

## Online Comment

**Application** H13-0760-25  
**Location** College Farm Loosegate Road Moulton Seas End PE12 6JX  
**Proposal** Erection of Domestic Garage

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**Name** Ruben Lopez Catalan  
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LN1 1YL

**Date Submitted** 08-09-25  
**For/Against** Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the site's heritage potential, as required by the NPPF (paragraph 207). The site lies within the area of MLI123172:

College Farm, Moulton- a partially extant 19th-century farmstead of regular courtyard form, with an L-plan range and detached buildings on the fourth side. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings, and large modern sheds are present on site. The farmstead forms part of a loose cluster (Greater Lincolnshire Farmsteads Project, 2015. SLI15702).

College Farm is a non-designated heritage asset (NDHA) recorded in the Historic Environment Record. The proposal has the potential to affect this NDHA, either directly or indirectly through its setting, but this has not been addressed in the submitted documents.

Recommendation:

Currently there is insufficient specific information on the heritage potential for the site and the extent of impact to the historic environment from the proposed development.

I recommend that the applicant submit the results of a Heritage Impact Assessment (HIA). This will be in accordance with Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.

This HIA will aim to determine the significance and character of any heritage assets which could be impacted by the proposed development.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 207 and 218.

This will also help inform an appropriate evaluation/mitigation strategy for the proposed impact if necessary and should permission be subsequently granted.

With respect to the attached recommendation, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email [ruben.lopez@lincolnshire.gov.uk](mailto:ruben.lopez@lincolnshire.gov.uk) to discuss the HIA details/requirements.