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A DESK BASED HERITAGE IMPACT ASSESSMENT STUDY
OF A PROPOSED NEW DEVELOPMENT ON LAND TO THE REAR OF
18, HIGH STREET,
MOULTON, LINCOLNSHIRE (VERSION 3).

[Site Centred at National Grid Reference: TF 3072 2406]

PREPARED FOR MR. BRIAN GILHAM OF STATUS DESIGN ON BEHALF OF HIS CLIENT -
MR. ANDREW WOODS OF MOULTON BUTCHERS

By

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Summary

- *This desk based heritage impact assessment study has been prepared for Mr. Brian Gilham of Status Design on behalf of his clients - Mr. William Woods of Moulton Butchers - to inform, to accompany and to be in support of a forthcoming application for planning consent for the proposed erection of a new detached residential dwelling with associated new car parking facilities on land to the rear of 18, High Street, Moulton, Lincolnshire.*

- *No archaeological activity or finds from the various prehistoric periods have been identified within the study area used for this assessment. So the potential for archaeological activity and finds to be made on this assessment site from all of the combined prehistoric periods is considered to be* ***low****.*

- *This study has not identified any evidence for archaeological activity and finds from the Romano-British period within the search area utilised for this assessment. Consequently, the potential for archaeological activity and finds from this period to be made of this assessment site will also be* ***low****.*

- *This study has similarly not identified any evidence for archaeological activity and finds from the Anglo-Saxon period within the search area utilised for this study, despite the settlement of Moulton having had late Saxon origins from place name evidence. So it is concluded that the potential for archaeological activity and finds from this period to be made of this assessment site will also be* ***low****.*

- *It is considered that this assessment site lies within the historic core of the medieval settlement with the medieval parish church being situated to the immediate north. So it is concluded that the potential for medieval archaeological activity and finds to be encountered on this assessment site, will be* ***high****.*

- *It is clear that this assessment site also lies within the historic core of the post-medieval settlement as adjudged by the large number of designated heritage assets comprising listed buildings that date from this period in the vicinity and also from the map regression that has been carried out for this study. So it is concluded that the potential for post-medieval archaeological activity and finds to be found on this assessment site, will also be* ***high****.*

- *It is considered from the map evidence and from a number of designated and non-designated heritage assets located in the vicinity of this assessment site, that it clearly lies within the bounds of the early modern and modern settlements. So it is concluded that the potential for archaeological activity and finds from these periods to be encountered on this assessment site will also be* ***high****, though this potential is not considered to be significant.*

- *The groundworks which will be required for this proposed new residential development and in particular the excavations for new foundations for the new dwelling and boundary walls and for the new services will have the greatest potential impact on the identified below ground high medieval and post-medieval archaeological potential, such that it is anticipated that settlement activity and finds from these periods may well be encountered on this proposed development site.*

- *In the light of these considerations, it is recommended that a further stage of archaeological assessment of the site should take place, to comprise a programme of archaeological trial trenching within the existing rear yard area of the site, to be undertaken prior to any development taking place on the site.*

- *This study has established that the present house at No,. 18, High Street (now a shop), is locally listed by South Holland District Council as a 'building of local*

*historical interest'. This building dates from at least the late 19th century and so by this criteria is deemed to be of **medium** significance. The existing outbuildings to the rear of the locally listed house (now a shop), are of modern late 20th century origin and are not considered to be significant. The setting of this locally listed heritage asset is defined by its current boundary curtilage and by its location on the eastern frontage of the High Street in a local sense and in a wider context by its position within the local Conservation Area and within the historic core of the settlement of Moulton.*

- *This study has also concluded that the construction of the new detached residential dwelling at the rear of this assessment site will provide a **slight positive impact** to this overall setting, bringing currently undeveloped land into usage and where also very recent modern residential development has already taken place to the immediate north and north-west. This will have already have impacted upon the general setting of the assessment site to the same degree. It is also considered that this proposed development will provide **no change** to the **medium** significance of this locally designated heritage asset.*

- *The Grade II listed early 18th century mill house at 20, High Street is situated to the immediate south and south-west of the proposed development site. It is considered that there may be a **slight adverse impact** from the proposed development on this heritage asset with a **slight adverse impact** to its setting (which has a grouped setting with the nearby associated Grade I listed tower windmill), but with **no change** to its **high significance**. It should be noted that there has already been some compromise to the setting of this heritage asset and slight adverse impacts from other very recent modern residential developments, which have already taken place to the immediate north and north--west of this development site on land off The Chase and by other modern residential developments to the south-west and to the west of the High Street.*

- *No. 16, High Street is a locally listed post-medieval house that is located to the immediate north and north-west of the assessment site such that the rear of this property directly overlooks the area of this proposed development site. This study concludes that there would be a **slight adverse impact** from this proposed development on this heritage asset with a **slight adverse impact** to its setting, but with **no change** to its **medium significance**. The setting of this heritage asset and the asset itself have already been impacted upon by modern residential developments, which have already taken place on land off The Chase to the east.*

- *The Grade I listed medieval parish church of All Saints is a designated heritage asset of high significance and of national importance. It is situated to the north of the assessment site, such that its upper levels only directly overlook the area of this proposed development site to the south. This study concludes that there may be a **negligible impact** from this development on this heritage asset and a **negligible impact** on its setting but with **no change** to its **high significance**.*

- *The Grade I listed Moulton tower windmill off the High Street is a designated heritage asset of high significance and of national importance. It is situated to the immediate south of this proposed development site, such that it directly overlooks it to the north. This study concludes that there will be a **slight adverse impact** from this proposed development on this heritage asset and a **slight adverse impact** to the setting of this designated heritage asset from this proposed development, (which has a grouped setting with the nearby associated Grade II listed mill house), but with **no change** to its **high significance**. The setting of this heritage asset and the asset itself have already been slightly impacted upon by other very recent modern residential developments, which have already taken place to the immediate north and north--west on land off The Chase and by other modern residential developments to the south-west and to the west of the High Street.*

1.0 Introduction and Scope of Study

1.1 Introduction

1.1.1 This desk-based heritage impact assessment study was commissioned by Mr. Brian Gilham of Status Design on behalf of his clients - Mr. William Woods of Moulton Butchers. This study considers the archaeological and heritage potential of a proposed new development, to comprise a forthcoming application for planning consent for the proposed construction of a new detached two storey residential dwelling with associated new car parking facilities on land to the rear of Moulton Butchers, 18, High Street, Moulton, Lincolnshire, situated at National Grid Reference TF 3072 2406. The assessment site is situated on the eastern frontage of the High Street and is currently mostly occupied by a commercial retail business with associated kitchens and storage facilities with an unoccupied yard area at the rear of the property. The settlement of Moulton lies within the modern civil parish of The Moultons, administrative district of South Holland, county of Lincolnshire [**Figures 1 and 2**].

1.1.2 This report was produced by Neville Hall, Freelance Archaeologist and Consultant, in support of and to inform a forthcoming application for planning consent for the proposed erection of a new detached two storey residential dwelling with associated new car parking facilities on land to the rear of 18, High Street, Moulton, Lincolnshire [**Figures 1 and 2**].

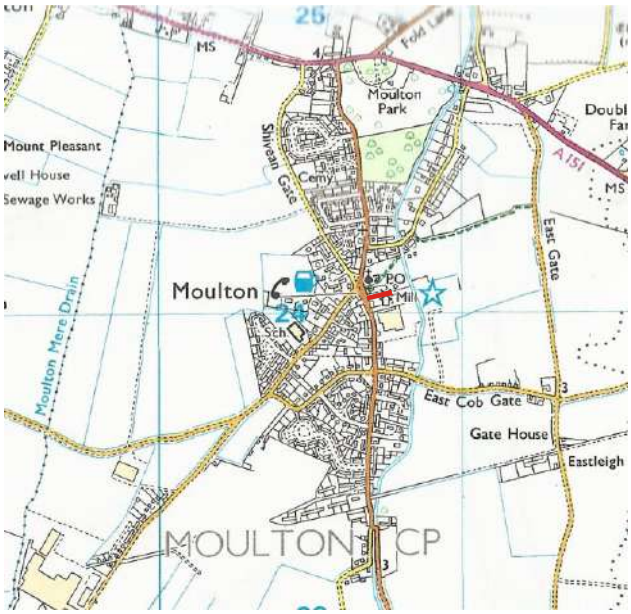


Figure 1: General site location at a scale of 1:25,000. The assessment site is shown in red. (O.S. copyright licence number 100048723)

1.2 Scope of Study

1.2.1 The objectives of this study are:

To assess the potential of the proposed development site to contain archaeological evidence;

To assess the potential survival of archaeology at the proposed development site, its condition and extent;

To assess and evaluate the potential significance of any archaeology and to examine whether this might be the subject of further evaluation or mitigation;

To assess whether the archaeological evidence, or potential evidence, would provide a constraint to development; and

To assess whether the impact of the proposed development would affect the setting of nearby heritage assets.

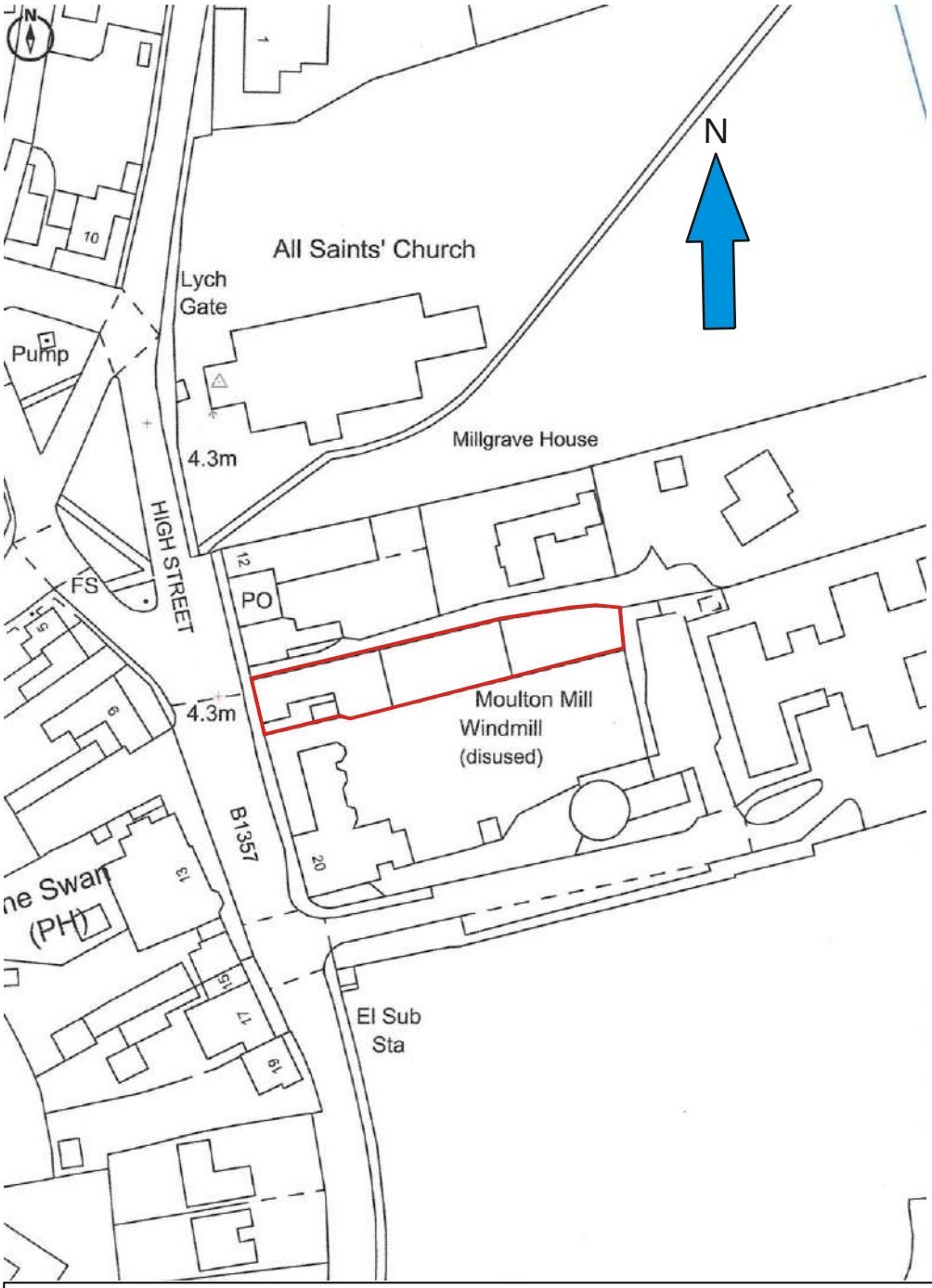


Figure 2: Plan showing the site location and existing layout of the assessment site at a scale of 1:1,250, (extract from Architects plan).

1.2.2 Research sources consulted for this study have comprised map sources held at the online National Library of Scotland and the Lincolnshire Archives and a 0.5km radial search centred on the assessment site of the Lincolnshire Historic Environment Record (HER). The online National Heritage List of Historic England (NHL) was also consulted. A site walkover survey of the assessment site and of its environs was undertaken by the author on the 15th of March 2025.

2.0 Planning Background and Development Plan Framework

2.1 National Legislation

2.1.1 Legislation regarding listed buildings and areas of special architectural or historic interest or Conservation Areas is contained in the *Planning (Listed Buildings and Conservations Areas) Act* (1990).

2.1.2 Section 66 of this Act requires that:

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.1.3 Section 72 of this Act requires that:

Local Authorities, with respect to any buildings or other land in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

2.2 National Planning Framework

2.2 National Planning Framework

2.2.1 In December 2024, The Government published the latest version of the *National Planning Policy Framework* or *NPPF*, which provides guidance for planning authorities, property owners, developers and others on the conservation, preservation and investigation of heritage assets.

2.2.2 Annex 2 of NPPF of the *National Planning Policy Framework* of 2012 makes the following definitions:

Designated Heritage Asset - 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.

Heritage Asset - a building, monument, site, place , area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a Heritage Asset - the surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The Significance of a Heritage Asset - the value of a heritage asset to this and future generations, because of its heritage interest. The interest may be of archaeological,

architectural, artistic or historic. Significance derives not only from a Heritage Asset's physical presence, but also from its setting.

2.2.3 Consequently, government guidance provides a framework which:

Protects nationally important designated Heritage Assets, which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Historic Parks and Gardens, Registered Battlefields and Conservation Areas;

Protects Heritage Assets;

Protects the settings of such designations;

In appropriate circumstances, seeks adequate information from field evaluation to enable informed decisions; and

Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

2.2.4 The *National Planning Policy Framework* (NPPF) of 2024, provides the following pertinent policies with regard to Conserving and enhancing the historic environment.

Para. 202: Heritage Assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.....

Para 203: Plans should set out a positive strategy for the conservation... of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting then to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Proposals Affecting Heritage Assets

Para 207: In determining applications, local planning authorise should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and , where necessary, a field evaluation.

Para 208: Local planning authorise should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by

development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal;

Para 210: In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering Potential Impacts

Para 212: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 213: Any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction), or from development within its setting), should require further and convincing justification. Substantial harm or loss of:

a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional:

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 214: Where a development proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation: and

c) conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of brining the site back into use.

Para 215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of a proposal including, where appropriate securing its optimum viable use.

Para 216: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In

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

2.3 South East Lincolnshire Local Plan

2.3.1 In March 2019, South Holland District Council adopted the *South East Lincolnshire Local Plan, 2011-2026, Adopted March 2019,* in association with Boston Borough Council and Lincolnshire County Council. This new Local Plan was adopted in March 2019 by South Holland District Council and replaced the South Holland District Local Plan.

2.3.2 This new Local Plan had adopted the following pertinent planning policy in relation to planning and the Historic Environment:

Policy 29: The Historic Environment

Distinctive elements of the South East Lincolnshire historic environment will be conserved and where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

The historic archaeological and drainage ;landscape of the Fens;

The distinctive character of South East Lincolnshire market towns and villages;

The dominance within the landscape of church towers, spires and historic windmills.

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

A. Listed Buildings

1. Proposals to change the use of a Listed Building or to alter and extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting

2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with planning policy.

3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area, should preserve (and enhance or reinforce, as appropriate)

features that contribute positively to the area's character, appearance and settings, Proposals should:

1. Retained buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

2. Retain architectural details that contribute to the character and appearance of the area;

3. Where relevant and practical, remove features which are incompatible within the Conservation Area;

4. Retained and reinforce local distinctiveness with reference to the height, massing, scale, form, materials and plot widths of the existing built environment;

5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape:

6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

C. Archaeology and Scheduled Monuments

1. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.

2. Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.

3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of the determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.

4. Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in situ. Where this is either not possible or not desirable, provision must be made for preservation by record to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.

5. Any such work undertaken as parrt of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.

D. Registered Parks and Gardens

Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.

E. Enabling Development

Proposals for enabling development adjacent to, or within the setting of a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:

1. It will not materially harm the heritage values of a heritage asset or its setting;

2. It avoids detrimental fragmentation of management of the heritage asset;

3. It will secure the long-term future of the place, and where applicable, its continued use for a sympathetic purpose;

4. It is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid;

5. Sufficient subsidy is not available from any other source;

6. It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and

7. The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy.

F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals), field evaluation and historic building reports) that:

1. Identify all heritage assets likely to be affected by the proposal:

2. Explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;

3. Provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and

4. Demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and whether the works proposed are the minimum required to secure the long term use of the asset.

2.3.3 The assessment site lies within the bounds of the Moulton Conservation Area (HER ELI2708).

3. Geology and Topography

3.1 Geology

3.1.1 The development site is located on deep stoneless calcareous coarse silty soils of the Wisbech Series, which have developed upon deposits of marine alluvium and on Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1984; BGS, 1992].

3.2 Topography

3.2.1 The assessment site is located within the historic core of the modern settlement of Moulton and also within the area of the low-lying Lincolnshire Fens at a height of approximately 4mAOD.

4. Historical and Archaeological Background and Map Regression Exercise

4.1 Prehistoric

4.1.1 No archaeological activity or finds from the various prehistoric periods have been identified within the study area for this assessment. So the potential for archaeological activity and finds to be made on this assessment site from all of the combined prehistoric periods is considered to be **low**.

4.2 Romano-British

4.2.1 This study has not identified any evidence for archaeological activity and finds from the Romano-British period within the search area utilised for this assessment. Consequently, the potential for archaeological activity and finds from this period to be made of this assessment site will also be **low**.

4.3 Anglo-Saxon

4.3.1 This study has similarly not identified any evidence for archaeological activity and finds from the Anglo-Saxon period within the search area utilised for this study, despite the settlement of Moulton having had late Saxon origins from place name evidence. So it is concluded that the potential for archaeological activity and finds from this period to be made of this assessment site will also be **low**.

4.4 Medieval

4.4.1 At the time of the Domesday Survey of AD1086, the lands in Moulton or *Multune* were owned by Ivo Tallboys and by Guy of Craon. This is the first documentary reference to the medieval settlement of Moulton (HER MLI20351). The place name itself is derived from an Old English personal name of *Mula* and the Old English *tun* hence 'the farmstead/village of a man called mula'. Later medieval documentary sources variously refer to this settlement as *Multuna* (AD1154-8), *Muleton* (AD1165), *Moltona* (AD1154-6) and as *Moleton* (AD1166) [Morris, 1986; Cameron, 1998; Mills, 1991; Ekwall, 1991].

4.4.2 The parish church of All Saints in the High Street is Grade I listed and dates from AD1180-1190 (**Site No. 2**, HER MLI22138, NHL 1147325). This is an early English Church with a Perpendicular west tower. The church consists of a west tower with spire, a nave with north and south aisles, a south porch and a chancel with an organ chamber.

4.4.3 An archaeological watching brief on the groundworks in 2011 for a new detached dwelling at 1, High Street located medieval and post-medieval cut features and finds, an earlier site garden soil and modern deposits (**Site No. 30**, HER ELI10844, MLI20352, Site code: MOHS09). A large medieval refuse pit of 13th-15th century date was recorded along with a number of post-medieval pits and a linear feature. A rubble filled trench suggested that a brick structure may have stood adjacent to the north-eastern side of the new dwelling. Finds from this watching brief comprised sherds of medieval pottery, animal bone fragments and sherds of post-medieval pottery and clay pipe fragments [Moulis & Murphy, 2011].

4.4.4 An area of the earthwork cultivation remains of medieval ridge and furrow have been identified from aerial photographic sources to the north of Moulton (**Site No. 33**, HER MLI82503).

4.4.5 It is considered that this assessment site lies within the historic core of the medieval settlement with the medieval parish church being situated to the immediate north. So it is concluded that the potential for medieval archaeological activity and finds to be encountered on this assessment site, will be **high**.

4.5 Post-Medieval

4.5.1 No. 2, Bell Lane is a Grade II listed house dating from 1702 with late 19th and 20th century alterations (**Site No. 9,** HER MLI94458, NHL 1147210).

4.5.2 No. 20, High Street is a Grade II listed former mill house with a bakehouse, which is now a private dwelling (**Site No. 6**, HER MLI94360, NHL 1064505). This dates from the early 18th century and has mid 18th, mid 19th and 20th century alterations.

4.5.3 Harrington House, 2, Broad Lane is a Grade II listed late 18th century house with mid 19th century alterations (**Site No. 10**, HER MLI94459, NHL 1147237).

4.5.4 Bayfield, No. 9, High Street is a Grade II listed house dating from the mid 18th century, refronted in 1805 and with later 19th century alterations (**Site No. 18**, HER MLI94605, NHL 1359271).

4.5.5 A Grade II listed hand pump is situated on The Green (**Site No. 5**, HER MLI94359, NHL 1064504). This dates from the 18th century and has 19th century alterations.

4.5.6 Hazeldean House, Broad Lane is a Grade II listed house dating from the late 18th century with 20th century alterations (**Site No. 4**, HER MLI94357, NHL 1064502).

4.5.7 Harrox House, High Street is a Grade II listed house dating from the late 18th century (**Site No. 7**, HER MLI94361, NHL 1064506). This building is also the site of the former Moulton Free Grammar School that was founded in 1561 (HER MLI22139).

4.5.8 The Swan public house, High Street, is a Grade II listed inn dating from the late 18th century, which is now a public house (**Site No. 13,** HER MLI94468, NHL 1147422). The building has late 19th and 20th century alterations.

4.5.9 The Old Vicarage on Church Lane is a Grade II listed former vicarage, which is now a private dwelling (**Site No. 16**, HER MLI94602, NHL 1359268). This building dates from the late 18th century and has 20th century alterations.

4.5.10 The Goddards, Church Lane is a Grade II listed house, (now three dwellings), dating from around 1800 with 20th century alterations (**Site No. 11**, HER MLI94460, NHL 1147257).

4.5.11 The Manor House, Bell Lane is a Grade II listed house dating from the early 19th century (**Site No. 3**, HER MLI94356, NHL 1064501). This is also the site of a partially extant 19th century farmstead (HER MLI94356).This was arranged around a regular courtyard with an 'L'-shaped plan range with further detached buildings to the third side of the yard. The farmhouse was detached from the main working complex. There has been a partial loss of traditional buildings on the site. The farmstead was within a village location.

4.5.12 No. 2, Shivean Gate is a Grade II listed house dating from the early 19th century with 20th century alterations (**Site No. 14**, HER MLI94470, NHL 1147465). This building was formerly listed as the former Axe and Handsaw public house.

4.5.13 A windmill off the High Street is Grade I listed tower mill was that constructed in c.1822 (**Site No. 1**, HER MLI20352, NHL 1308557).The sales were removed in 1895 following gale damage. The restoration of the windmill was completed in 2011.

4.5.14 10, High Street, is a Grade II listed house dated to around 1825 **(Site No. 8**, HER MLI94362, NHL 1064507).

4.5.15 Brooklyn House, The Green is a Grade II listed house with an attached stable block dating from around 1825 (**Site No. 12**, HER MLI94462, NHL 1147281).

4.5.16 An area of historic parkland occurs at Park House (**Site No. 19**, HER MLI92280). This is shown on the First and Second Edition O.S. maps.

4.5.17 Nos. 5 and 7, High Street comprise a pair of locally listed cottages of post-medieval date (**Site No. 20**, HER MLI97223).

4.5.18 No. 16, High Street comprises a locally listed post-medieval red brick house (**Site No. 23**, HER MLI97226).

4.5.19 No. 18, High Street is situated within the area of the assessment site and comprises a locally listed post-medieval house, which is now a shop (**Site No. 24**, HER MLI97227).

4.5.20 A former National School and school house of post-medieval/early modern date are situated on Broad Lane (**Site Nos. 25-26**, HER MLI97228). The buildings are now in use as a village hall and community centre.

4.5.21 A Methodist chapel on Bell Lane is locally listed and was built in 1830 (**Site No. 27**, HER MLI97230).

4.5.22 An unnamed farmstead occurs at Moulton (**Site No. 28**, HER MLI123178). This is a partially extant 19th century farmstead which was arranged around a regular courtyard in an 'L'-plan. The farmhouse was detached from the main working complex. There has been a partial loss of traditional buildings on the site. The farmstead is within a village location.

4.5.23 A search was undertaken of the manuscript map records of the Lincolnshire Archives. The earliest manuscript map retrieved from the record catalogues here comprised an extract from the enclosure award map for the parish of Moulton of 1803 (Archive ref: Moulton PAR/17/1-2). This map shows the area of the assessment site as then occupying the western portion of an east-west orientated rectangular shaped enclosure that fronted onto the eastern side of the High Street. This enclosure in 1803, is shown as a field without any occupation by any buildings. An extract from this map comprises **Figure 7** of this assessment.

4.5.24 In 2022, an archaeological watching brief on the groundworks for two new residential dwellings on land at 3, Shivean Gate recorded demolition deposits, refuse pits and the remains of two brick lined wells that were all associated with the late post-medieval occupation of the site (**Site No. 32**, HER ELI13687, Site code: SGMM17) [Hall, 2022].

4.5.25 It is clear that this assessment site also lies within the historic core of the post-medieval settlement as adjudged by the large number of designated heritage assets comprising listed buildings that date from this period in the vicinity and also from the map regression that has been carried out for this study. So it is concluded that the potential for post-medieval archaeological activity and finds to be found on this assessment site, will also be **high**.

4.6 Early Modern/Modern

4.6.1 A Grade II listed lychgate dating from 1897 is located at the parish churchyard and commemorates the Diamond Jubilee of 1897 (**Site No. 17**, HER MLI94604, NHL 1359270).

4.6.2 A Grade II listed K6 telephone kiosk of 20th century date is situated at the junction of Broad Lane with the High Street (**Site No. 15**, HER MLI94525, NHL 1253327).

4.6.3 No. 15, High Street comprises a locally listed Victorian house (**Site No. 21**, HER MLI97224).

4.6.4 No. 19, High Street comprises a locally listed detached house with a datestone of 1912 (**Site No. 22**, HER MLI97225).

4.6.5 An archaeological watching brief took place in 2001 on the groundworks for a new detached house on land to the rear of the High Street (**Site No. 29**, HER ELI2627, Site code: MHS01). This revealed a sequence of dumped deposits of 19th century date. No earlier archaeological features or deposits were encountered. Finds comprised sherds of 19th-20th century pottery and glass fragments [Cope-Faulkner, 2001].

4.6.6 Copies of published Ordnance Survey (O.S.) maps of the area of the assessment site were obtained from the online National Library of Scotland. An extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888 forms **Figure 8** of this study. This map shows that the current boundaries of the assessment site had become established by this time. The current house (and probable current retail shop) at 18, High Street are shown as occupying the frontal area of the site on the eastern frontage of the High Street. To the rear of this and bonded to it are several outbuildings with two further and smaller detached outbuildings shown further to the rear. The eastern end of the assessment site is shown as then being unoccupied with a water pump also featured here.

4.6.7 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904 comprises **Figure 9** of this assessment. This map shows that no change had taken place to the overall layout of the assessment site between 1888 and 1904. The water pump is no longer shown at the eastern end of the site.

4.6.8 An extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map forms **Figure 10** of this study. This map shows that limited alteration had taken place to the layout of the area of this assessment site between 1904 and 1932, with the addition of a further outbuilding to the rear of the dwelling and shop at 18, High Street.

4.6.9 An extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1958 forms **Figure 11** of this study. This map shows that further limited change had taken place to the layout of the area of this assessment site between 1932 and 1958 with the removal of one of the small rectangular shaped outbuildings at the eastern rear of the assessment site.

4.6.10 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1968 comprises **Figure 12** of this assessment. This map shows the present layout of the assessment site with an unoccupied yard area to the rear and at the eastern end of the site. The layout of the outbuildings to the rear of the dwelling and shop at the frontal area of the site appear to have undergone radial change with one large outbuilding shown to the rear of the shop and dwelling and shown bonded to it.

4.6.11 **Figure 2** features the current layout to the assessment site.

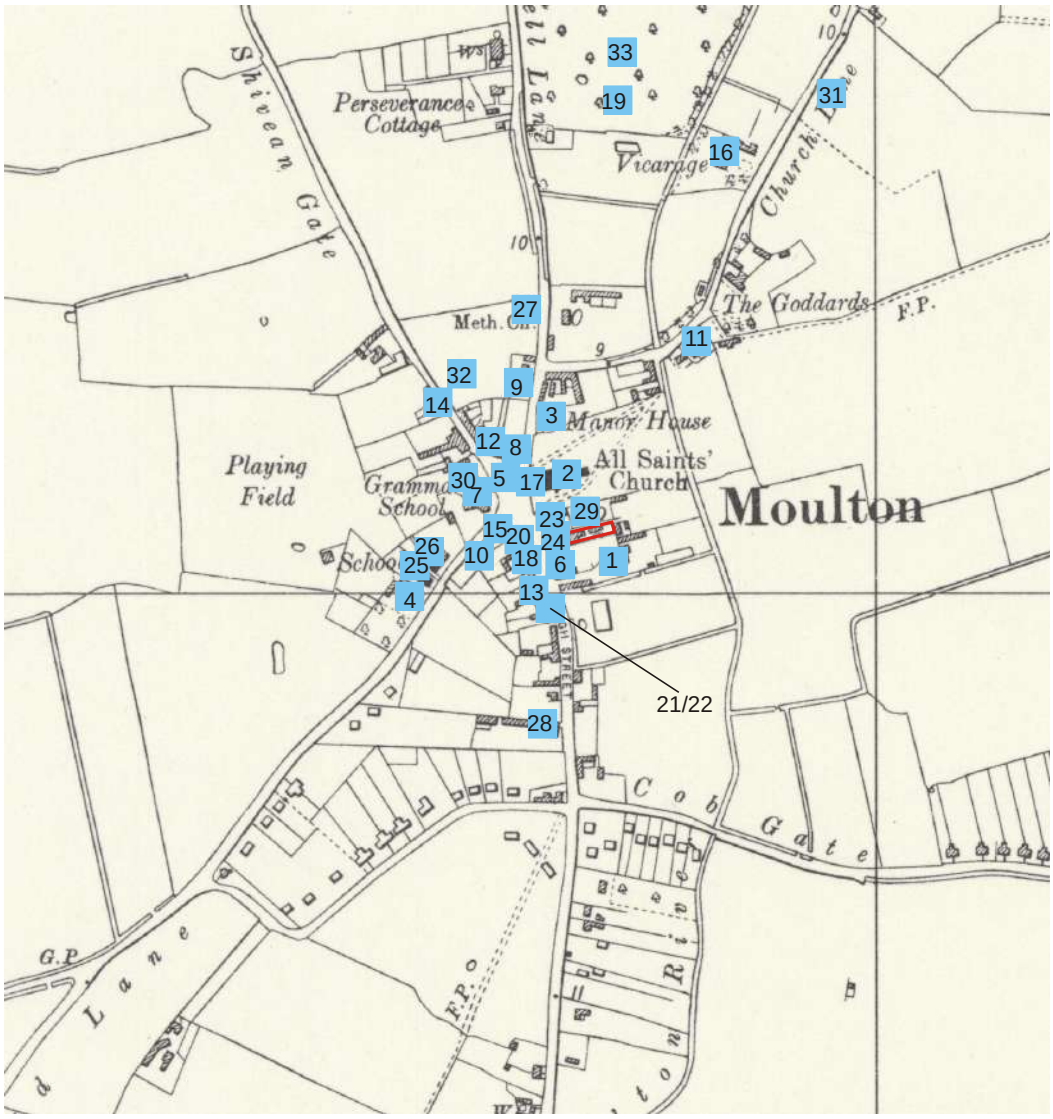


Figure 3: Cultural heritage sites within a 0.5km radius of the assessment site at an original scale of 1:10,560. The assessment site is shown outlined in red.

4.6.12 It is considered from the map evidence and from a number of designated and non-designated heritage assets located in the locale of this assessment site, that it clearly lies within the bounds of the early modern and modern settlements. So it is concluded that the potential for archaeological activity and finds from these periods to be encountered on this assessment site will also be **high**, though this potential is not considered to be significant.

4.7 Uncertain

4.7.1 In 2012, an archaeological watching brief took place on the groundworks for a new residential development on land at 49, Church Street (**Site No. 31**, HER ELI11834,Site code: CLMS10). This recorded no archaeological features, deposits or finds [M & M, 2012].

4.7.2 It is uncertain whether undated archaeological activity or finds may be encountered within the area of the assessment site, so this potential must remain **uncertain**.

5. Site Conditions and the Proposed Development

5.1 Site Conditions

5.1.1 A visit to the assessment site and its environs was made by the author on the 15th of March 2025 for the purpose of recording the present appearance and locale of the proposed development site and noting any features which might indicate surviving archaeological remains. This included a digital photographic record [**Plates 1-28**]. The weather conditions were overcast with good visibility.



Plate 1: View of the setting of the assessment site, from the north



Plate 2: View of the setting of the assessment site, from the north

5.1.2 The area of the proposed development site is currently in use as a rear compacted gravelled car park at the eastern end of the asessment site for the retail outlet and business at Moulton Butchers, 18, High Street and is an undeveloped piece of land. Consequently, no archaeological activity was thus noted on the ground and there were no surface finds.



Plate 3: View of the setting of the assessment site, from the north



Plate 4: View of the setting of the assessment site, from the north-west

5.1.3 **Plates 1-6** present a number of views of the setting of the western frontal area of the assessment site, (which includes the Moulton Butchers retail shop), from various perspectives. **Plate 1** features the line of the High Street from the north. **Plate 2** shows the general setting of the western frontal area of the assessment site from the north with the line of the High Street from the north, the Grade I listed parish church (**Site No. 2**), to the left (east) and The Green to the right (west). **Plate 3** also shows the general setting of the western frontal area of the assessment site from the north with The Green in the foreground. **Plate 4** features the general setting of the western frontal area of the assessment site from the north-west showing the Grade I listed parish church (**Site No. 2**) and The Green in the background. **Plate 5** provides a further view of the general setting of the western frontal area of the assessment site from the north with the Grade I listed parish church (**Site No. 2**) and The Green in the background. **Plate 6** features a further view of the general setting of the western frontal area of the assessment site from the north-west.



Plate 5: View of the setting of the assessment site, from the north-west



Plate 6: View of the setting of the assessment site, from the north

5.1.4 **Plate 7** features the western and northern elevations of the Moulton Butchers retail shop at the western frontal end of the assessment site and on the eastern frontage of the High Street, at 18, High Street (**Site No. 24**). This is a locally listed dwelling as designated by South Holland District Council. The Lincolnshire Historic Environment Record provides little information as to the detail of this combined dwelling and retail outlet. This is a two storey building with a hipped roof with a roof covering of grey slate. Two vertical brick chimney stacks flank the northern and southern ends of the hipped roof. Both the visible west and north elevations of the building have been rendered over with a modern 20th century shopfront on the ground floor. At the first floor level of the west elevation are two west facing timber sash window openings with a former central west facing window opening infilled. The date of this frontal building is uncertain, but is first featured on the First Edition O.S. map of 1888, thus rendering this combined dwelling and shop, as of at least of late 19th century origin.



Plate 7: View of Moulton Butchers retail shop at the western frontal area of the assessment site, from the west



Plate 8: View of the setting of the assessment site, from the south

5.1.5 **Plates 8-11** present several further views of the general setting of the western frontal end of the assessment site from different southern portions. **Plate 8** features the Grade I listed parish church (**Site No. 2**), in the background and to the right (north). **Plates 9-11** also feature the Grade I listed parish church (**Site No. 2**), in the background.



Plate 9: View of the setting of the assessment site, from the south



Plate 10: View of the setting of the assessment site, from the south-west



Plate 11: View of the setting of the assessment site, from the south-west



Plate 12: View of Moulton Butchers retail shop at the western frontal area of the assessment site, from the west

5.1.6 **Plate 12** presents a further view of the combined dwelling and retail shop of Moulton Butchers, a locally listed late 19th century building at the western frontal end of the assessment site at 18, High Street (**Site No. 24**). The southern elevation of this building is also featured, which has also been entirely rendered over.

5.1.7 **Plates 13 and 14** present views of The Chase, from several western vantage points. This is a lane, which extends to the immediate north of the assessment site, from the eastern frontage of the High Street and terminates to the east. It is first featured on the First Edition Ordnance Survey (O.S) map of 1888, and is thus of at least late 19th century origin. Modern brick outbuildings, which house current kitchen and storage facilities to the retail outlet at 18, High Street, are also shown. These are first featured on the Ordnance Survey (O.S.) map of 1968, and so are considered to be of at least modern late 20th century origin.



Plate 13: View of The Chase, situated to the immediate north of the assessment site, from the west



Plate 14: View of The Chase, situated to the immediate north of the assessment site, from the west

5.1.8 **Plate 15** presents a further view of the modern late 20th century outbuildings to the rear of the retail outlet.



Plate 15: View of the associated outbuildings at the rear of Moulton Butchers, from the west



Plate 16: View of the rear yard at the eastern end of the assessment site, from the north-west

5.1.9 **Plate 16** provides a view of the rear unoccupied yard area at the eastern end of the assessment site, where is proposed to erect the new detached residential dwelling.

5.1.10 **Plates 17-19** present several views of the Grade I listed Moulton tower windmill (**Site No. 1**), which is situated to the immediate south of this assessment site, from various northern perspectives.



Plate 17: View of the Grade I listed Moulton windmill (Site No. 1), from the assessment site and from the north



Plate 18: View of the Grade I listed Moulton windmill (Site No. 1), from the assessment site and from the north



Plate 19: View of the Grade I listed Moulton windmill (Site No. 1), from the assessment site and from the north-east



Plate 20: View of the yard at the eastern end of the assessment site, from the east

5.1.11 **Plate 20** provides a further view of the rear unoccupied yard at the eastern end of the assessment site, where it is proposed to build the new detached residential dwelling. The eastern end of the outbuildings at the rear of the retail outlet are also featured. The modern lean-to shown in this image in the foreground, is scheduled for demolition.

5.1.12 **Plate 21** presents a further view of the various modern late 20th century outbuildings at the rear of the retail outlet from a different eastern position along with a further view of The Chase from this eastern vantage point.



Plate 21: View of the associated outbuildings at the rear of Moulton Butchers, from the east



Plate 22: View of the Grade I listed parish church of All Saints, (Site No. 2), from the assessment site and from the south-east

5.1.13 **Plate 22** was taken from the rear area of the assessment site and looks northwards and features the Grade I listed parish church of All Saints (**Site No. 2**) in the background.

5.1.14 **Plates 23 and 24** present several further views of the general setting of the western frontal retail shop and dwelling at the western end of the assessment site (**Site No. 24**).



Plate 23: View of the setting of the assessment site, from the north-west



Plate 24: View of the setting of the assessment site, from the north

5.1.15 **Plates 25 and 26** furnish further views of the unoccupied rear yard area at the eastern end of the assessment site, where it is proposed to erect the new residential dwelling.



Plate 25: View of the rear yard at the eastern end of the assessment site, from the north-east



Plate 26: View of the rear yard at the eastern end of the assessment site, from the east

5.1.16 **Plate 27** features a further view of the Grade I listed Moulton tower windmill (**Site No. 1**), taken from the rear eastern end of the assessment site and looking southwards.



Plate 27: View of the Grade I listed Moulton windmill (Site No. 1), from the assessment site and from the north



Plate 28: View of the Grade I listed parish church of All Saints, (Site No. 2), from the assessment site and from the south-east

5.1.17 **Plate 28** presents a further view of the Grade I listed parish church of All Saints in the background from the assessment site and looking northwards (**Site No. 2**).

5.2 The Proposed Development [Figures 4-6]

5.2.1 This proposed development will comprise the erection of a new two storey detached residential dwelling with associated new car parking facilities on land to the rear of No. 18, High Street. In addition, the present modern lean-to at the rear of the existing building complex at No. 18, High Street will be demolished. **Figure 4** features this proposed layout of the development site. **Figure 5** shows the various two storey elevations of the proposed new residential dwelling**. Figure 6** features the ground and first floor layout plans of the proposed new residential dwelling.

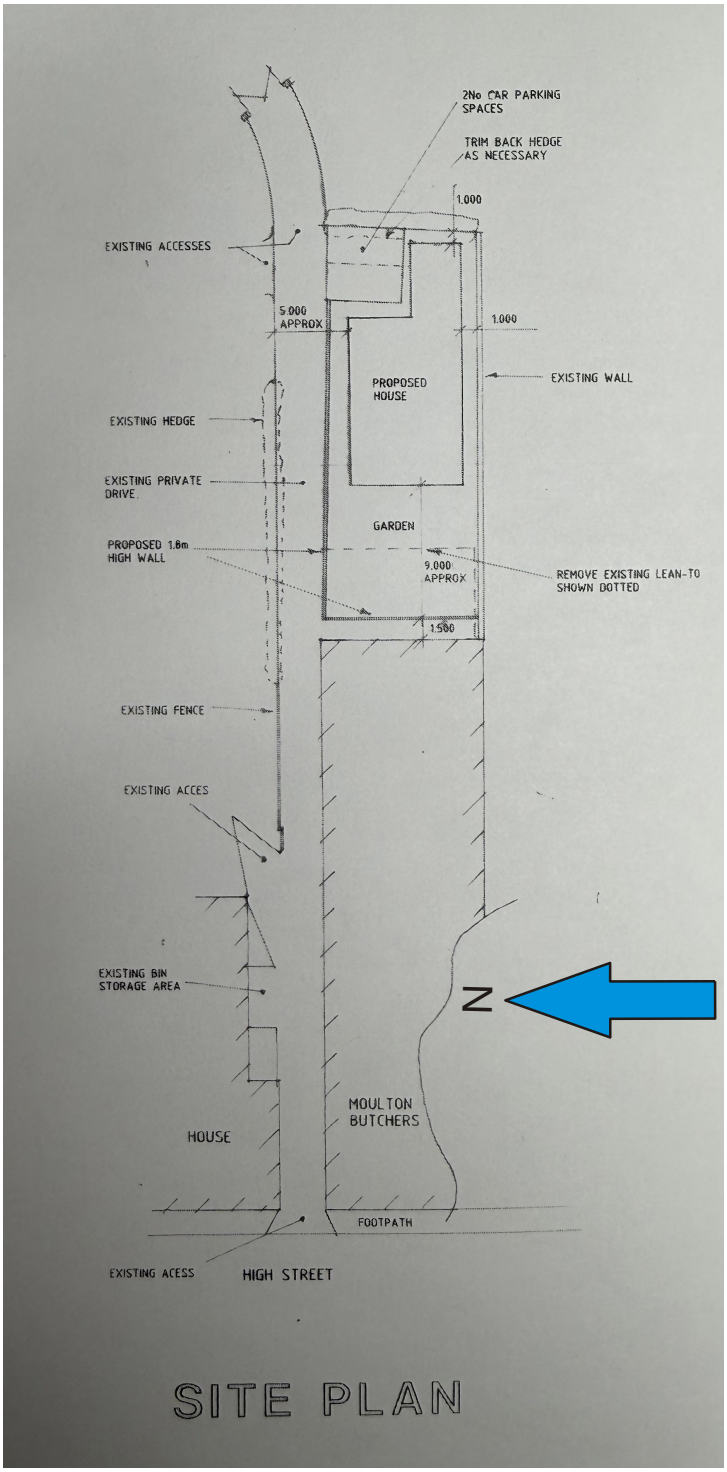


Figure 4: Plan showing the proposed layout of the development site at an original scale of 1:200, (extract from Architects plan).



Figure 5: Plans showing the proposed elevations of the new two storey residential dwelling at the development site at original scales of 1:100, (extracts from Architects plans).

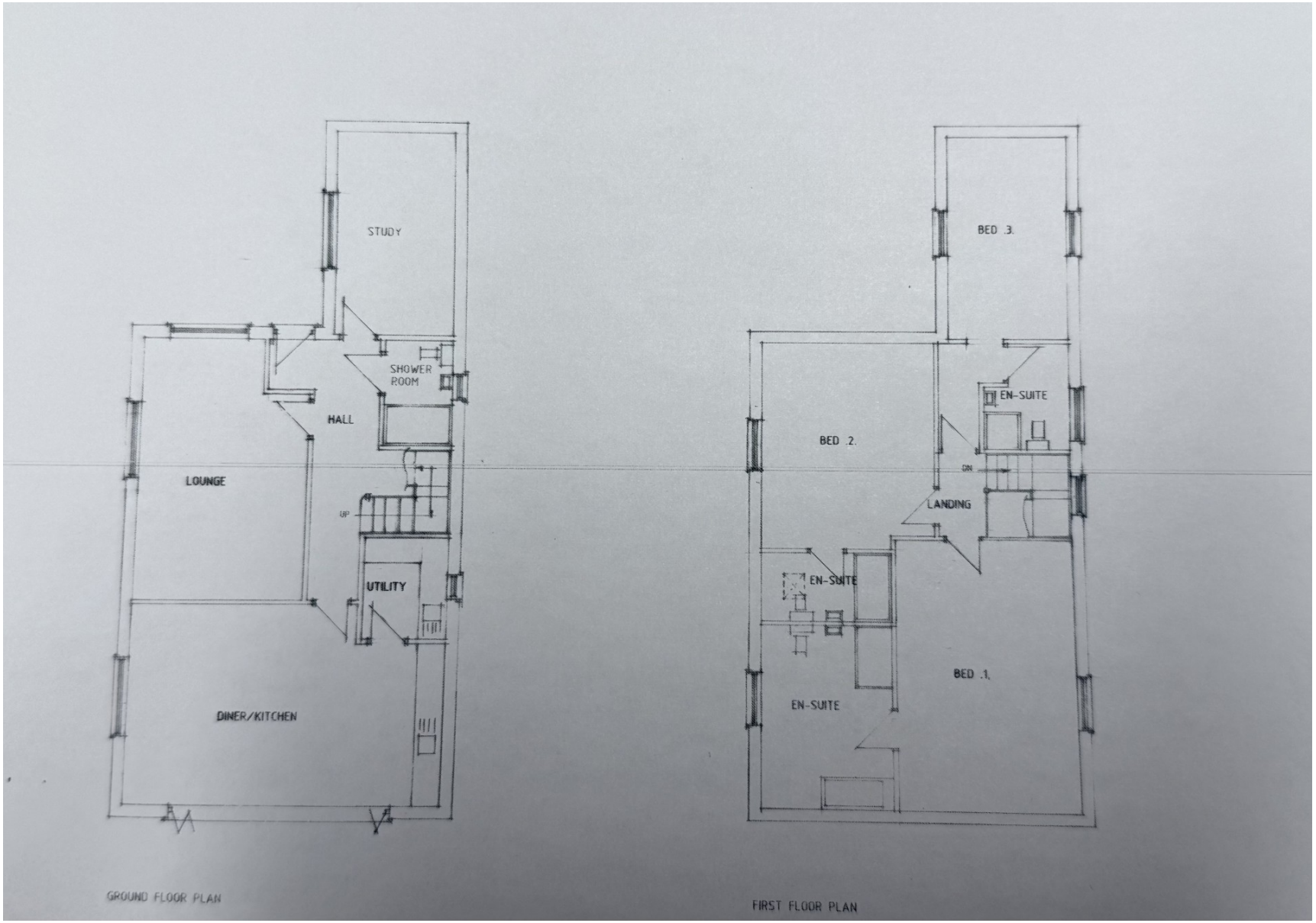


Figure 6: Plans showing the proposed ground and first floor layouts of the new two storey residential dwelling at the development site at original scales of 1:50, (extracts from Architects plans).

5.2.2 The groundworks, which will be required for this proposed new development, will comprise the excavation of new foundations and services for the new detached residential dwelling, new foundations for the new boundary walls along the northern and western site boundaries and ground reduction to facilitate the creation of the new proposed car parking spaces. These are all to be constructed within an existing rear yard at the eastern end of the assessment site. In addition, an existing modern lean-to at the eastern end of the existing building complex at No. 18, High Street, will be demolished.

5.2.3 This study has concluded that there will be a **high** potential for archaeological activity and finds from the medieval, post-medieval and early modern/modern periods to be encountered on this assessment site, though the early modern/modern potential is not considered to be significant. The **high** archaeological potential from the medieval and post-medieval periods is defined by the central location of this assessment site within the historic core of the settlement of Moulton and from the site location to the immediate south of the medieval parish church. So it is considered highly likely that archaeological remains and finds associated with these historical periods will be found on this assessment site. The map regression, which was carried out for this study has also established that the remains of various former outbuildings, which were associated with the present building complex at 18, High Street that date from the late 19th century onwards, will also be encountered on this assessment site and that these may already have had some degree of potential impact and disturbance to potential earlier medieval and post-medieval archaeological remains on the assessment site.

5.2.4 The assessment site also lies within the Moulton Conservation Area. The map regression that was undertaken for this study has established that the present house (now a shop) at No. 18, High Street (**Site No. 24**) is of at least late 19th century origin and is locally listed by South Holland District Council as a 'building of local historical interest'. This locally listed heritage asset is thus considered to be of **medium** significance from this local designation. The existing outbuildings to the rear of the locally listed house (now a shop), are of modern late 20th century origin and are not considered to be significant.

5.2.5 The **setting** of this locally listed heritage asset at No. 18, High Street (**Site No. 24**), is defined by its current boundary curtilage and by its situation on land off the eastern frontage of the High Street in a local sense and in a wider context by its central location within the historic core of the present settlement and by its position within the local Conservation Area. The area of the assessment site and the proposed development site are thus included within this setting.

5.2.6 It is concluded that the greatest potential impact that this development proposal may have on any identified below ground high medieval and post-medieval archaeological potential, will come from the excavations for new foundations and services for the new residential dwelling and boundary walls. It is considered that this may be a **high impact,** though this may be tempered to a limited extent by the anticipated below ground remains of former outbuildings that date from the late 19th century onwards, which as noted earlier, may have already impacted upon the earlier high archaeological potential to a certain extent. It is further considered that there will be **no potential impact** from the creation of the new car parking facilities nor from the demolition works on the site.

5.2.7 In the light of these considerations, it is recommended that a further stage of archaeological assessment of the proposed development site should take place, to comprise a programme of archaeological trial trenching within the existing rear yard area of the site, to be undertaken prior to any development taking place on the site.

5.2.8 It is further concluded that, the addition of this new detached residential dwelling to the rear area of the assessment site will provide a **slight positive impact** to the

overall setting of this assessment site, bringing currently undeveloped land into usage and where also very recent modern residential development has already taken place to the immediate north and north-west. This will already have impacted upon the general setting of the assessment site to the same degree. This proposed development will in turn contribute **no change** to the **medium** significance of the locally designated heritage asset at No. 18, High Street (**Site No. 24**).

5.3 Impact Setting

5.3.1 English Heritage published guidance concerning the assessment of effects on the setting of heritage assets [*The Setting of Heritage Assets, 2011*]. This guidance proposed a five staged programme of assessment:

1 identifying the affects affected;

2 assessing the contribution setting makes to significance;

3 assessing the effect of the proposed development;

4 maximising enhancement and minimising harm; and

5 making and monitoring the decision and outcomes.

The methodology adopted for the purposes of this assessment, the details of which are set out below, has had regard to and is broadly based upon the five staged programme of assessment referred to in this aforementioned guidance.

5.3.2 The methodology adopted for the purposes of this assessment consisted of a staged approach as follows:

Step 1: The baseline heritage assets located within the study area whose setting is likely to be affected by the development are identified and their heritage significance described as require by *NPPF*.

Step 2: The setting of each heritage asset forming part of the baseline is identified and described. The contribution which setting makes to the heritage significance of the asset is then determined.

Step 3: The magnitude of the impact on the heritage significance of each heritage asset is identified. This is a measure of the degree to which the heritage significance of the asset will be increased or diminished by the proposed development. Where the only potential impact is the setting of the heritage asset, only that part of the heritage significance derived from its setting can be affected. The assessment of magnitude of impact must therefore be weighed proportionately.

5.3.3 The criteria used in this assessment to assign a value to impact magnitude are set out as follows:

Magnitude of Impact	**Definition**
Substantial adverse	Total loss or major alterations of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset.
Moderate adverse	Partial loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset.
Slight adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the

	significance of the asset.
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset.
Slight positive	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset.
Moderate positive	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset.
Substantial positive	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset.

Step 4: Having identified the magnitude of impact, the sensitivity of an asset to impacts on its heritage significance is considered by reference to the heritage importance of the asset and the policy protection it is afforded in statute or policy. The criteria used to signify the level of heritage importance assigned to each of the assets included within this assessment is set out below:

Heritage Importance	**Criteria**
High	World Heritage Sites; Scheduled Monuments; Archaeological sites of schedulable quality and importance; Listed buildings and their settings; Registered Parks and Gardens and their settings; Registered Battlefields; Conservation Areas.
Medium	Local authority designated sites e.g. locally listed buildings and their settings; undesignated archaeological sites of demonstrable regional importance.
Low	Sites with specific and substantial importance locally.
Unimportant	Destroyed, non-antiquities, random stray finds, buildings of no architectural merit
Uncertain	Insufficient evidence to judge importance

5.3.4 Heritage Assets

5.3.5 Locally Listed Methodist Chapel, Bell Lane, (Site No. 27)

5.3.6 **Distance from proposed development**: c.220m to the north of the assessment site.



View of the locally listed Methodist Chapel, from the east

5.3.7 **Significance:** the **medium** significance of this locally designated heritage asset comprising a current and extant Methodist Chapel, which was constructed in 1830, is derived from its local designation by South Holland District Council, the Local Planning Authority, as a building of local heritage interest that is included in the Local List of buildings and its local significance as a current local social and ecclesiastical asset.

5.3.8 **Setting:** the setting of this locally listed heritage asset is determined in an immediate sense by its boundary curtilage and by its location on the western frontage of Bell Lane and within a wider context by its situation within the local Conservation Area and within the early modern and modern settlements of Moulton.

5.3.9 **Impact Assessment:** this locally designated heritage asset is situated well to the north of the assessment site and cannot be directly observed from the assessment site itself. So it is considered that there will **no impact** from the proposed development on the assessment site with **no change** to the setting of this locally designated heritage asset and **no change** to its significance.

5.3.10 The Grade II Listed, 2, Bell Lane, (Site No. 9)

5.3.11 Distance from proposed development: c.140m to the north of the assessment site.



View of the Grade II Listed, 2, Bell Lane, from the east

5.3.11 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed house dating from 1702, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as a locally significant domestic vernacular building.

5.3.12 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the western frontage of Bell Lane and in a wider context by its situation within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton.

5.3.13 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed house dating to the early 18th century, is situated well to the north-west of the assessment site and cannot be directly observed from the assessment site itself due to other intervening buildings. So it is considered that there will be **no**

impact on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.



View of the Grade II Listed, 2, Bell Lane, from the east

5.3.14 The Grade II listed Manor House, Bell Lane, (Site No. 3)

5.3.15 Distance from proposed development: c.140m to the north of the assessment site.



View of the Grade II Listed Manor House, Bell Lane, from the west

5.3.16 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed early 19th century house, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Spalding and as a locally significant domestic vernacular building.

5.3.17 Setting: the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the eastern frontage of Bell Lane and in a

wider context by its situation within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton.

5.3.18 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed early 19th century house, is situated well to the north of the assessment site and cannot be directly observed from the assessment site itself. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.



View of the Grade II Listed Manor House, Bell Lane, from the west



View of the Grade II Listed Manor House, Bell Lane, from the south-west

5.3.19 The Grade II Listed 10, High Street, (Site No. 8)

5.3.20 Distance from proposed development: c.50m to the north of the assessment site.

5.3.21 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed house dated to 1825, is derived from its statutory Grade II listing as a

building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as a domestic vernacular building of local significance.



View of the Grade II Listed 10, High Street, from the north-east



View of the Grade II Listed 10, High Street, from the south

5.3.22 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the northern frontage of the High Street and in a wider context by its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton.

5.3.23 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed house dated to 1825, is situated to the north-west of the assessment site such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.



View of the Grade II Listed 10, High Street, from the east

5.3.24 The Grade II listed Brooklyn House and Attached Stables, The Green, (Site No. 12)

5.2.25 Distance from proposed development: c.50m to the north-west of the assessment site.



View of the Grade II Listed Brooklyn House and Attached Stables, The Green, from the south

5.3.26 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed house and stable block dated to 1825, are derived from their statutory Grade II listing as buildings of local historical and architectural importance, from their location on the northern frontage of The Green, their location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as domestic vernacular buildings of local significance.

5.3.27 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the northern frontage of The Green and in a

wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton.

5.3.28 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed house and stables dated to 1825, are situated to the north of the assessment site such that they may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.29 The Grade II Listed 2, Shivean Gate, (Site No. 14)

5.3.30 Distance from proposed development: c.70m to the north-west of the assessment site.



View of the Grade II Listed 2, Shivean Gate, from the east

5.3.31 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed early 19th century house, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as a domestic vernacular building of local significance.

5.3.32 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and its location on the western frontage of Shivean Gate and in a wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton.

5.3.33 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed early 19th century house, is situated to the north-west of the assessment site such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.34 The Grade II Listed Harrox House, High Street, (Site No. 7)

5.3.35 **Distance from proposed development**: c.40m to the north-west of the assessment site.



View of the Grade II Listed Harrox House, High Street, from the east



View of the Grade II Listed Harrox House, High Street, from the east

5.3.36 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed late 18th century house, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as a domestic vernacular building of local significance.

5.3.37 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and its location on the western frontage of the High Street and in a wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton.

5.3.38 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed late 18th century house, is situated to the north-west of the assessment site such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.39 **The Grade II Listed K6 Telephone Kiosk, Junction of High Street and Broad Street, (Site No. 15)**

5.3.40 **Distance from proposed development**: c.30m to the west of the assessment site.



View of the Grade II Listed K6 Telephone Kiosk, Junction of Broad Street and High Street, from the east

5.3.41 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed K6 telephone kiosk of 20th century date, is derived from its statutory Grade II listing as a structure of local historical and architectural importance, from its location within the local Conservation Area and within the modern settlement of Moulton and as a former local amenity of local social importance.

5.3.42 **Setting:** the setting of this designated heritage asset is determined in an immediate sense by its boundary curtilage, by its location at the junction of Broad Street and the High Street and in a wider context by its situation within the local Conservation Area and within the modern settlement of Moulton.

5.3.43 **Impact Assessment:** this designated heritage asset of **high** significance is situated to the west of the assessment site and can be directly observed from the western frontal potion of the assessment site with the retail outlet itself, but cannot be seen from the proposed development site at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.44 **The Grade II Listed Hand Pump, The Green, (Site No. 5)**

5.3.45 **Distance from proposed development**: c.40m to the north of the assessment site.

5.3.46 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed 18th century hand pump, is derived from its statutory listing as a structure of local historical and architectural importance, from its location on The Green and within the historic core of the post-medieval, early modern and modern settlements of Moulton and as a significant example of a local former social economic asset and vernacular structure.



View of the Grade II Listed Hand Pump, The Green, from the south

5.3.47 Setting: the setting of this structure is defined in an immediate sense by its boundary curtilage and by its central location on The Green and in a wider context by its central location within the local Conservation Area and also within the historic core of the post-medieval, early modern and modern settlements of Moulton.

5.3.48 **Impact Assessment:** this designated heritage asset comprising a Grade II listed 18th century hand pump, is situated to the north of the assessment site and may be directly observed from the western frontal potion of the assessment site with the retail outlet itself, but cannot be seen from the proposed development site at the rear of the assessment site. So it is considered that there will be **no impact** from the proposed development on the assessment site with **no change** to the setting of this heritage asset and with **no change** to its significance.

5.3.49 The Locally Listed Nos. 5 and 7, High Street, (Site No. 20)

5.3.50 Distance from proposed development: c.30m to the west of the assessment site.

5.3.51 Significance: the **medium** significance of these locally listed non-designated heritage assets comprising a pair of 19th century cottages, are derived from their local listing by South Holland District Council as buildings of local architectural and historical interest and as domestic vernacular buildings of local importance.

5.3.52 Setting: the settings of this pair of cottages are defined by their respective boundary curtilages in an immediate sense and in a wider context by their position on the western frontage of the High Street, by their situation within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton.

5.3.53 Impact Assessment: this pair of locally listed 19th century cottages are situated to the west of the assessment site and may be directly observed from the western frontal potion of the assessment site with the retail outlet itself, but cannot be seen

from the proposed development site at the rear of the assessment site. So it is considered that there will be **no impact** from the development on the assessment site with **no change** to the setting of this heritage asset and with **no change** to its significance.



View of the locally listed 5 and 7, High Street, from the east

5.3.54 The Grade II Listed Bayfield 9, High Street, (Site No. 18)

5.3.55 Distance from proposed development: c.30m to the west of the assessment site.



View of the Grade II Listed Bayfield, 9, High Street, from the east

5.3.56 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed mid 18th century house, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton and as a domestic vernacular building of local significance.

5.3.57 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and its location on the western frontage of the High Street and in a wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton.

5.3.58 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed mid 18th century house, is situated to the west of the assessment site such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.59 The Grade II Listed Swan Public House, High Street, (Site No. 13)

5.3.60 Distance from proposed development: c.50m to the south-west of the assessment site.



View of the Grade II Listed Swan Public House, High Street, from the east



View of the Grade II Listed Swan Public House, High Street, from the east

5.3.61 **Significance:** the **high** significance of this designated heritage asset comprising a Grade II listed late 18th century inn, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton and as a social, cultural and economic asset of local significance.

5.3.62 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the western frontage of the High Street in an immediate sense and in a wider context by its location within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton.

5.3.63 **Impact Assessment:** this designated heritage asset of **high** significance comprising a Grade II listed mid 18th century inn, is located to the south-west of the assessment site, such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet, but not from the site of the proposed new development at the rear of the assessment site. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its setting and **no change** to its significance.

5.3.64 The Locally Listed 15, High Street, (Site No. 21)

5.3.65 Distance from proposed development: c.60m to the south-west of the assessment site.



View of the Locally Listed 15, High Street, from the east

5.3.66 **Significance:** the **medium** significance of this locally listed non-designated heritage assets comprising a Victorian house, is derived from its local listing by South Holland District Council as being a building of local architectural and historical interest and as a domestic vernacular building of local importance.

5.3.67 **Setting:** the setting of this Victorian house is defined by its boundary curtilage in an immediate sense and in a wider context by its situation on the western frontage of the High Street, by its location within the local Conservation Area and within the early modern and modern settlements of Moulton.

5.3.68 **Impact Assessment:** this locally listed Victorian house is located to the south-west of the assessment site, such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet itself, but cannot be seen from the proposed development site at the rear of the assessment site. So it is considered that there will be **no impact** from the proposed development on the assessment site with **no change** to the setting of this heritage asset and with **no change** to its significance.

5.3.69 The Locally Listed 19, High Street, (Site No. 22)

5.3.70 Distance from proposed development: c.100m to th south-west of the assessment site.



View of the locally listed 19, High Street, from the east

5.3.71 Significance: the **medium** significance of this locally listed non-designated heritage assets comprising a house built in 1912, is derived from its local listing by South Holland District Council as being a building of local architectural and historical interest and as a domestic vernacular building of local importance.

5.3.72 **Setting:** the setting of this Victorian house is defined by its boundary curtilage and by its situation on the western frontage of the High Street in an immediate sense and in a wider context by its location within the local Conservation Area and within the early modern and modern settlements of Moulton.

5.3.73 **Impact Assessment:** this locally listed house of 1912 is located to the south-west of the assessment site, such that it may be directly observed from the western frontal portion of the assessment site with the retail outlet itself, but cannot be seen from the proposed development site at the rear of the assessment site. So it is considered that there will be **no impact** from the proposed development on the assessment site with **no change** to the setting of this heritage asset and with **no change** to its significance.

5.3.74 The Grade II Listed, No. 20, High Street, (Site No. 6)

5.3.75 Distance from proposed development: c.20m to the south of the assessment site.

5.3.76 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed early 18th century mill house to the nearby Grade I listed Moulton tower windmill, is derived from its statutory Grade II listing as a building of local historical and architectural importance, from its location on the eastern frontage of the

High Street, within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton and as a domestic vernacular building of local significance.



View of the Grade II listed early 18th century mill house at 20, High Street, from the south-west



View of the Grade II listed early 18th century mill house at 20, High Street, from the south-west

5.3.77 **Setting:** the immediate setting of this designated heritage asset is defined by its boundary curtilage and by its location on the eastern frontage of the High Street and in a wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton. The immediate setting should also be considered in a grouped sense in the light of its close association with the nearby Moulton tower windmill.



View of the Grade II listed early 18th century mill house at 20, High Street, from the west



View of the Grade II listed early 18th century mill house at 20, High Street, from the west

5.3.78 **Impact Assessment:** this designated heritage asset of **high** significance is situated to the immediate south and south-west of the assessment site such that the rear of this building directly overlooks the area of the proposed development at the rear of the assessment site. In the light of this, it is considered that there may be a **slight adverse impact** on this designated heritage asset from the proposed development on the assessment site with a **slight adverse impact** to its setting, both its immediate setting and grouped setting due to its association with the nearby Moulton tower windmill, but with **no change** to its **high** significance. It should also be noted that this setting, both immediate and grouped has already been compromised to a certain extent by recent new modern residential developments to the immediate north and north-east of the assessment site on land off The Chase and also by further such modern residential development to the south-west and to the west of the High Street.

5.3.79 The Locally Listed No. 16, High Street, (Site No. 23)

5.3.80 Distance from proposed development: situated to the immediate north of the assessment site on the northern frontage of The Chase.



View of the locally listed 16, High Street, from the west



View of the locally listed 16, High Street, from the west

5.3.81 Significance: the **medium** significance of this locally listed non-designated heritage asset comprising a post-medieval red brick house, is derived from its local listing by South Holland District Council as being a building of local architectural and historical interest and as a domestic vernacular building of local importance.

5.3.82 Setting: the setting of this house is defined by its boundary curtilage and by its situation on the eastern frontage of the High Street and on the northern frontage of The Chase in an immediate sense and in a wider context by its location within the local Conservation Area and within the post-medieval, early modern and modern settlements of Moulton.

5.3.83 **Impact Assessment:** this locally listed house is situated to the immediate north and north-east of the assessment site, such that the rear of this building directly overlooks the area of the proposed development at the rear of the assessment site. So it is considered that there will be a **slight adverse impact** on this heritage asset from the proposed development on the assessment site with a **slight adverse impact** to its setting, but with **no change** to its **medium** significance. It should also be noted that the setting of this locally designated heritage asset has already been compromised to a certain extent by recent modern residential developments to the east of this asset on land off The Chase.

5.3.84 The Grade I Listed Parish Church of All Saints, High Street, (Site No. 2)

5.3.85 Distance from proposed development: c.40m to the north of the assessment site.



View of the Grade I listed parish church of All Saints, from the north

5.3.86 Significance: the **high** significance of this designated heritage asset comprising a Grade I listed parish church of medieval origin is derived from its statutory listing, (which is of national significance), as a building of local historical and architectural importance, its central location within the historic core of the medieval, post-medieval and early modern/modern settlements of Moulton and as a principal building of high social status within these medieval, post-medieval and early modern settlements.

5.3.87 **Setting:** the setting of this building in an immediate sense is determined by the boundary curtilage of its associated parish churchyard and by its position on the eastern frontage of the High Street and in a wider context by its location within the local Conservation Area and within the medieval, post-medieval and early modern/modern settlements of Moulton.

5.3.88 Impact Assessment: this highly significant and designated heritage asset of national importance is situated to the north of the assessment site. This is a tall and locally dominating building, which directly overlooks the assessment site to the south, such that the upper levels of this designated heritage asset are visible from the area of the proposed development at the rear of this assessment site itself. So it is concluded that there will be a **negligible impact** on this heritage asset from the proposed development on this assessment site, with a **negligible impact** on its setting, (which has already been compromised by nearby recent modern residential development on land off The Chase to the south-east of the church) with **no change** to its **high** significance.



View of the Grade I listed parish church of All Saints, from the west



View of the Grade I listed parish church of All Saints, from the south-west



View of the Grade I listed parish church of All Saints, from the south-east and from the assessment site



View of the Grade I listed parish church of All Saints, from the south-west

5.3.89 The Grade II Listed Lychgate to the Parish Church of 1897, (Site No. 17)

5.3.90 Distance from proposed development: c.40m to the north of the assessment site.

5.3.91 Significance: the **high** significance of this designated heritage asset comprising a Grade II listed lychgate to the local parish churchyard of 1897, is derived from its statutory Grade II listing as a structure of local historical and architectural importance, from its location on the western parish churchyard boundary and on the eastern frontage of the High Street, and by its situation within the local Conservation Area and within the historic cores of the early modern and modern settlements of Moulton.

5.3.92 **Setting:** the setting of this Grade II listed structure should be considered in both an immediate and in a wider sense by its shared and grouped setting within the overall context of the local parish churchyard as a grouped designated heritage asset associated with the nearby Grade I listed parish church, a further designated heritage

asset. In a wider sense, its setting is also defined by its position within the local Conservation Area and within the early modern and modern settlements of Moulton.



View of the Grade II listed lychgate, from the north



View of the Grade II listed lychgate, from the north

5.3.93 **Impact Assessment:** this designated heritage asset is located on the same eastern street frontage as the western frontal portion of the assessment site with the retail outlet. This being the case, this heritage asset cannot be viewed directly from the assessment site itself due to other intervening buildings. So it is considered that there will be **no impact** on this designated heritage asset from the proposed development on the assessment site, with **no change** to its grouped setting within the context of this being an individual asset and with **no change** to its significance.



View of the Grade II listed lychgate, from the south

5.3.94 The Grade I Listed Moulton Tower Windmill, High Street, (Site No. 1)

5.3.95 Distance from proposed development: situated to the immediate south of the assessment site.



View of the Grade I listed Moulton Tower Windmill, from the west

5.3.96 Significance: the **high** significance of this designated heritage asset comprising a Grade I listed tower windmill built in c.1822, (a designation of national importance), is derived from its statutory Grade I listing as a building of local historical and architectural importance, from its location off the eastern frontage of the High Street, within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton and as a former economic and social asset of local importance.



View of the Grade I listed Moulton Tower Windmill, from the west



View of the Grade I listed Moulton Tower Windmill, from the assessment site and from the north

5.3.97 **Setting:** the immediate setting of this designated heritage asset of national significance is defined by its boundary curtilage and by its location off the eastern frontage of the High Street and in a wider context by its situation within the local Conservation Area and within the historic cores of the post-medieval, early modern and modern settlements of Moulton. The immediate setting should also be considered in a grouped sense in the light of its close association with the nearby Grade II listed former mill house at 20, High Street (**Site No. 6**).



View of the Grade I listed Moulton Tower Windmill, from the assessment site and from the north



View of the Grade I listed Moulton Tower Windmill, from the assessment site and from the north

5.3.98 **Impact Assessment:** this designated heritage asset of **high** significance is situated to the immediate south of the assessment site such that it directly overlooks the area of the proposed development at the rear of the assessment site. In the light of this, it is considered that there may be a **slight adverse impact** on this designated heritage asset from the proposed development on the assessment site with a **slight adverse impact** to its setting, both its immediate setting and grouped setting due to its association with the nearby former Grade II listed mill house at 20, High Street (**Site No. 6**), but with **no change** to its **high** significance. It should also be noted that this setting, both immediate and grouped has already been compromised to a certain extent by recent new modern residential developments to the immediate north and north-east of the assessment site on land off The Chase and also by further such modern residential developments to the south-west and to the west of the High Street.



View of the Grade I listed Moulton Tower Windmill, from the assessment site and from the north

5.3.99 The Archaeological Watching Brief of 2001 on Land off the High Street, (Site No. 29)

5.3.100 Distance from proposed development: situated to the immediate north of the assessment site.



View of the site of the Archaeological Watching Brief of 2001 on land to the Rear of the High Street, from the west

5.3.101 Significance: this non-designated heritage asset, which was an archaeological watching brief on the groundworks for a new detached house on land to the rear of the High Street in 2001, is deemed to be of **low** significance from its findings. This watching brief identified a sequence of dumped deposits of 19th century date with no earlier archaeological features or deposits being encountered. Finds comprised sherds of 19th-20th century pottery and glass fragments.



View of the site of the Archaeological Watching Brief of 2001 on land to the Rear of the High Street, from the south-east

5.3.102 **Setting:** the setting of this non-designated heritage asset is somewhat difficult to define in an immediate sense or context in terms of extent as it is or was a below ground archaeological site, but related in general terms to the early modern and modern settlements of Moulton. However, this setting would appear to have been already compromised or lost by the construction of the new detached residential dwelling on this site, and so in turn may be considered to be now a non-issue.

5.3.103 Impact Assessment: this non-designated heritage asset is situated to the immediate north of the assessment site and on the northern frontage of The Chase, such that it directly overlooks the area of the proposed development at the rear of this assessment site. However, it is an archaeological site below a new modern residential dwelling, which has been preserved by record. So it is considered that there will be **no impact** from the proposed development on the assessment site and **no impact** on the setting of this non-designated heritage asset in the light of its removal by modern development and is therefore a **non-issue**. This in turn would have **no change** on the **low** significance of this non-designated heritage asset.

5.3.104 The Archaeological Watching Brief of 2011 at 1, High Street, (Site No. 30)

5.3.105 Distance from proposed development: c.60m to the north-west of the assessment site.

5.3.106 Significance: this non-designated heritage asset, which was an archaeological watching brief on the groundworks for a new detached house on land at 1, High Street in 2011, is deemed to be of **medium** significance from its findings. This watching brief identified medieval and post-medieval cut archaeological features and finds, an earlier site garden soil, a large medieval refuse pit of 13th-15th century date, a number of post-medieval pits and a linear feature. A rubble filled trench suggested that a brick structure may have stood adjacent to the north-eastern side of the new dwelling. Finds from this watching brief comprised sherds of medieval pottery, animal bone fragments, sherds of post-medieval pottery and clay pipe fragments.

5.3.107 **Setting:** the setting of this non-designated heritage asset is somewhat difficult to define in an immediate sense or context in terms of extent as it is or was a below ground archaeological site, but related in general terms to the medieval and post-medieval settlements of Moulton. However, this setting would appear to have been

already compromised or lost by the construction of the new detached residential dwelling on this site, and so in turn may be considered to be now a non-issue.



View of the site of the Archaeological Watching Brief at 1, High Street, from the east

5.3.108 **Impact Assessment:** this non-designated heritage asset is situated to the north-west of the assessment site, such that it the western frontal portion of the assessment site with the retail outlet can be directly observed from this site. However, the area of the proposed new development at the rear of the assessment site cannot be seen from this site. So it is considered that there will be **no impact** on this heritage asset, (which has been preserved by record), from the proposed development on the assessment site with **no impact** on the setting of this non-designated heritage asset in the light of its removal by modern development and is therefore a **non-issue**. This in turn would have **no impact** on the **medium** significance of this non-designated heritage asset.

6. Conclusions

6.1 No archaeological activity or finds from the various prehistoric periods have been identified within the study area used for this assessment. So the potential for archaeological activity and finds to be made on this assessment site from all of the combined prehistoric periods is considered to be **low**.

6.2 This study has not identified any evidence for archaeological activity and finds from the Romano-British period within the search area utilised for this assessment. Consequently, the potential for archaeological activity and finds from this period to be made of this assessment site will also be **low**.

6.3 This study has similarly not identified any evidence for archaeological activity and finds from the Anglo-Saxon period within the search area utilised for this study, despite the settlement of Moulton having had late Saxon origins from place name evidence. So it is concluded that the potential for archaeological activity and finds from this period to be made of this assessment site will also be **low**.

6.4 It is considered that this assessment site lies within the historic core of the medieval settlement with the medieval parish church being situated to the immediate north. So it is concluded that the potential for medieval archaeological activity and finds to be encountered on this assessment site, will be **high**.

6.5 It is clear that this assessment site also lies within the historic core of the post-medieval settlement as adjudged by the large number of designated heritage assets comprising listed buildings that date from this period in the vicinity and also from the map regression that has been carried out for this study. So it is concluded that the potential for post-medieval archaeological activity and finds to be found on this assessment site, will also be **high**.

6.6 It is considered from the map evidence and from a number of designated and non-designated heritage assets located in the locale of this assessment site, that it clearly lies within the bounds of the early modern and modern settlements. So it is concluded that the potential for archaeological activity and finds from these periods to be encountered on this assessment site will also be **high**, though this potential is not considered to be significant.

6.7 The groundworks which will be required for this proposed new residential development and in particular the excavations for new foundations for the new dwelling and boundary walls and for the new services will have the greatest potential impact on the identified below ground high medieval and post-medieval archaeological potential, such that it is anticipated that settlement activity and finds from these periods may well be encountered on this proposed development site.

6.8 In the light of these considerations, it is recommended that a further stage of archaeological assessment of the site should take place, to comprise a programme of archaeological trial trenching within the existing rear yard area of the site, to be undertaken prior to any development taking place on the site.

6.9 This study has established that the present house at No,. 18, High Street (now a shop), is locally listed by South Holland District Council as a 'building of local historical interest'. This building dates from at least the late 19th century and so by this criteria is deemed to be of **medium** significance. The existing outbuildings to the rear of the locally listed house (now a shop), are of modern late 20th century origin and are not considered to be significant. The setting of this locally listed heritage asset is defined by its current boundary curtilage and by its location on the eastern frontage of the High Street in a local sense and in a wider context by its position within the local Conservation Area and within the historic core of the settlement of Moulton.

6.10 This study has also concluded that the construction of the new detached residential dwelling at the rear of this assessment site will provide a **slight positive impact** to this overall setting, bringing currently undeveloped land into usage and where also very recent modern residential development has already taken place to the immediate north and north-west. This will have already have impacted upon the general setting of the assessment site to the same degree. It is also considered that this proposed development will provide **no change** to the **medium** significance of this locally designated heritage asset.

6.11 The Grade II listed early 18th century mill house at 20, High Street is situated to the immediate south and south-west of the proposed development site. It is considered that there may be a **slight adverse impact** from the proposed development on this heritage asset with a **slight adverse impact** to its setting (which has a grouped setting with the nearby associated Grade I listed tower windmill), but with **no change** to its **high significance**. It should be noted that there has already been some compromise to the setting of this heritage asset and slight adverse impacts from other very recent modern residential developments, which have already taken place to the immediate north and north--west of this development site on land off The Chase and by other modern residential developments to the south-west and to the west of the High Street.

6.12 No. 16, High Street is a locally listed post-medieval house that is located to the immediate north and north-west of the assessment site such that the rear of this property directly overlooks the area of this proposed development site. This study concludes that there would be a **slight adverse impact** from this proposed development on this heritage asset with a **slight adverse impact** to its setting, but with **no change** to its **medium significance**. The setting of this heritage asset and the asset itself have already been impacted upon by modern residential developments, which have already taken place on land off The Chase to the east.

6.13 The Grade I listed medieval parish church of All Saints is a designated heritage asset of high significance and of national importance. It is situated to the north of the assessment site, such that its upper levels only directly overlook the area of this proposed development site to the south. This study concludes that there may be a **negligible impact** from this development on this heritage asset and a **negligible impact** on its setting but with **no change** to its **high significance**.

6.14 The Grade I listed Moulton tower windmill off the High Street is a designated heritage asset of high significance and of national importance. It is situated to the immediate south of this proposed development site, such that it directly overlooks it to the north. This study concludes that there will be a **slight adverse impact** from this proposed development on this heritage asset and a **slight adverse impact** to the setting of this designated heritage asset from this proposed development, (which has a grouped setting with the nearby associated Grade II listed mill house), but with **no change** to its **high significance**. The setting of this heritage asset and the asset itself have already been slightly impacted upon by other very recent modern residential developments, which have already taken place to the immediate north and north--west on land off The Chase and by other modern residential developments to the south-west and to the west of the High Street.

7.0 Acknowledgements

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Extract from the enclosure award map for the parish of Moulton of 1803, scale 12 chains to one inch (Archive ref: Moulton PAR/17/1-2).

Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 134.16.

Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 134.16.

Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 134.16.

Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1958, map sheet no. TF 32 SW.

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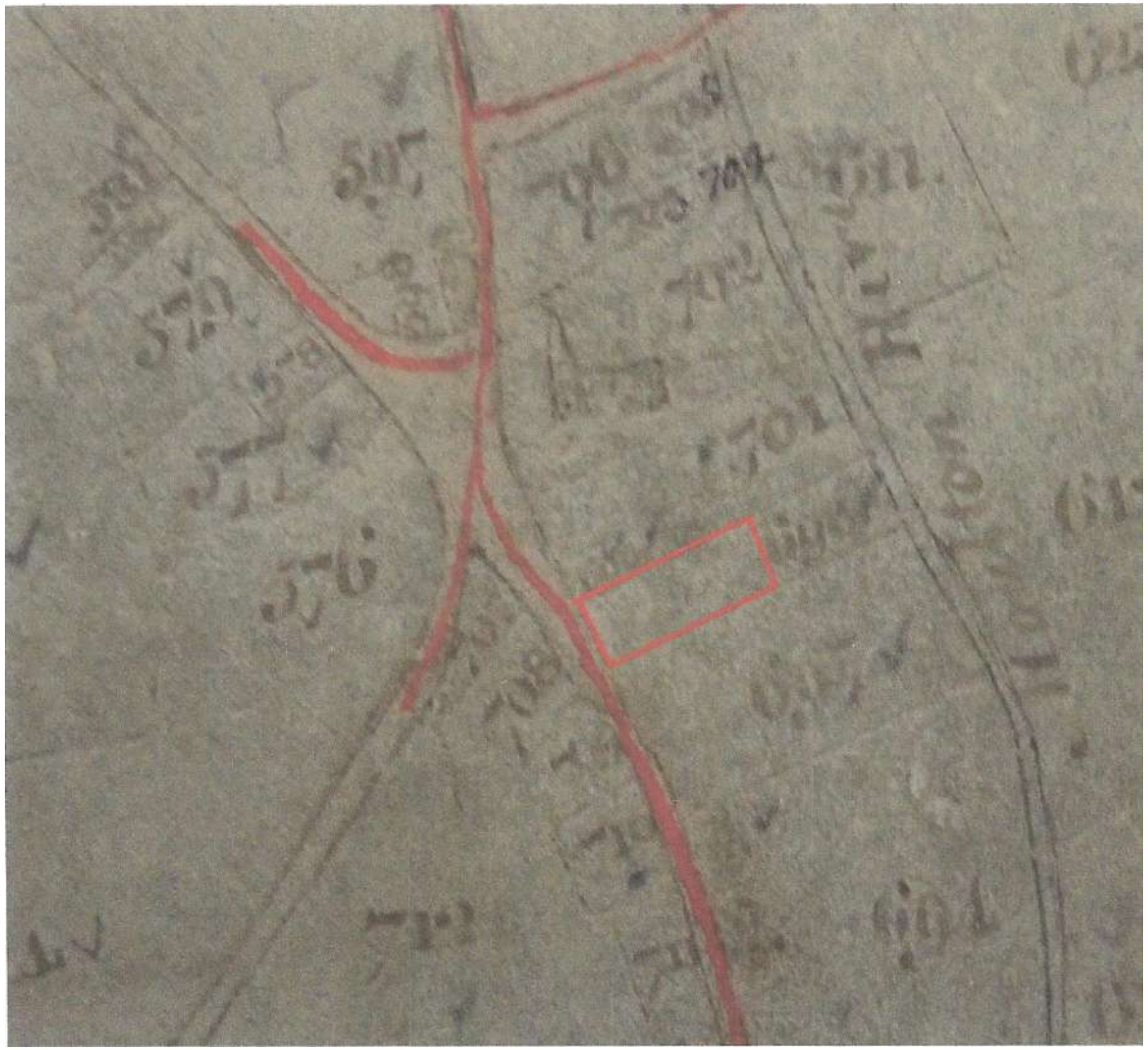


Figure 7: Extract from the enclosure award map for the parish of Moulton of 1803, (Archive ref: Moulton PAR/`17/1-2). The approximate boundaries of the assessment site are shown outlined in red.

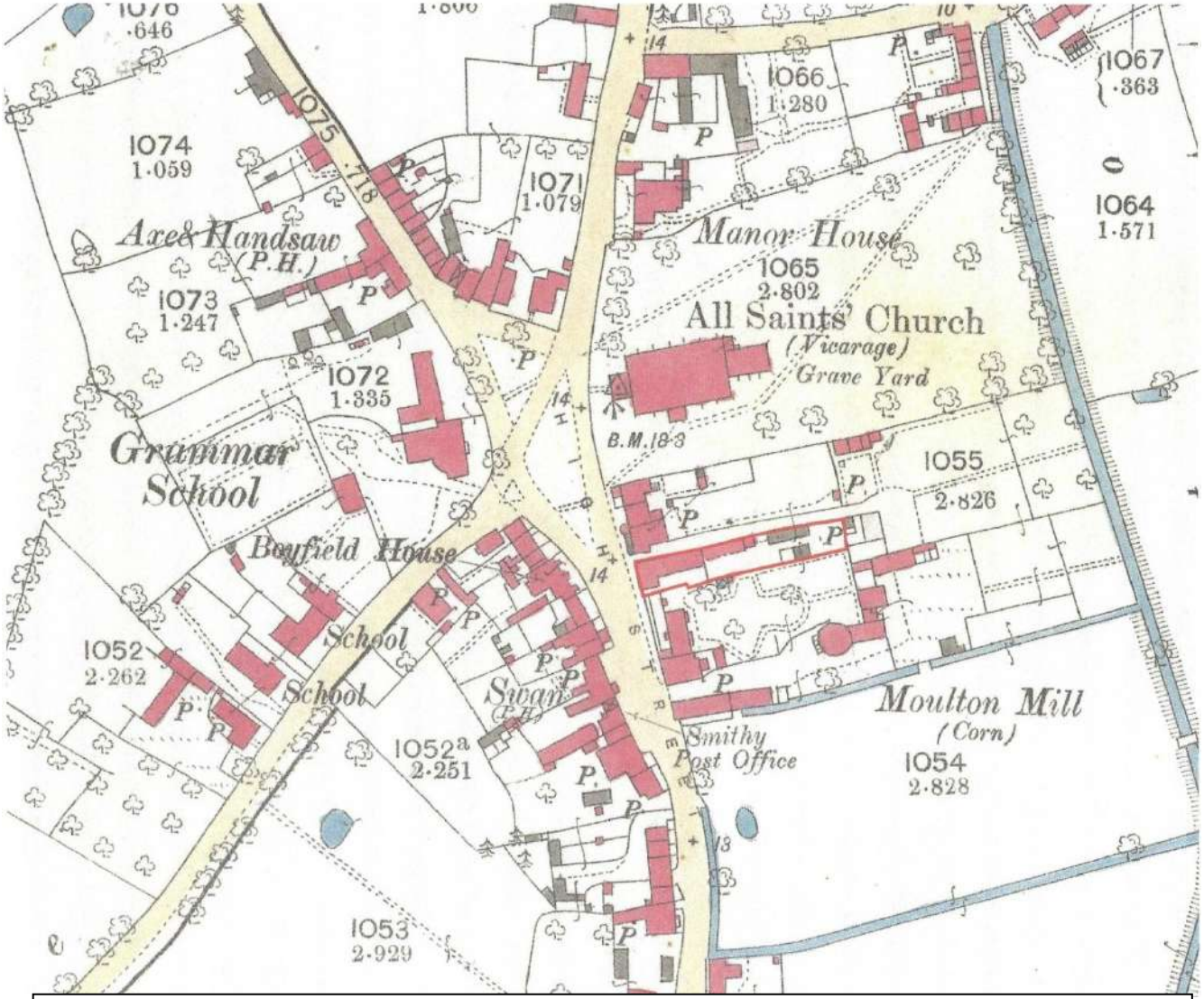


Figure 8: Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 134.16. The assessment site is shown outlined in red.

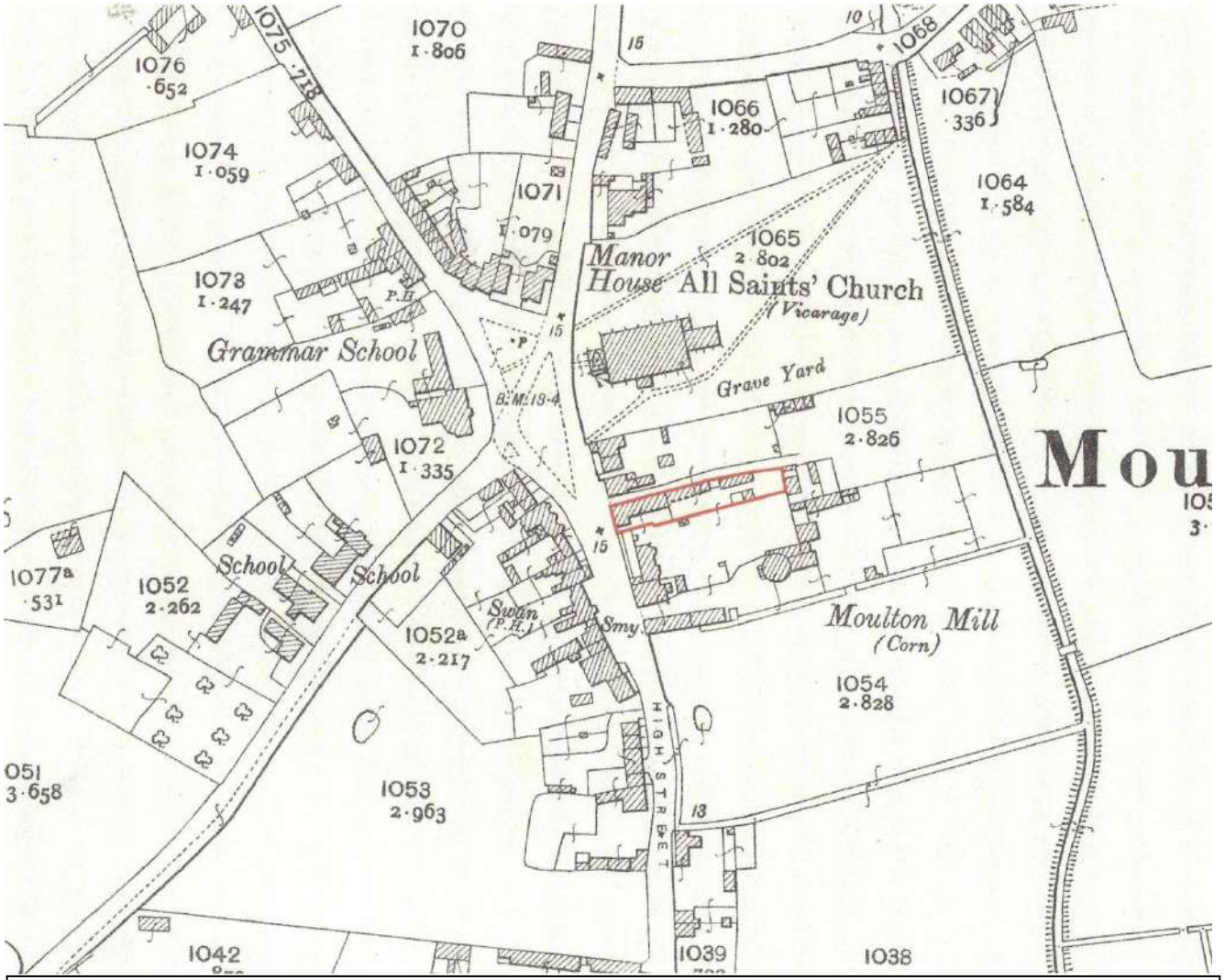


Figure 9: Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 134.16. The assessment site is shown outlined in red.

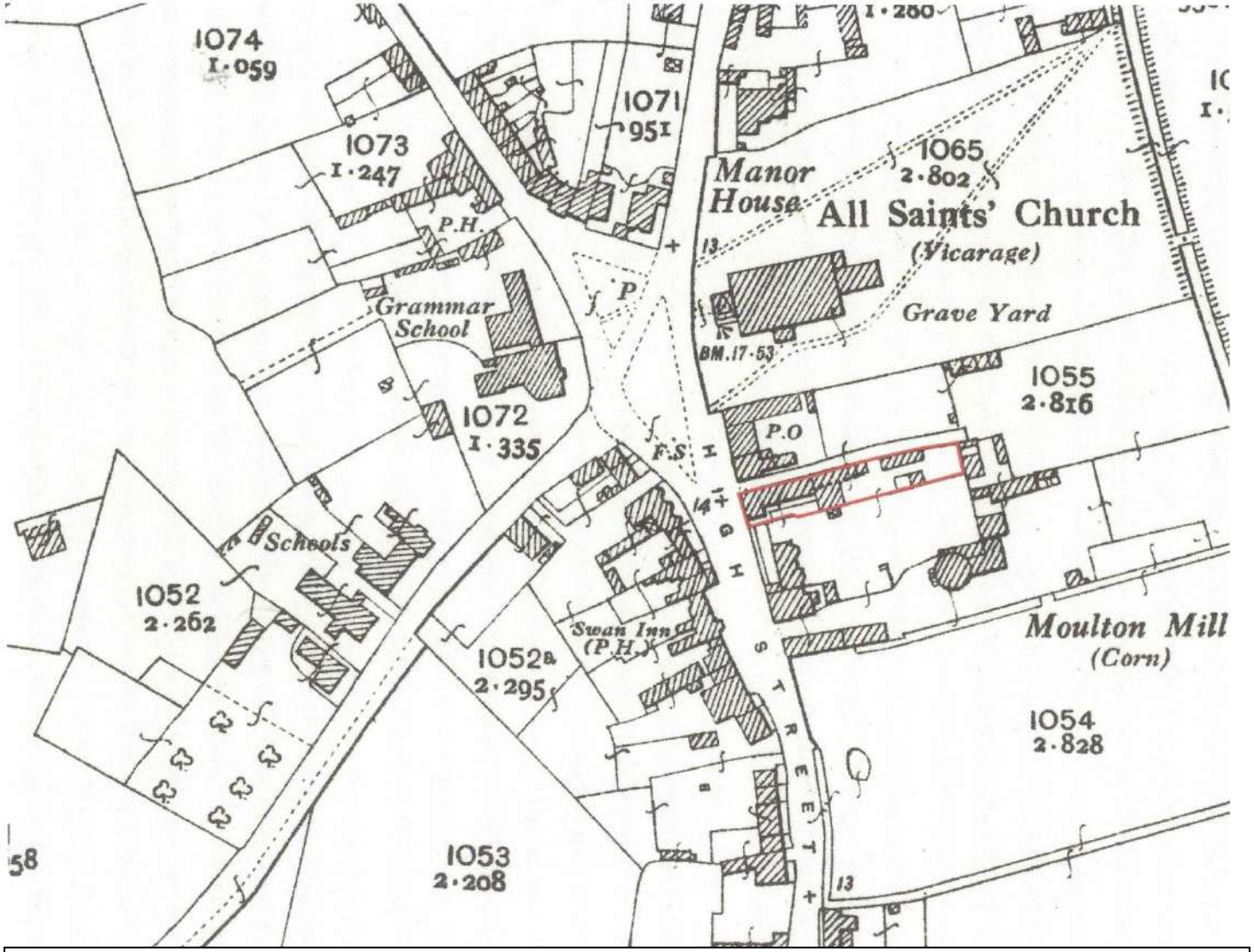


Figure 10: Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 134.16. The assessment site is shown outlined in red.

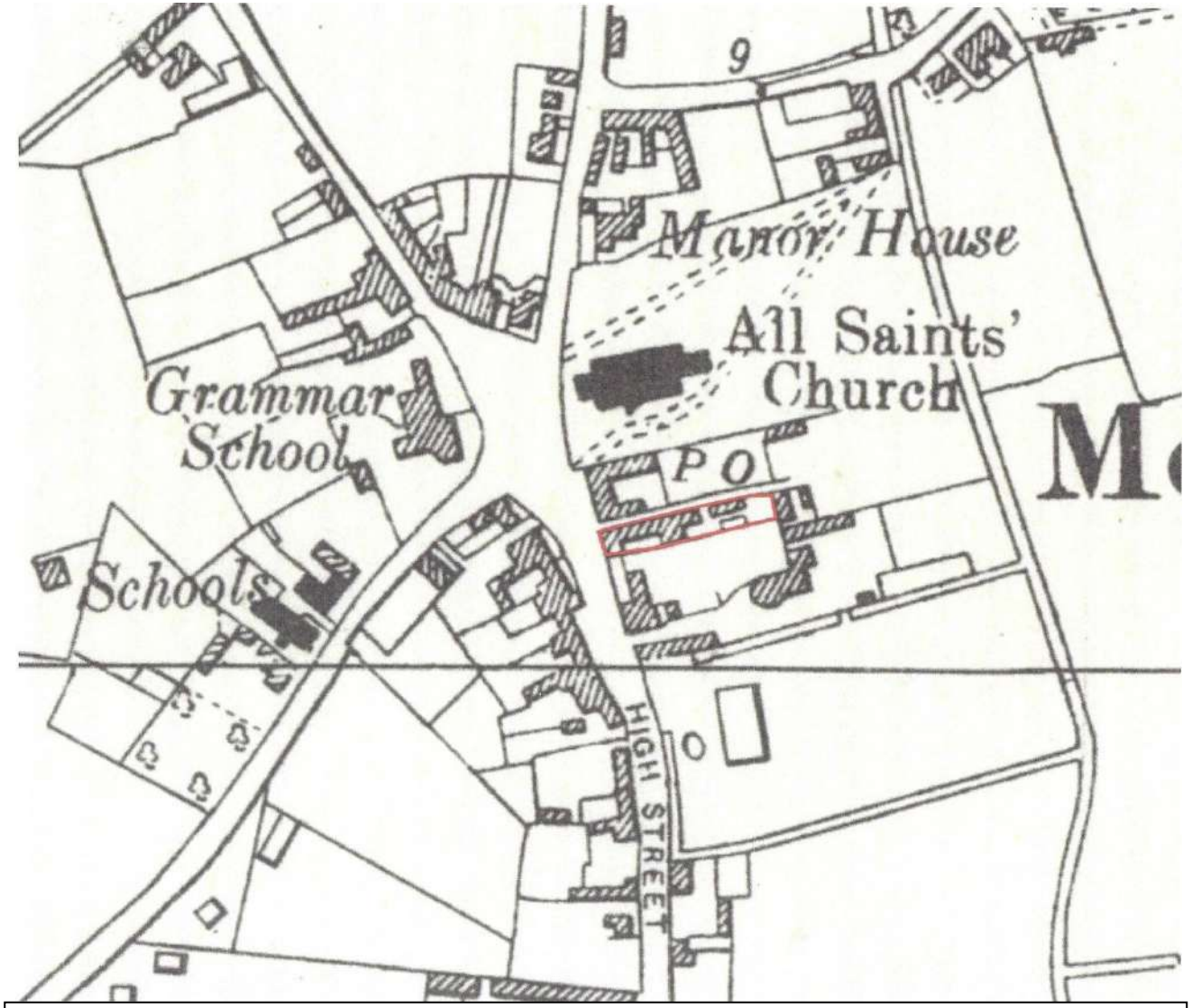


Figure 11: Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1958, map sheet no. TF 32 SW. The assessment site is shown outlined in red.

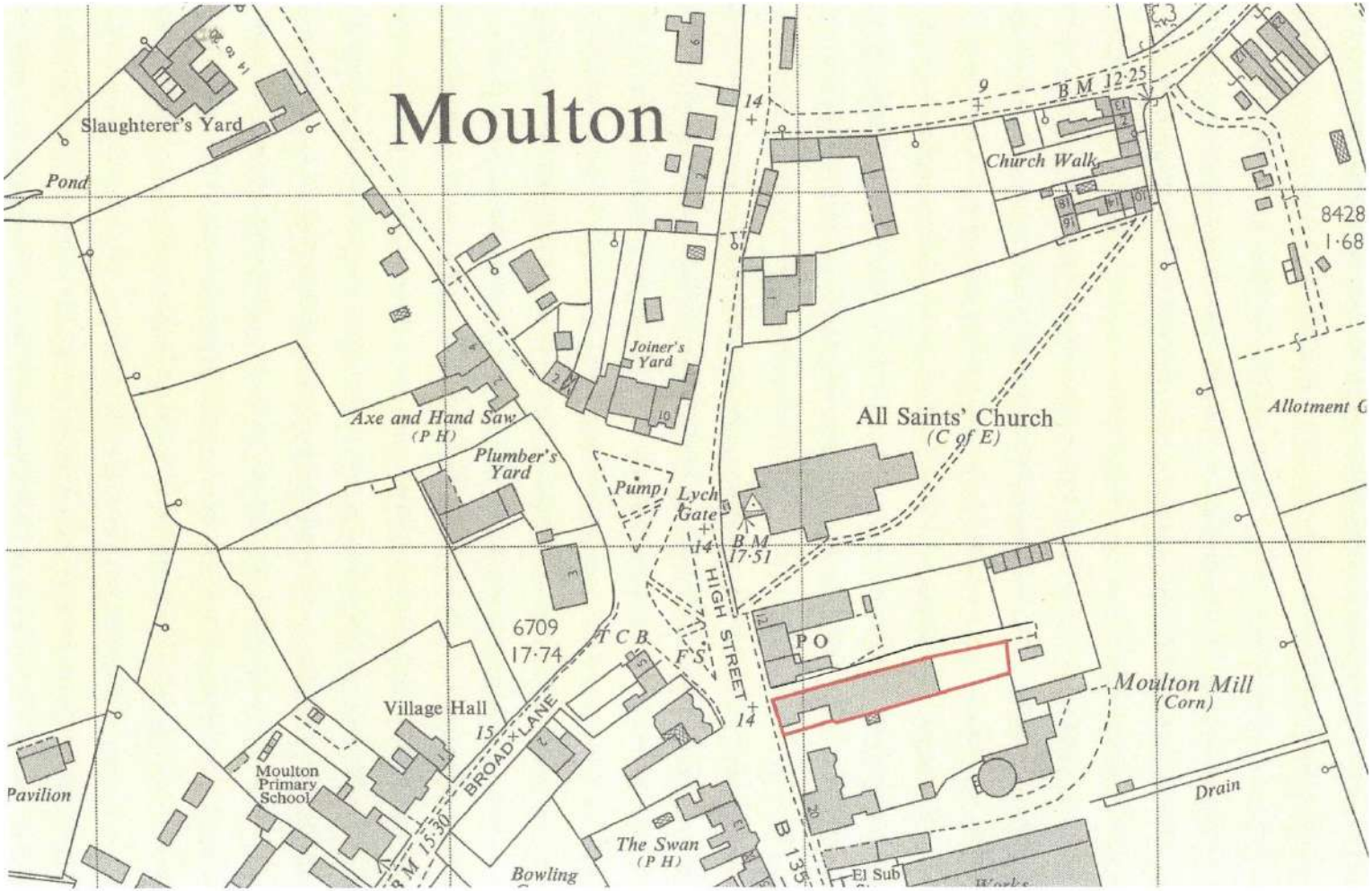


Figure 12: Extract from the 1:2,500 scale O.S. (Ordnance Survey) map of 1968, map sheet nos. TF3024-TF3124. The assessment site is shown outlined in red.

Appendix 1: Extracts from the Lincolnshire Historic Environment Record (HER) and the National Heritage List of Historic England (NHL)

Site No.	HER No.,	NGR (TF)	Description	Period	Significance
1	MLI20352, NHL 1308557	3076 2403	Grade I listed tower windmill off the High Street. Built in c.1822.	PM	High
2	MLI22138, NHL 1147325	3071 2411	Grade I listed parish church of All Saints, High Street.	MD	High
3	MLI94356, NHL 1046501	3069 2417	Manor House, Bell Lane. Grade II listed early 19th century house.	PM	High
4	MLI94357, NHL 1064502	3056 2400	Hazeldean House, 7, Broad lane. Grade II listed late 18th century house.	PM	High
5	MLI94359, NHL 1064504	3065 2411	Hand pump, The Green. Grade II listed 18th century hand pump.	PM	High
6	MLI94360, NHL 1064505	3071 2403	20, High Street. Grade II listed early 18th century mill house.	PM	High
7	MLI94361, NHL 1064506	3063 2409	Harrox House, High Street. Grade II listed late 18th century house.	PM	High
8	MLI94362, NHL 1064507	3066 2414	10, High Street. Grade II listed house dated to 1825.	PM	High
9	MLI94458, NHL 1147210	3067 2420	2, Bell Lane. Grade II listed house dating from 1702.	PM	High
10	MLI94459, NHL 1147237	3063 2404	Harrington House, 2, Broad Lane. Grade II listed late 18th century house.	PM	High
11	MLI94460, NHL 1147257`	3087 2430	The Goddards, 29, Church lane. Grade II listed house dating from 1800.	PM	High
12	MLI94463, NHL 1147281	3064 2414	Brooklyn House & attached stables, The Green. Grade II listed house & stable block dated to 1825.	PM	High
13	MLI94468, NHL 1147422	3067 2402	The Swan public house, High Street. Grade II listed late 18th century inn.	PM	High
14	MLI94470, NHL 1147465	3060 2415	2, Shivean Gate. Grade II listed early 19th century house.	PM	High

Site No.	HER No.,	NGR (TF)	Description	Period	Significance
15	MLI94525, NHL 1253327	3065 2406	K6 telephone Kiosk, Broad Lane & High Street. Grade II listed.	MO	High
16	MLI94602, NHL 1359268	3082 2430	The Old Vicarage, Church Lane. Grade II listed late 18th century former vicarage.	PM	High
17	MLI94604, NHL 1359270	3068 2411	Lychgate at parish churchyard. Grade II listed & dated to 1897.	EM	High
18	MLI94605, NHL 1359271	3066 2405	Bayfield, 9, High Street. Grade II listed mid 18th century house.	PM	High
19	MLI92280	3079 2464	Area of historic parkland at Park House.	PM/EM	Medium
20	MLI97223	3064 2405	5 & 7, High Street. Pair of locally listed cottages.	PM	Medium
21	MLI97224	3068 2400	15, High Street. Locally listed Victorian house.	EM	Medium
22	MLI97225	3069 23988	19, High Street. Locally listed detached house built in 1912.	EM	Medium
23	MLI97226	3070 2406	16, High Street. Locally listed house.	PM	Medium
24	MLI97227	3070 2405	18, High Street, locally listed house.	PM	Medium
25-26	MLI97228	3059 2403	Former National School & school house. Locally listed.	PM/EM	Medium
27	MLI97230	3068 2427	Methodist Chapel, Bell Lane. Locally listed & built in 1830.	PM	Medium
28	MLI123178	3069 2387	Unnamed 19th century farmstead at Moulton.	PM/EM	Medium
29	ELI2627	3074 2408	Watching brief on land off the High Street in 2001 recorded 19th century dumped deposits & finds.	EM/MO	Low
30	ELI10844, MLI20351	3061 2411	Watching brief qt 1, High Street in 2011 located activity & finds.	MD/PM	Medium
31	ELI11834	3098 2448	Watching brief in 2012 on land at 49, Church Lane produced negative results.	UN	Unimportant
32	ELI13687	3062 2416	Watching brief at 3, Shivean Gate in 2022 located demolition deposits, refuse pits and two wells.	PM	Medium

Site No.	HER No.,	NGR (TF)	Description	Period	Significance
33	MLI82503	3079 2464	Area of ridge and furrow to the N of Moulton	MD	Medium

ABBREVIATIONS

ME – Mesolithic
NE – Neolithic
BA – Bronze Age
IA – Iron Age
PR - Prehistoric
RO – Romano-British
AS – Anglo-Saxon
MD – Medieval
PM – Post-medieval
EM - Early Modern
MO - Modern
UN – Undated