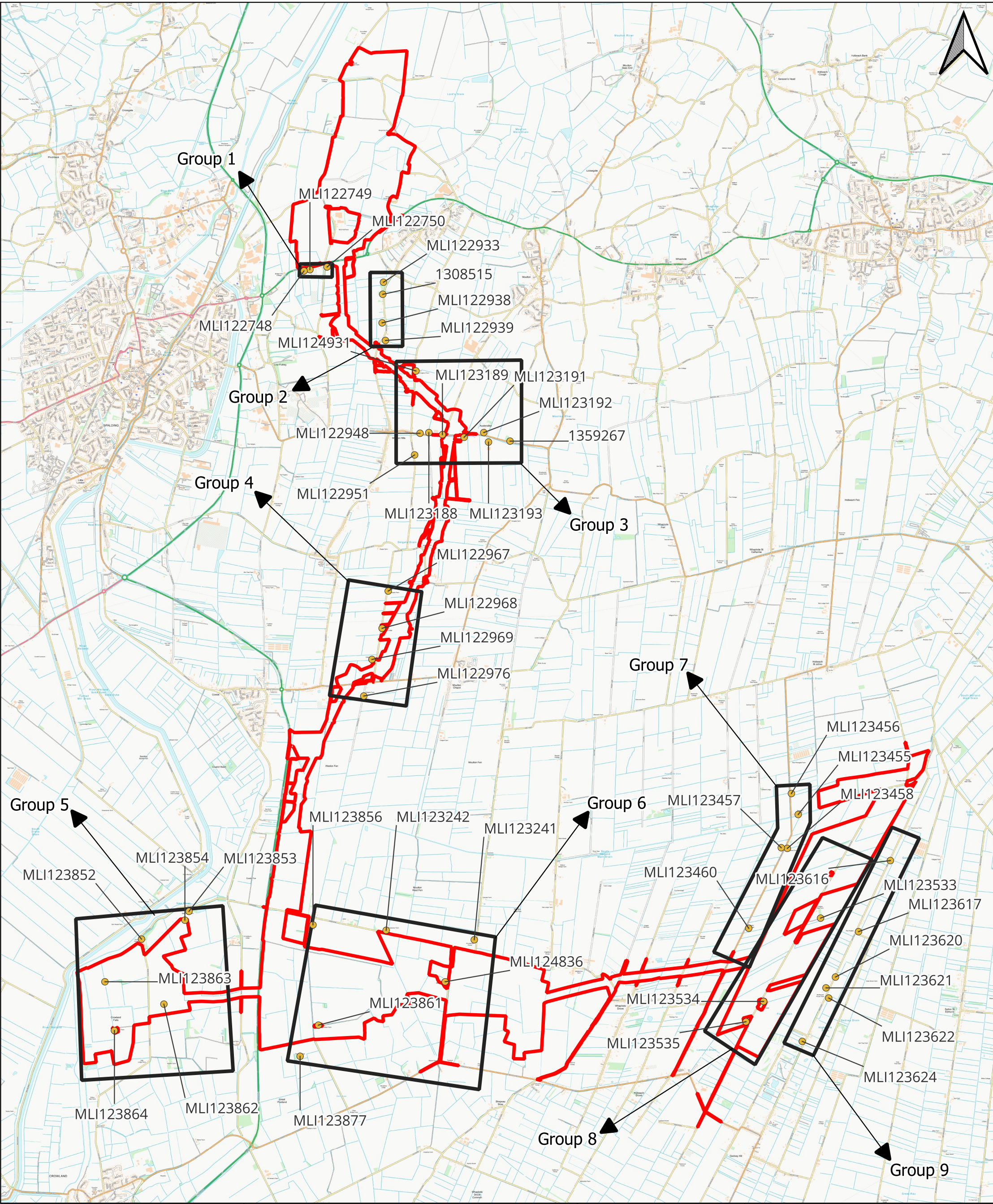
Term	Definition
Designated Assets	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. Harm to these assets must be weighed against the public benefit of development.
Historic Environment Desk-Based Assessment	This is a desktop appraisal where archaeological and historical information is used to determine if there are any heritage assets on site and what their level of impact will be due to the proposed works.
Listed Buildings	A listed building is a building which holds special historical or architectural interest and is of national importance. They become listed to protect them and are separated into three grades, Grade I importance, which is the highest level of importance, Grade II* Listed and Grade II Listed.
Non-Designated Assets	These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest, but which do not meet the criteria for designated heritage assets. A balanced judgement regarding the scale of harm or loss to the asset and its significance must be made and where development results in loss or harm to a heritage asset, developers will be required to record and

	advance understanding of the significance of the asset.
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Abbreviations

Abbreviation	Term
CIfA	Chartered Institute for Archaeologists
DCO	Development Consent Order
EIA	Environmental Impact Assessment
ES	Environmental Statement
HE	Historic England
HEDBA	Historic Environment Desk-Based Assessment
IEMA	Institute of Environmental Management and Assessment
IHBC	Institute of Historic Building Conservation
JBA	Jeremy Benn Associates
LB	Listed Building
LCC	Lincolnshire County Council
NGR	National Grid Reference
NHLE	National Heritage List for England
NSIP	Nationally Significant Infrastructure Project
OS	Ordnance Survey
PV	Photo-voltaic

Appendix A - Figure



Project Title			
Meridian Solar Farm			
Map Title			
Historic Farmsteads Assessment Figure 1: Overview of Historic Farmstead Groups			
Scale	Version	Drawn	Reviewed
1:50000	1.0	BH	FL

Legend

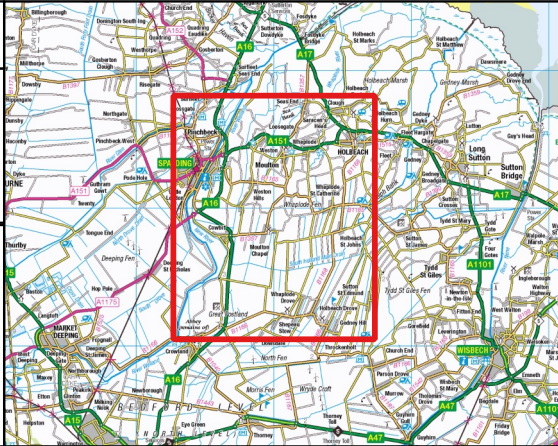
Order Limits

Historic Farmstead Groups

Historic Farmsteads Points

Date: 02/10/2026

Copyright:
Contains OS data © Crown
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2025 Contains data from OS
Zoomstack



Appendix B – Scoped Out Historic Farmsteads

Table 6: Farmsteads Scoped Out of Historic Farmstead Assessment

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
1064470	The Poplars Farmhouse	Grade II Listed Building	TF 28125 20848	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Within 1km
1147513 1064472	Chapel Farmhouse Gate Piers To Chapel Farmhouse	Grade II Listed Buildings	TF 27602 26406, TF 27473 26257	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Within 1km
1147482	Beech House (Snowdrop House on OS Map)	Grade II Listed Building	TF 28443 21739	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032] .	Within 1km
1261851 1147591	Oakleigh House Barn To South Of Oakleigh House	Grade II Listed Buildings	TF 29109 24978	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Within 1km
1359269	Barn To Rear Of Holly Cottage	Grade II Listed Building	TF 29099 24953	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Within 1km
1359294	Elm Tree Farmhouse	Grade II Listed Building	TF 27495 18450	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Within 1km

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122807	Unnamed farmstead, Deeping St. Nicholas	Non-designated building	TF 2555 1534	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 700m, nearest Inter-Array Connections: 1km.
MLI123239	Yew Lodge Farm, Moulton	Non-designated building	TF 3083 1488	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.4km, nearest Inter-Array Connections: 1.2km.
MLI123304	Chapel Hill Farm, Whaplode	Non-designated building	TF 3217 1452	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.7km, nearest Inter-Array Connections: 600m; a substation will be 1.7km south-east.
MLI123306	Coopers Farm (Woodbine), Whaplode	Non-designated building	TF 3224 1401	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.4km, nearest Inter-Array Connections: 130m; a substation will be 1.5km to the east.
MLI123307	Ground Farm, Whaplode	Non-designated building	TF 3090 1487	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1km, nearest Inter-Array Connections: 1.2km; substations will be

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					2.4km south-west and 3km south-east.
MLI123308	Aswick Grange, Whaplode	Non-designated building	TF 3133 1401	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 600m, nearest Inter-Array Connections: 200m; substations will be 2.5km west and 2.3km east.
MLI123309	Hagbeach Farm (Hagbeach Drove Farm), Whaplode	Non-designated building	TF 3141 1398	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 680m, distance from nearest Inter-Array Connections: 260m; substations will be 2.4km east and west.
MLI123311	Unnamed Farmstead, Whaplode	Non-designated building	TF 3206 1352	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.3km, distance from nearest Inter-Array Connections: 300m; a substation will be 1.8km east.
MLI123312	Unnamed Farmstead, Whaplode	Non-designated building	TF 3195 1337	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.2km, distance from nearest Inter-Array

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					Connections: 300m; a substation will be 1.8km east.
MLI123313	Unnamed Farmstead, Whaplode	Non-designated building	TF 3184 1315	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.1km, distance from Inter-Array Connections: 300m; a substation will be 2km north-east.
MLI123314	Unnamed Farmstead (Chestnut House), Whaplode	Non-designated building	TF 3180 1304	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.1km, distance from Inter-Array Connections: 300m; a substation will be 2.3km north-east.
MLI123315	Unnamed Farmstead (Laburnum Villa), Whaplode	Non-designated building	TF 3172 1285	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1km, distance from Inter-Array Connections: 1km; a substation will be 2.4km north-east.
MLI123318	Elder House Farm, Whaplode	Non-designated building	Centred TF 3164 1263	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 900m, distance from Inter-Array Connections: 850m; a substation

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					will be 2.5km to the north-east.
MLI123319	Unnamed Farmstead, Whaplode	Non-designated building	TF 3162 1254	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 900m, distance from Inter-Array Connections: 1km; a substation will be 2.6km north-east.
MLI123321	Unnamed Farmstead, Whaplode	Non-designated building	TF 3161 1240	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1km, distance from Inter-Array Connections: 1km; a substation will be 2.7km north-east.
MLI123322	Unnamed Farmstead, Whaplode	Non-designated building	TF 3159 1234	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 950m, distance from Inter-Array Connections: 1.1km; a substation will be 2.7km to the north-east.
MLI123323	Lavender Farm, Whaplode	Non-designated building	TF 3101 1207	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 700m, distance from Inter-Array Connections: 1.3km; a substation will

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					be 2.6km to the north-west.
MLI123324	Shepeau Stow Mill, Whaplode	Non-designated building		This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 400m, distance from Inter-Array Connections: 100m; a substation will be 2.4km north-west.
MLI123326	Oak Lodge, Whaplode	Non-designated building	TF 2990 1181	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 800m, distance from Inter-Array Connections: 1.7km; a substation will be 2km to the north-west.
MLI123453	Griffins Farm, Holbeach	Non-designated building	TF 3385 1682	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 900m, distance from Inter-Array Connections: 2.5km south, where there will be a substation.
MLI123454	Bank Farm, Holbeach	Non-designated building	TF 3389 1618	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 850m, distance from Inter-Array Connections: 1.9km south, where

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					there will be a substation.
MLI123459	Ash Farm, Holbeach	Non-designated building	TF 3320 1482	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 900m, distance from Inter-Array Connections: 900m south-east, where there will be a substation.
MLI123461	Poplar House Farm, Holbeach	Non-designated building	TF 3315 1347	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 400m, distance from Inter-Array Connections: 400m; a substation will be 900m north-east.
MLI123462	Willow Tree Farm, Holbeach	Non-designated building	TF 3307 1328	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 400m, distance from Inter-Array Connections: 500m; a substation will be 1km north-east.
MLI123463	Gothic Farm, Holbeach	Non-designated building	TF 3272 1369	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not	Distance from nearest PV modules: 800m, distance from Inter-Array Connections:

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
				identified within a coherent group of historic farmsteads.	100m; a substation will be 1.1km east.
MLI123464	The Cottage, Holbeach	Non-designated building	TF 3187 1223	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.3km, distance from Inter-Array Connections: 1km; a substation will be 2.7km north-east.
MLI123465	Unnamed Farmstead, Holbeach	Non-designated building	TF 3207 1214	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.5km, distance from Inter-Array Connections: 1.5km. A substation will be 2.5km to the north-east.
MLI123466	The Castle, Holbeach	Non-designated building	TF 3218 1228	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.2km, distance from Inter-Array Connections: 1.2km; a substation will be 2.8km to the north-east.
MLI123467	Unnamed Farmstead, Holbeach	Non-designated building	Centred TF 3214 1240	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.3km, distance from Inter-Array Connections: 1.2km; a substation will

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					be 2.3km to the north-east.
MLI123468	Unnamed Farmstead, Holbeach	Non-designated building	TF 3225 1264	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 500m. distance from Inter-Array Connections: 1km; a substation will be 1.6km to the north-east.
MLI123470	Unnamed Farmstead (The Poplars), Holbeach	Non-designated building	TF 3235 1281	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 950m, distance from Inter-Array Connections: 900m; a substation will be 1.9km to the north-east.
MLI123472	Unnamed Farmstead (Monks Fields Farm), Holbeach	Non-designated building	TF 3276 1271	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 600m, distance from Inter-Array Connections: 1km; a substation will be 1.6km to the north-east.
MLI123473	Cherrywood, Holbeach	Non-designated building	TF 3245 1216	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.1km, distance from Inter-Array Connections:

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					1.5km; a substation will be 2.3km to the north-east.
MLI123530	Unnamed Farmstead, Fleet	Non-designated building	TF 3581 1789	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.1km, distance from Inter-Array Connections: 1.5km; a substation will be 2.3km to the north-east.
MLI123536	Langary Gate House, Fleet	Non-designated building	TF 3325 1205	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 800m, distance from Inter-Array Connections: 1.8km; a substation will be 2km north.
MLI123537	The Yews, Fleet	Non-designated building	TF 3290 1235	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 760m, distance from Inter-Array Connections: 1.5km; a substation will be 1.9km north-east.
MLI123538	Lambert House, Fleet	Non-designated building	TF 3243 1167	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.5km, distance from Inter-Array Connections:

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					2km; a substation will be 2.7km north-east.
MLI123539	Fen Lodge, Fleet	Non-designated building	TF 3258 1162	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.5km, distance from Inter-Array Connections: 2.1km; a substation will be 2.7km north-east.
MLI123541	Unnamed Farmstead, Fleet	Non-designated building	TF 3275 1159	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.5km, distance from Inter-Array Connections: 2.1km; a substation will be 2.7km north-east.
MLI123542	Sycamore Grange, Fleet	Non-designated building	TF 3286 1155	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1.5km, distance from Inter-Array Connections: 2.2km; a substation will be 2.7km to the north-east.
MLI123544	Unnamed Farmstead, Fleet	Non-designated building	TF 3304 1186	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1km, distance from Inter-Array Connections: 1.9km; a substation will

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					be 2.3km to the north-east.
MLI123616	Unnamed Farmstead, Gedney Hill	Non-designated building	TF 3584 1551	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance from nearest PV modules: 260m, distance from Inter-Array Connections: 2.3km south-west, where there will be a substation.
MLI123617	The Poplars, Gedney Hill	Non-designated building	TF 3537 1446	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 460m, distance from Inter-Array Connections: 1.3km south-west, where there will be a substation.
MLI123619	Mole Drove Farm, Gedney Hill	Non-designated building	TF 3533 1383	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 730m, distance from Inter-Array Connections: 1.3km, west, where there will be a substation.
MLI123620	North Farm, Gedney Hill	Non-designated building	TF 3503 1379	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 560m, distance from Inter-Array Connections:

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					1km west, where there will be a substation.
MLI123621	North Barn Farm, Gedney Hill	Non-designated building	TF 3489 1363	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 500m, distance from Inter-Array Connections: 1km north-west, where there will be a substation.
MLI123622	Northwood House Farm (Ashtree House), Gedney Hill	Non-designated building	TF 3493 1348	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 480m, distance from Inter-Array Connections: 1.1km north-west, where there will be a substation.
MLI123623	Unnamed Farmstead, Gedney Hill	Non-designated building	TF 3491 1279	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 790m, distance from Inter-Array Connections: 800m, where there will be a substation.
MLI123624	Unnamed Farmstead, Gedney Hill	Non-designated building	TF 3454 1284	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 450m, distance from Inter-Array Connections:

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
					400m, where there will be a substation.
MLI123625	Half Acre (Peacock House), Gedney Hill	Non-designated building	TF 3360 1163	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 1km, distance from Inter-Array Connections: 2.2km
MLI123627	Unnamed Farmstead, Gedney Hill	Non-designated building	TF 3452 1187	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 970m, distance from Inter-Array Connections: 1km.
MLI123774	Victoria Farm, Deeping St. Nicholas	Non-designated building	TF 2502 1500	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 450m, distance from Inter-Array Connections: 1.6km, where there will be a substation.
MLI123801; MLI22038	Gull House Farm (Gull House), Deeping St. Nicholas; Dovecote, Gull House Farm	Non-designated buildings	TF 2457 1468; Centred TF 2455 1461	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 380m, nearest Inter-Array Connections: 2km, where there will be a substation.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123802	Congreves Farm (Gull House Farm), Deeping St. Nicholas	Non-designated building	TF 2490 1490	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 450m, nearest Inter-Array Connections: 1.8km, where there will be a substation.
MLI123855	St Guthlac's Lodge (St Guthlac's Cross House), Crowland	Non-designated building	TF 2619 1429	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 400m, distance from Inter-Array Connections: 500m. A substation will be 1.5km south-west.
MLI123857	Middlemoor Farm, Crowland	Non-designated building	TF 3115 1388	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance from nearest PV modules: 850m, distance from Inter-Array Connections: 200m. A substation will be 2.3km west.
MLI123858	The Hollies, Crowland	Non-designated building	Centred TF 3155 1331	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance from nearest PV modules: 1.1km, distance from Inter-Array Connections: 250m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123875	Unnamed farmstead, Crowland	Non-designated building	TF 2324 1289	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 690m, nearest Inter-Array Connections: 2.3km where there will be a substation.
MLI123876	Poplars Farm (Polar Farm), Crowland	Non-designated building	TF 2523 1250	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 590m, nearest Inter-Array Connections: 960km (underground section), where there will be a substation.
MLI123878	Woodbine Lodge, Crowland	Non-designated building	TF 2839 1228	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 830m, distance from Inter-Array Connections: 2.2km. A substation will be 1.3km north-east.
MLI123879	Cedar Lodge, Crowland	Non-designated building	TF 2873 1238	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 820m, distance from Inter-Array Connections: 1.1km, where there will be a substation.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123880	Portland House, Crowland	Non-designated building	TF 2947 1253	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 700m, distance from Inter-Array Connections: 1.5km. A substation will be 1.3km north-west
MLI123882	Invicta House, Crowland	Non-designated building	TF 2992 1192	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 780m, distance from Inter-Array Connections: 1.7km. A substation will be 2.2km north-west.
MLI123887	Unnamed farmstead, Crowland	Non-designated building	TF 2421 1160	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 900m, nearest Inter-Array Connections: 2.2km, where there will be a substation.
MLI124042	Baring Deer Farm, Sutton St. James	Non-designated building	TF 3704 1679	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 710m, distance from Inter-Array Connections: 4km.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI124043	Blakelands, Sutton St. James	Non-designated building	TF 3687 1664	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 600m, distance from Inter-Array Connections: 4km.
MLI124046	Fendike Farm, Sutton St. Edmund	Non-designated building	TF 3666 1678	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads..	Distance from nearest PV modules: 220m, distance from Inter-Array Connections: 3.9km.
MLI124047	Hallgate Farm, Sutton St. Edmund	Non-designated building	TF 3658 1555	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance from nearest PV modules: 880m, distance from Inter-Array Connections: 3km.
MLI124836 MLI97444	Martins Farm and associated farm buildings Crowland	Non-designated building	Centred TF 2927 1372, Centred TF 29290 13691	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance from nearest PV modules: 220m, distance from Inter-Array Connections: 3.9km.
MLI124941	Austendike Hall Farm, Moulton	Non-designated building	Centred TF 3020 2174	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI116291	Former Threshing Barn, Austendike Hall, Moulton	Non-designated building	Centred TF 30211 21703	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI116292	Former Cart Shed and Stable, Austendike Hall, Moulton	Non-designated building	Centred TF 30211 21723	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI116293	Former Cattle Shelter and Store, Austendike Hall, Moulton	Non-designated building	Centred TF 30237 21702	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	The Grid Connection Route will not be visible and makes no contribution to the setting of the shelter and store.
MLI116294	Former Cart Shed, Austendike Hall, Moulton	Non-designated building	Centred TF 3022 2172	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	The Grid Connection Route will not be visible and makes no contribution to the setting of the shed.
MLI122744	Marsh Farm, Spalding	Non-designated building	TF 26717 26210	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI122745	Home Farm, Spalding	Non-designated building	TF 26907 25789	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1km.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122746	Bridge Farm, Spalding	Non-designated building	TF 26892 24181	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI122748	Sycamore Farm, Spalding	Non-designated building	TF 27188 24217	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI122749	Two Wells, Spalding	Non-designated building	TF 27275 24236	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 450m.
MLI122752	Pomona House, Spalding	Non-designated building	TF 26784 23964	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 930m.
MLI122802	Fairview Farm, Cowbit	Non-designated building	Centred TF 2663 1813	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km.
MLI122805	Stamford House Farm, Cowbit	Non-designated building	TF 2656 1624	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 390m.
MLI122806	Unnamed farmstead (Bellesmere Farm), Cowbit	Non-designated building	TF 2658 1587	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 420m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122924	Shepherds Farm, Weston	Non-designated building	TF 2852 2626	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: transmission tower at 700m, substation location at least 240m.
MLI122926	Chestnut House (White House), Weston	Non-designated building	Centred TF 2927 2555	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1km.
MLI122927	Church Farm, Weston	Non-designated building	TF 2934 2520	This asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 1.1km.
MLI122929	Unnamed farmstead, Weston	Non-designated building	TF 2918 2473	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km.
MLI122932	Cobgate Farm, Weston	Non-designated building	TF 2912 2398	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.3km.
MLI122934	Unnamed farmstead (Chestnut House), Weston	Non-designated building	TF 2854 2433	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 670m.
MLI122935	Unnamed farmstead, Weston	Non-designated building	TF 2884 2461	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 860m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122937	Wool Hall Farm (Wool Hall), Weston	Non-designated building	Centred TF 2766 2490	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 350m.
MLI122938	Unnamed farmstead (Wood Farm), Weston	Non-designated building	TF 2834 2345	This asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 500m.
MLI122939	Unnamed farmstead, Weston	Non-designated building	TF 2839 2319	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 290m.
MLI122942	Unnamed farmstead (Station Farm), Weston	Non-designated building	TF 2831 2271	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 230m.
MLI122943	Unnamed farmstead, Weston	Non-designated building	TF 2834 2236	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 400m.
MLI122944	Unnamed farmstead (Blenheim House), Weston	Non-designated building	TF 2834 2208	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 600m.
MLI122947	Builder's Yard (Old House), Weston	Non-designated building	TF 2839 2132	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 910m.
MLI122948	Whittington Farm, Weston	Non-designated building	TF 2890 2182	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not	Distance to Grid Connection Route: 450m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
				identified within a coherent group of historic farmsteads.	
MLI122950	Detached Cottage, Weston	Non-designated building	Centred TF 2881 2159	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 520m.
MLI122951	Magpie Cottage, Weston	Non-designated building	Centred TF 2882 2150	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 510m.
MLI122955	Poplar Farm, Weston	Non-designated building	Centred TF 2832 2013	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 720m.
MLI122957	Unnamed farmstead, Weston	Non-designated building	TF 2819 2099	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1km.
MLI122958	Unnamed farmstead, Weston	Non-designated building	TF 2799 2084	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km.
MLI122959	Unnamed farmstead, Weston	Non-designated building	TF 2766 2036	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 1.3km.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122961	Unnamed farmstead (Broadgate Farm), Weston	Non-designated building	TF 2755 2007	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.3km.
MLI122963	Unnamed farmstead (Sunbeam Villa), Weston	Non-designated building	TF 2767 1959	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.1km.
MLI122964	Unnamed farmstead, Weston	Non-designated building	TF 2759 1955	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.1km.
MLI122965	Unnamed farmstead (Elderberry Hall), Weston	Non-designated building	TF 2755 1929	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.1km.
MLI122966	Unnamed farmstead, Weston	Non-designated building	TF 2754 1922	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.1km.
MLI122970	Unnamed farmstead (Weston Farm), Weston	Non-designated building	TF 2756 1876	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 680m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI122972	Unnamed farmstead, Weston	Non-designated building	TF 2711 1805	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 600m.
MLI122973	Unnamed farmstead, Cowbit	Non-designated building	TF 2695 1800	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 750m.
MLI123188	Ashgrove Farm, Moulton	Non-designated building	TF 2903 2183	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 360m.
MLI123192	The Beeches, Moulton	Non-designated building	TF 2984 2183	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 490m.
MLI123193	Poplar Farm (Austendike House), Moulton	Non-designated building	TF 2991 2169	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 630m.
MLI123197	Engine Bank Farm, Moulton	Non-designated building	TF 3052 1997	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 1.4km.
MLI123199	The Chestnuts, Moulton	Non-designated building	TF 3047 2082	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123200	Vickers Farm, Moulton	Non-designated building	TF 3047 2071	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km
MLI123201	Fengate Farm, Moulton	Non-designated building	TF 3023 2052	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1km.
MLI123202	Magnolia House, Moulton	Non-designated building	TF 3010 2038	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 970m.
MLI123204	Pebble House Farm (Pebble House), Moulton	Non-designated building	TF 2987 2022	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 740m.
MLI123206	The Yews, Moulton	Non-designated building	TF 2914 1963	This asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 280m.
MLI123207	The Sycamores, Moulton	Non-designated building	TF 2919 1963	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 310m.
MLI123208	Decoy Farm, Moulton	Non-designated building	TF 2975 1986	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 800m.
MLI123209	Harrox Farm, Moulton	Non-designated building	TF 2973 1942	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 850m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123210	Tabeal Farm, Moulton	Non-designated building	TF 2958 1935	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 860m.
MLI123211	Valentines Farm, Moulton	Non-designated building	TF 2947 1925	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 860m.
MLI123219	Willow Tree Farm, Moulton	Non-designated building	TF 2949 1871	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 940m.
MLI123220	St Alban's House, Moulton	Non-designated building	TF 2934 1880	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 820m.
MLI123221	Ebenezer Farm, Moulton	Non-designated building	TF 2947 1890	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 860m.
MLI123222	Victory Farm, Moulton	Non-designated building	TF 2955 1891	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 920m.
MLI123223	Unnamed farmstead, Moulton	Non-designated building	TF 2902 1823	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 660m.

Asset No.	Name	Type	NGR	Reason for Scoping Out	Distance from the Scheme
MLI123224	White House, Moulton	Non-designated building	TF 2878 1823	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 450m.
MLI123225	Clarks Farm, Moulton	Non-designated building	TF 2883 1814	This asset has been identified with effects considered to be not significant in ES Appendix 8-4 Heritage Setting Assessment [REP1-032]. However, this asset was not identified within a coherent group of historic farmsteads.	Distance to Grid Connection Route: 560m.
MLI123237	Woodgate Farm, Moulton	Non-designated building	TF 2892 1618	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.8km.
MLI125518	Agricultural Building, Low Fulney	Non-designated building	Centred TF 27318 22177	This asset has been identified with effects considered to be Neutral in ES Appendix 8-4 Heritage Setting Assessment [REP1-032].	Distance to Grid Connection Route: 1.2km.

Appendix C – Assessment Methodology

Lincolnshire County Council
NSIP Historic Environment Guidance:

Group Value Assessment of Historic Farmsteads (Three-stage framework)

For citation purposes, please refer to this document as: Historic Places Team, Lincolnshire County Council (2026), Historic Farmsteads Group Value Framework for NSIPs.

Existing guidance, including the Greater Lincolnshire Farmstead Character Statement and accompanying Farmstead Assessment Framework, focuses primarily on the assessment of individual farmsteads and their immediate setting. A supplementary group value framework has therefore been applied to consider the collective heritage value of historic farmsteads within the study area.

The framework draws on established heritage assessment practice, including Historic England’s *Conservation Principles*, GPA3 and the ClfA/IEMA/IHBC *Principles for Cultural Heritage Impact Assessment* and adapts the familiar value × magnitude = significance approach for application to clusters of farmsteads and their shared setting.¹⁸

The assessment is receptor-led with the historic farmsteads and associated components forming the receptors. It considers effects on their immediate and wider setting where that setting contributes to their significance. It is not a landscape or visual impact assessment and does not treat views or landscape character as receptors in their own right.

The framework provides a proportionate and transparent method for assessing the collective significance of historic farmsteads and for evaluating the potential effects of the Proposed Development on their legibility, coherence and understanding as part of a wider historic farming landscape.

Group value is designation-neutral and is defined on the basis of historic-functional and spatial coherence, irrespective of whether individual buildings are designated. Designation informs policy weighting at the final stage rather than group membership.

The approach reflects established good practice in the assessment of historic farmstead clusters within recent large-scale renewable energy schemes in Lincolnshire and is intended to promote consistency and transparency in how group value is addressed.

1. Group Heritage Value (collective importance)

Group Heritage Value	Description
High	Cluster of farmsteads retains strong historic coherence (survival of shared historic field systems; limited boundary loss; high survival of original farmstead plan-forms and yard relationships, survival of traditional building fabric and demonstrable shared agricultural narrative). Clear evidential, historic and aesthetic value as a group.

¹⁸ Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*; Historic England (2017) *The Setting of Heritage Assets: Good Practice Advice in Planning Note 3 (GPA3)*; Chartered Institute for Archaeologists (ClfA), Institute of Environmental Management and Assessment (IEMA) and Institute of Historic Building Conservation (IHBC) (2021) *Principles of Cultural Heritage Impact Assessment in the UK*, Joint professional guidance:

Group Heritage Value	Description
Medium	Group demonstrates partial coherence, some alteration such as modern sheds or boundary loss but still provides a legible pattern of historic farmed landscape. Evidential and aesthetic value remain appreciable.
Low	Group has fragmented coherence; setting has been eroded but the survival of multiple farmsteads still provides some cumulative illustration of past rural economy / historic agricultural practice
Very Low	Little or no collective value beyond individual assets; group context weak or absent.

2. Magnitude of Impact on Group Value:

Magnitude of Impact	Description
High	Development causes comprehensive or substantial change in the ability to understand the historic-functional relationships between the farmsteads and their shared agricultural setting; disrupts the legibility of historic field patterns and land use; fundamentally alters ability to experience the farmsteads as a coherent group.
Medium	Development causes noticeable change to parts of the group’s setting and the legibility of historic field patterns and land use and/or partially reduces appreciation of the historic relationships between the farmsteads, diminishing but not wholly removing legibility of the shared agricultural character.
Low	Development introduces slight changes in setting and/or a minor reduction in the ability to understand historic-functional relationships; group coherence remains appreciable though subtly eroded.
Very Low	Minor changes only, negligible effect on collective appreciation of farmsteads and little or no impact on understanding their historic-functional relationships.
No Change	No discernible effect on the group value.

3. Significance of Effect (Group):
(adapting the individual asset framework but applied at group scale)

Group Heritage Value → / Magnitude of Impact ↓	High	Medium	Low	Very Low
High	Major Adverse	Moderate Adverse	Minor Adverse	Negligible
Medium	Moderate Adverse	Minor Adverse	Negligible	Neutral
Low	Minor Adverse	Negligible	Neutral	Neutral
Very Low	Negligible	Neutral	Neutral	Neutral

The framework should be applied by first identifying coherent groups of historic farmsteads and associated agricultural components, based on their historic-functional and spatial relationships and their shared setting, irrespective of the designation status of individual assets. An overall level of group heritage value should then be assigned, followed by an assessment of the magnitude of the Proposed Development’s impact on that group value.

A group should only be identified where there is demonstrable evidence of historic-functional and spatial relationships which may include:

- Survival of shared or interrelated historic field patterns or boundary systems;
- Functional relationships evidenced through historic mapping, documentary sources or farmstead typology;
- Shared access routes, trackways, water management features or yard relationships;
- Spatial proximity such that the farmsteads formed part of a recognisable historic farming landscape

The significance of effect should be derived using the value × magnitude matrix set out above. Group value is designation-neutral; however, where a group includes designated heritage assets, the resulting effect should be considered in light of the relevant statutory duties and higher policy tests. This policy weighting does not alter the basis on which the group is identified or valued (i.e. designated heritage assets within a group should not be used to increase the assessed level of group heritage value or the significance of effect at group scale).

The assessment should clearly explain how the Proposed Development would affect the legibility, coherence and understanding of the farmsteads as a group, including the contribution made by their immediate and wider setting to their collective significance.

The framework does not replace the assessment of effects on individual heritage assets but provides a complementary means of considering collective significance at group scale.

The proposed grouping of farmsteads and the extent of any group assessed, should be clearly defined and agreed with LCC at an early stage.

Selected Reference List:

Greater Lincolnshire Farmsteads Guidance (2015), *Greater Lincolnshire Farmstead Character Statement*. Historic England, by Adam Partington, Alastair MacIntosh and Jeremy Lake:

Historic England (2015), *National Farmstead Assessment Framework*.

Available at:

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

Historic England (2017, 2nd ed.), *The Setting of Heritage Assets: Good Practice Advice in Planning Note 3 (GPA3)*:

Chartered Institute for Archaeologists (CIfA), Institute of Environmental Management and Assessment (IEMA) and Institute of Historic Building Conservation (IHBC) (2021)

Principles of Cultural Heritage Impact Assessment in the UK, Joint professional guidance:

