

# HERITAGE IMPACT ASSESSMENT



**Proposed extension of The Old Coach House, 107 High Road, Moulton, Lincs, PE12 6PD.**

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Front cover (figure 1) Architect's high-level perspective of the proposal viewed from the south-west.

## **1.0 Project Details**

|                                  |                                                               |
|----------------------------------|---------------------------------------------------------------|
| <b>Proposal:</b>                 | Proposed extensions.                                          |
| <b>Location:</b>                 | The Old Coach House, 107 High Road, Moulton, Lincs, PE12 6PD. |
| <b>Clients:</b>                  | Mr. James Kirk & Ms. Katie Loveridge.                         |
| <b>Local Planning Authority:</b> | South Holland District Council.                               |
| <b>Date:</b>                     | 12 November 2019.                                             |

## **2.0 Introduction**

2.1 This report has been prepared in support the proposed extensions to the existing dwelling. A Heritage Statement is required by paragraph 189 of the National Planning Policy Framework (NPPF).

2.2 It will endeavour to assess the potential impact of the development on the host building and wider conservation area.

2.3 The report will also carefully consider the impact of the new development on the setting of any other nearby designated or non-designated heritage assets.

2.4 The statement will also provide a brief history of the village and a contextual analysis of the application site. It will then show how the detailed design of the new build has responded to the context thereby ensuring that the proposals will not only preserve but enhance the setting of the conservation area.

2.5 This report should be read in conjunction with the following documents:

Tree Survey by John Wilcockson, Arboricultural Consultant.  
Survey & design drawings prepared by Oglesby & Limb Ltd,  
Architects.

## **3.0 Preliminary Archive Research**

3.1 The online search of the Heritage Gateway for the village provided the following results.

### Statutory Data

The National Heritage List for England - 18 entries for listed buildings.

National Designation Decisions Designation Decision Records (deleted) – None.

Designation Decision Records (non-designated entries) – None.

#### Non-Statutory Data

Historic Milestone Society Database – None.

National Trust – None.

English Heritage Pastscape – 5.

National Trust Historic Buildings SMR – None.

Parks & Gardens UK – None.

PMSA - An error occurred.

NMR Excavation Index – 5.

Church Heritage Record – No records matched.

#### Local Records

Lincolnshire HER – 31 results.

#### National Image Collections

Images of England - No records matched.

Viewfinder - None.

3.2 The **National Heritage List for England** has 18 entries for listed buildings, of which 16 are grade II and Moulton mill and All Saints Church are grade I listed. There are no designated heritage assets within 460 metres of the application site.

3.3 The Historic England **Pastscape** has 5 records for Moulton. These include entries for the church, the mill and Moulton Park. Other entries include the Wesleyan Methodist Chapel of 1830 (monument number 137 9856) and a World War II auxiliary unit operational base or 'resistance hide' (monument number 142 1386) neither of which are relevant to this site.

3.4 **The Public Monuments and Sculpture Association (PMSA)** record stated that an error had occurred. This is a regular flaw with an HER search. An online search of the home page ([www.pmsa.org.uk](http://www.pmsa.org.uk)) resulted in no entries for Moulton in the National Recording Project.

3.5 The **National Monuments Record (NMR) excavation index** has 5 records, including a desk-based assessment for a review of the conservation area. There were also references for archaeological excavations relating to the construction of the bypass and an archaeological watching brief for land off

High Road, Weston. There is one record for an archaeological watching brief in advance of residential development at The Chase. This report on behalf of Archaeological Project Services, authored by Paul Cope-Faulkner.

3.6 Bizarrely an online search of the ***Church Heritage Record***, through the Heritage Gateway, did not yield any entries for Moulton. The subsequent search, direct to the record, provided an entry for All Saints Church (church code 21113) and a reference to two war graves.

3.7 The ***Lincolnshire Historic Environment Record (HER)*** covers all known archaeology in the county. The on-line search yielded 31 items. Of these, 18 relate to Moulton with the remainder covering the wider parish and 1 located in Weston. In the main these are the listed building descriptions. Only two records were relevant to the application site. The first, is a brief description of the medieval village which is included in the appendices. The second is another brief entry for Park House Park (HER25064) also known as Moulton Park. It includes 6 modern colour photographs and identifies the earliest OS maps which show the parkland.

## **4.0 Moulton Village**

4.1 Moulton is one of the middle Saxon villages built on the high silts arcing around the Wash which include Whaplode, Holbeach, Fleet and Gedney. It lies on the historic route from Spalding into Norfolk. The parish is typically long and narrow, measuring 16 miles from north to south. It includes the hamlets of Moulton Seas End, Moulton Chapel and Moulton Eaugate and covers an area of more than 11,000 acres. Prior to reclamation there would have been extensive salt marshes to the north of Moulton and freshwater fens to the south. The Elloe stone which is situated near the village marks the meeting point and outdoor court of the Saxon Wapentake.

4.2 The village of Moulton is recorded in the Domesday Book as '*Multune*'. According to Brewers the village name is derived from '*Mula's farmstead*' or 'farmstead where mules are kept.' 'Mula' is an Old English male personal name, 'Mul' also OE meaning mule.

4.3 The antiquary William Cole described Moulton as '*the fayre vill of Spalding Abbey, in which dwelt their powerful head tenants the Multon family; who lived at their castle and park there.*'

4.4 Ecclesiastical records of a meeting between the Prior of Spalding and the Vicar of Moulton in 1252 concerning tithes, states that there were 5 mills in the parish. These are likely to have been early post mills, the forerunner of both smock and tower mills.

4.5 Moulton is the main village within the parish and interestingly is one of only two villages in Holland division of Lincolnshire with a green. In the Saxon period, prior to the extensive reclamation of the salt marshes from the 17<sup>th</sup> century onwards, the village was actually located on the coast.

4.6 The Act of Enclosure for Moulton parish is dated 1793 and relates to '*commonable salt marshes, droves, and, commons and wastelands*'. The Moulton River, which ran the length of the parish ending to the east of Moulton Chapel, was diverted by a new cut.

4.7 The Midland and Great Northern joint Railway from Little Bytham to Cromer and Yarmouth had a station at the southern end of the village. The first section of the railway, between Spalding and Holbeach, opened in 1858 and closed on 2 March 1959.

4.8 The hamlet of Moulton Chapel is located 4 miles south from Moulton and was made a separate ecclesiastical parish in 1890 (Kelly's) which at the time was known as Moulton St James.

## **5.0 Map Regression**

5.1 A series of historic Ordnance Survey maps has been included as part of this Heritage Impact Assessment. A chronological sequence of maps can often provide a useful means of assessing and interpreting the evolution of a site.

5.2 The 1<sup>st</sup> 4 maps in the sequence are from the 6 inches to 1-mile series which is approximately equivalent to 1:10,560. The final 3 maps show greater detail and are from the 25 inches to 1-mile series, approximately 1:2500.

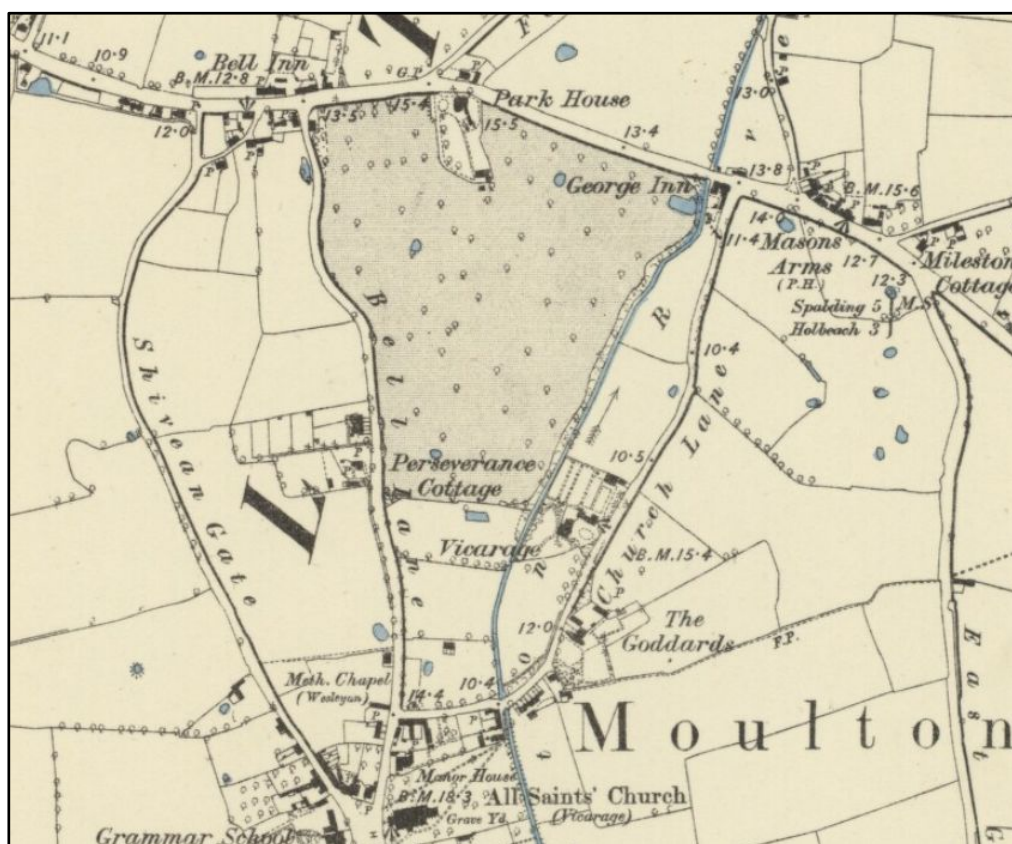
5.3 The first map in the sequence (1887) shows the village prior to its greatest period of growth during the 20<sup>th</sup> century. This is particularly noticeable along both the Lane and Church Lane.

5.4 The extent of the park is largely the same as the modern day. Park House can be seen at the northern end with, what is now, the Old Coach House to the south. Four ponds can also be seen dotted around the Parkland.

5.5 The extracts from both the 1906 and 1932 OS editions show little change. A 2<sup>nd</sup> access to the west of Park House can be seen on the 1951 OS which expands the immediate curtilage and garden the principal house. The expansion of the garden curtilage to the east must have occurred sometime after this.

5.6 The larger scale map of 1888 appears to show projecting bays on the western elevation of the house. This is an indication that the principal elevation

of Park House is west facing. The comparatively thin range which adjoins the principal house at an angle are likely to have been stables and tack rooms. Further investigation on site would be necessary to confirm this. There is a tree lined drive leading directly to the coach house. As would be expected, the larger scale editions of 1904 and 1932 show little change.



**Figure 2 – Extract from 6" Ordnance Survey Published 1887.**

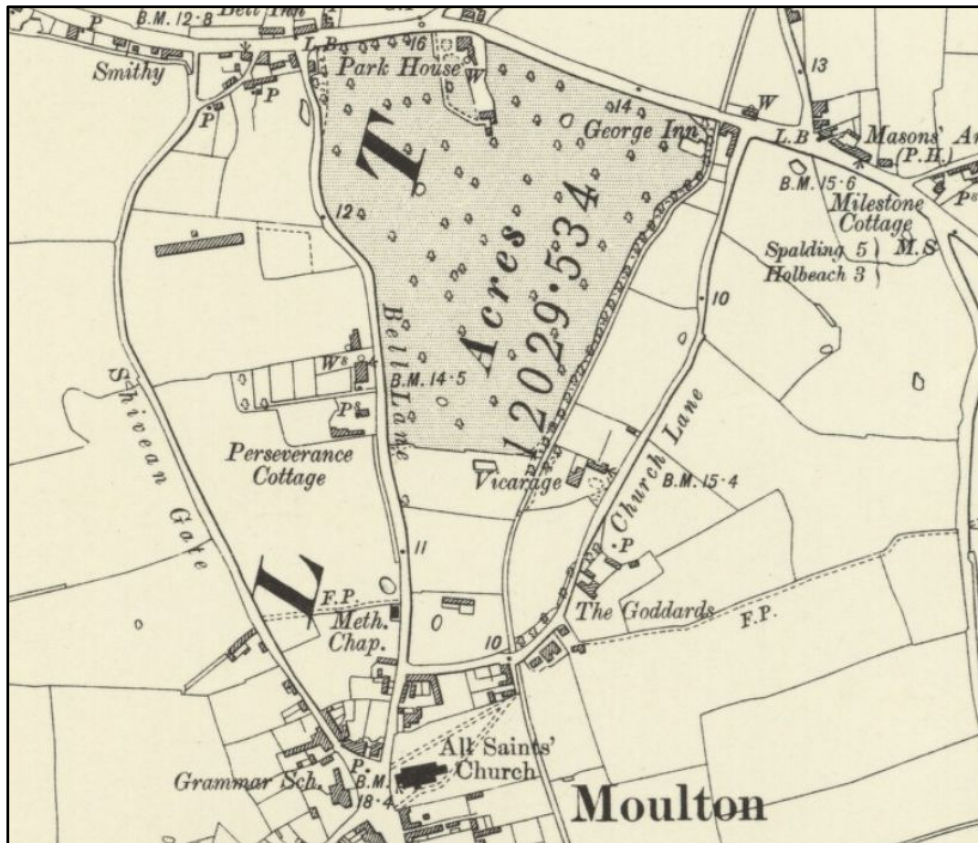


Figure 3 – Extract from 6" Ordnance Survey Published 1906.

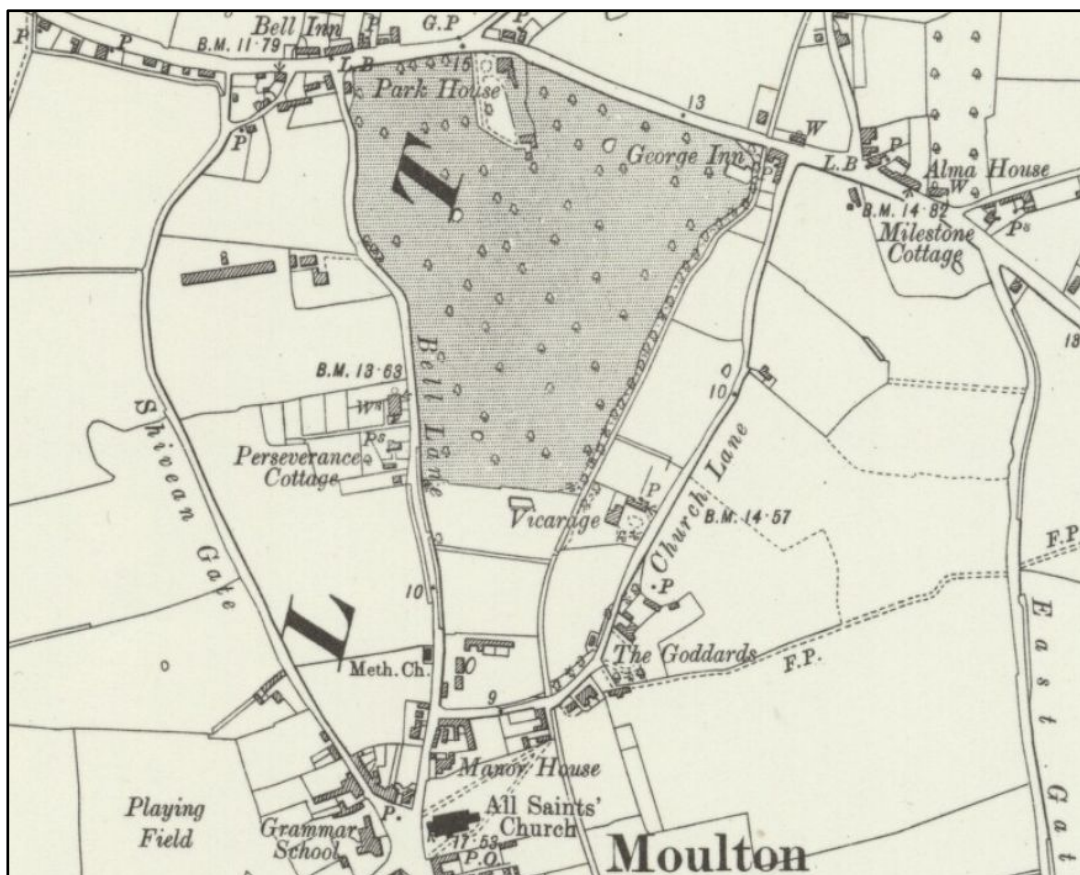


Figure 4 – Extract from 6" Ordnance Survey Published 1932.

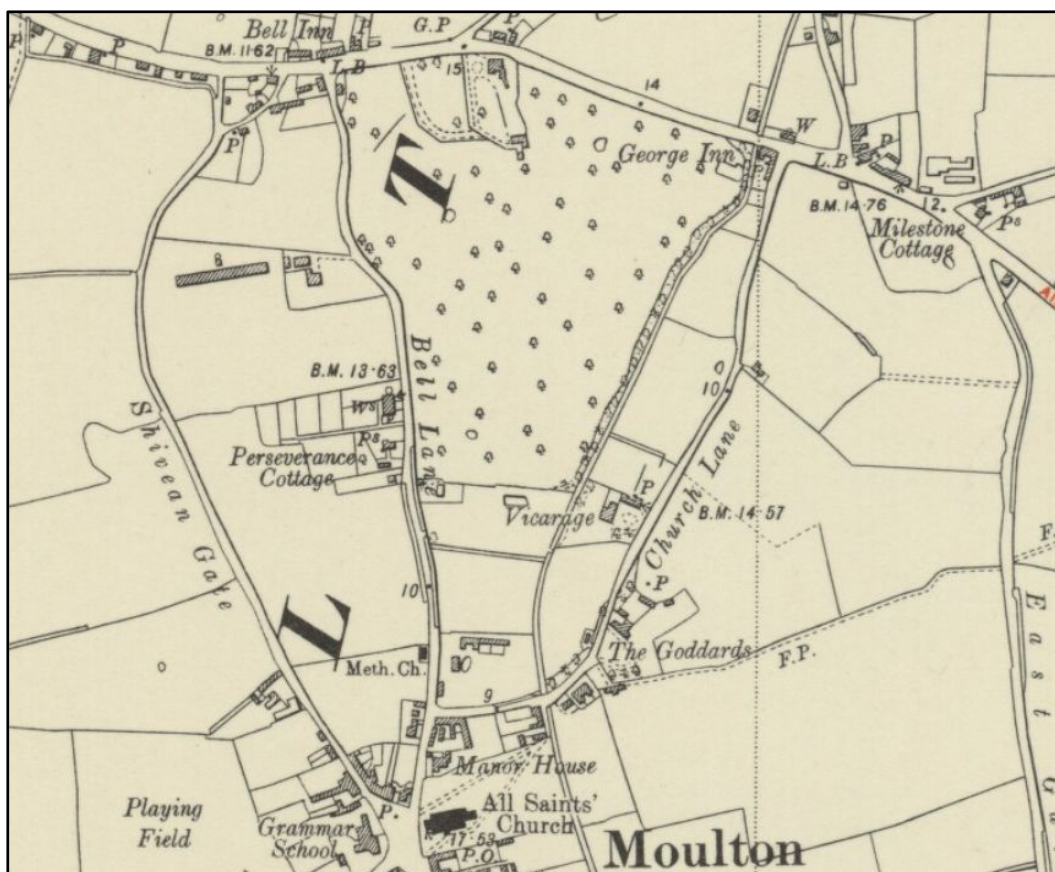


Figure 5 – Extract from 6" Ordnance Survey Published 1951.

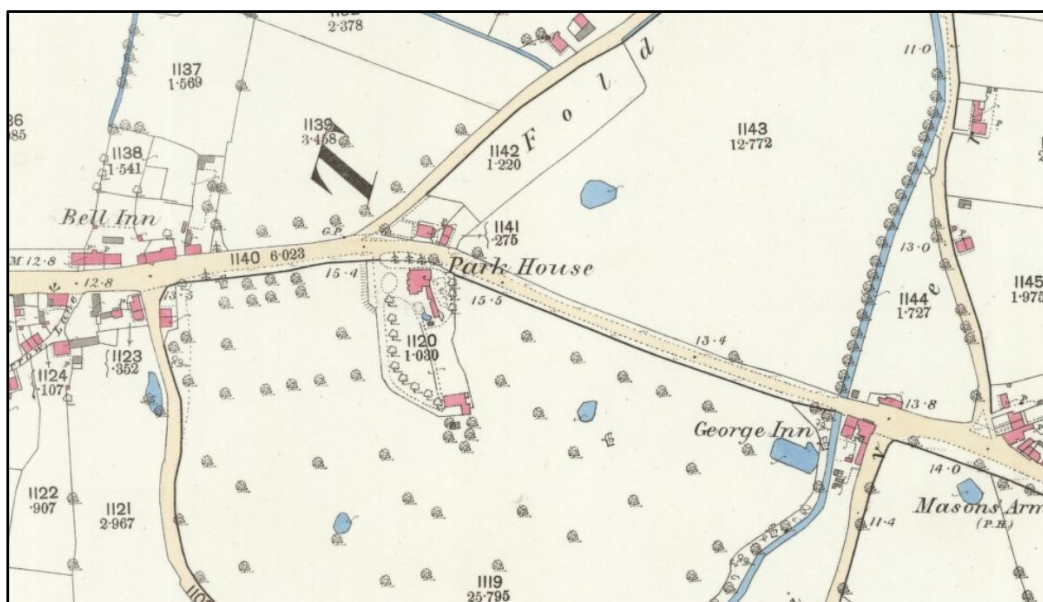


Figure 6 – Extract from 25" Ordnance Survey Published: 1888.



Figure 7 – Extract from 25" Ordnance Survey Published 1904.

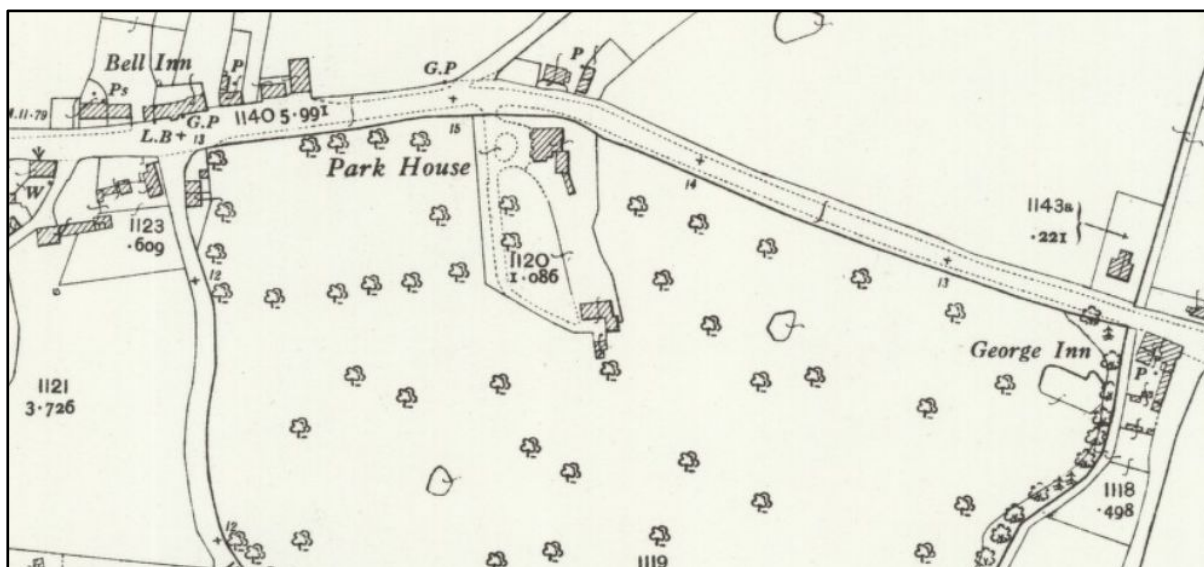


Figure 8 – Extract from 25" Ordnance Survey Published 1932.

## 6.0 Moulton Park

6.1 Moulton Park is of huge importance to the village as part of its historic landscape setting and a potentially important area of recreational green space. It covers an area of approximately 25 acres and is bounded to the west by Bell Lane,

to the north by the A151 High Road and to the east by the Moulton River. The park tapers to the south where it abuts a small cul-de-sac of housing.

6.2 It is perhaps the largest and best area of parkland in the South Holland District, retaining its essential character with a mixture of specimen trees (some with browse lines), wood pasture, native hedgerows and at least one extant pond in the north-eastern corner.

6.3 Its aesthetic and historic value is acknowledged by its inclusion within the village conservation area which was designated in 1970. It forms a very distinct zone just to the north of the village's historic core.

6.4 Pevsner describes Moulton as *'the most satisfying village in the neighbourhood'*. It is arguably the least spoiled and most picturesque of all the South Lincolnshire Fenland villages. The Shell Guide describes it as *'a relief after the treeless countryside to the south, (it) is a village with several good 18<sup>th</sup>-century houses standing amongst trees.'* The combination of the Georgian architecture, the church and the mature oak trees on the green have an almost timeless quality of great beauty and interest. The well treed nature of the park is an extension of this key attribute.

6.5 The northern extent of the conservation area follows the boundaries of the park, wisely excluding the modern ribbon development along both Bell Lane and Church Lane.

6.6 The amenity value of the parkland trees was recognised by the tree preservation order (reference TPO/013/06/1985) which originally included 247 individual trees and 20 tree groups containing a further 194 trees.

6.7 Over 30 years later, many of the specimens still survive with notable examples such as the excellent limes. Unfortunately, some of the trees have been lost to disease and storm events, whilst others are in need of management and regular assessment. Whilst there is a good variety of species there is limited age diversity which should be addressed in a phased programme of replanting. It is noted that a memorial copse was planted at the northern end of the park by the village's Rainbows and Brownies in 2018 to mark the centenary of the end of the First World War.

6.8 The South East Lincolnshire Local Plan Core Strategy identifies the parkland as a **Local Wildlife Site**. DEFRA's magic website confirmed that the site was surveyed by the Lincolnshire Biodiversity Action Plan group in November 2008. It is one of 80 such designations within the combined South Holland and Boston Borough districts which is covered by the Local Plan.

6.9 It should be noted that the curtilage of both Park House and the Old Coach House are excluded from the area identified on the Policies Map Inset Map No. 19.

## 7.0 Photographic Survey of the Old Coach House



**Figure 9 – Close up of southern (garden) aspect.**



**Figure 10 – Medium length view from within the curtilage.**



**Figure 11 – Northern aspect.**



**Figure 12 – West elevation of two-storey extension.**



**Figure 13 – Garage and single-storey wing.**



**Figure 14 - Approach view along the vehicular access.**



**Figure 15 – Eastern aspect and the northern boundary.**

## **8.0 The Application Site.**

8.1 Originally part of the northern end of the park are two residential properties which are in separate ownership. The Park House and the Old Coach House which is the subject of this application. The first is a substantial white rendered property of significant age. It is not listed nor is it identified as a building of local interest. This may well be because it is not clearly visible from the public realm and has simply been missed.

8.2 The second building is essentially a largely rebuilt and extended former ancillary building in redbrick and slate, located approximately 50 m to the south of the main house. Each benefit from an extensive and well treed curtilage which almost completely screens them from public view. Views of the Old Coach House from the northern end of the park are partially obscured by trees both within the park and the garden. Each of the residential curtilage is contain a significant number of trees which are included by the aforementioned TPO.

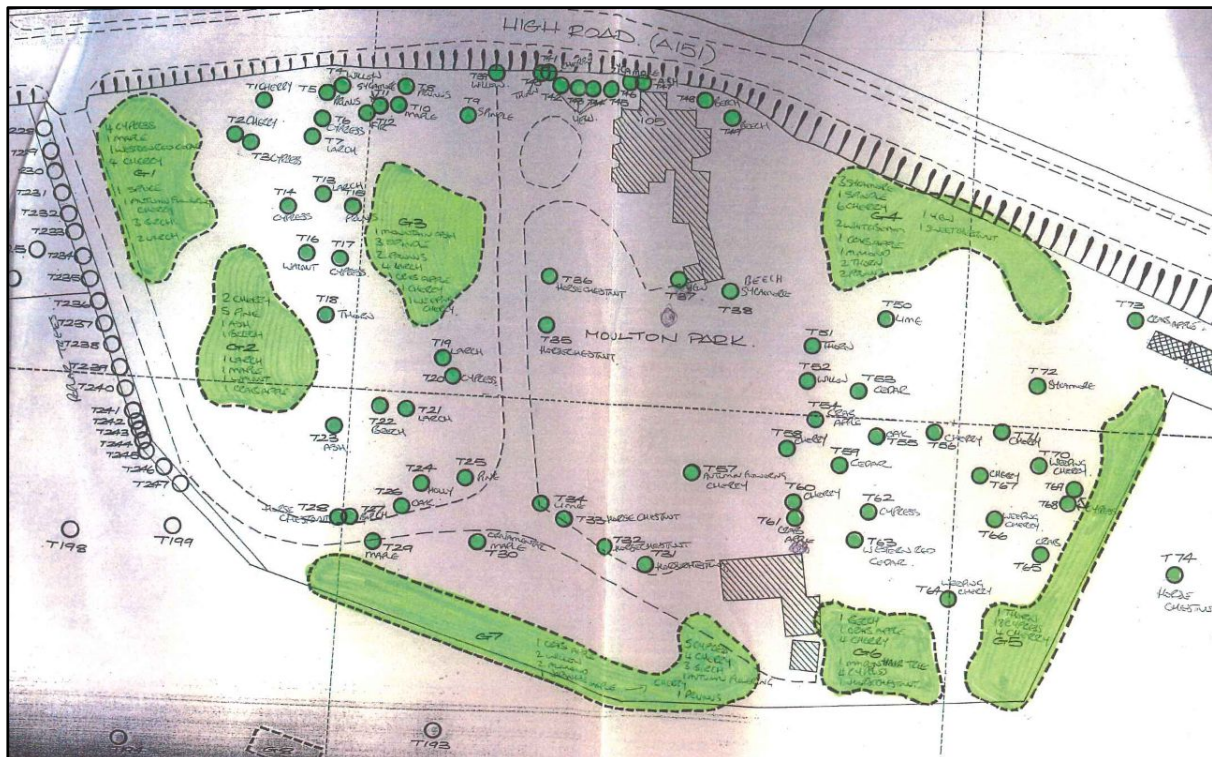
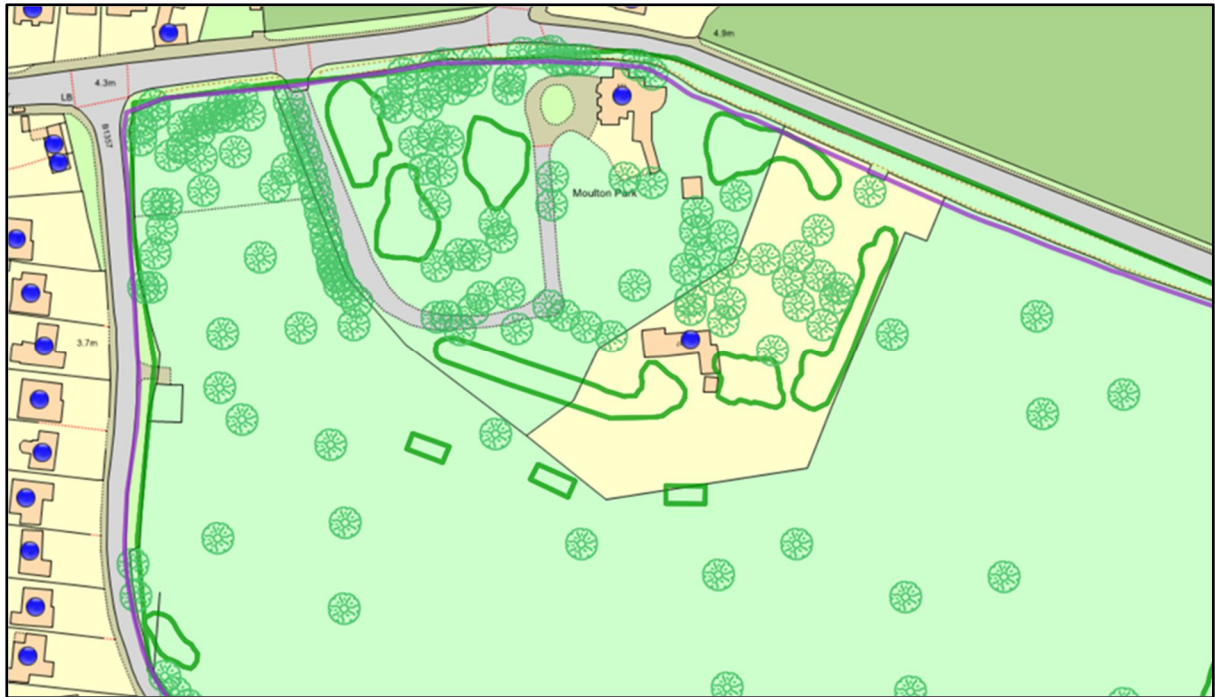


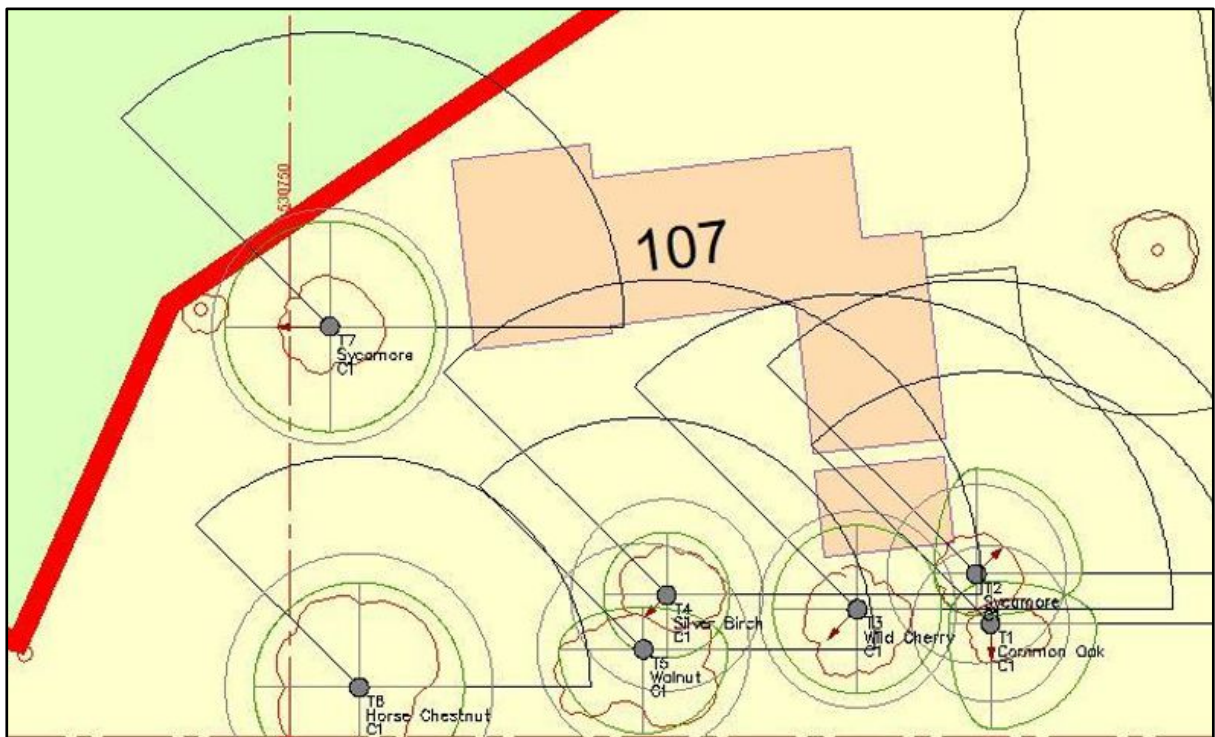
Figure 16 - Extract from Tree Preservation Order plan (SHDC).

|                |                                                                                                                                      |                                     |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Group 5        | 1 Thorn, 18 Cypress,<br>4 Cherry                                                                                                     | Within the grounds of Moulton House |
| <u>Group 6</u> | 1 Beech, 1 Crab Apple,<br>4 Cherry, 1 Maidenhair tree,<br>4 Cypress, 1 Horse Chestnut                                                | Within the grounds of Moulton House |
| Group 7        | 5 Cypress, 4 Cherry,<br>3 Birch, 1 Autumn<br>Flowering Cherry,<br>1 Prunus, 1 Crab Apple,<br>2 Willow, 2 Almond,<br>1 Japanese Maple | Within the grounds of Moulton House |

Figure 17 - Extract from Tree Preservation Order Schedule.



**Figure 18 – SHDC on line mapping showing extent of TPO Order**



**Figure 19 - Plan from Arboricultural Assessment showing trees in relation to the existing footprint.**

## 9.0 Contextual Analysis

9.1 The Old Coach House is surrounded on all sides by tree belts which provide excellent screening with the result that only glimpsed views of the dwelling are possible from the gateway onto High Road and from certain parts of the northern end of Moulton Park. A sequence of views of the eastern end of the property are possible as one travels along the curving access within the curtilage.

9.2 It is important to note that due to the trees and high conifer hedge along the shared boundary there is no inter-visibility between either the Old Coach House or Park House.

9.3 It maybe it may well be that the latter is worthy of consideration as a non-designated heritage asset or even as an historic building with potential for spot listing.

9.4 The nearest listed building to the application site is the grade II Rectory, approximately 460 m away on the corner of Church Lane. Due to boundary treatments and vegetation there is no inter-visibility between the properties.

9.5 The parkland, although in need of long-term management and maintenance, still possesses an attractive pastoral character. There are long distance views from within the park to the tower and spire of the grade 1 listed Church of the All Saints. Williamson writing about the village over a hundred years ago wrote that *'there is a beautiful church, with a tower and spire next only to Louth in size, but surpassed by none in beauty of design'*. The early Perpendicular crocketed spire and West tower have a combined height of 165 feet. The church was started in 1180 and the tower and spire added in 1388, replacing an earlier tower.

9.6 From certain locations it is also possible to see the grade I listed Moulton mill. The interest of the brick tower mill has been greatly enhanced by the reinstatement of the ogee cap, fantail, sales and reefing gallery.

9.7 Nearer the middle of the park it is possible to see both landmark structures together above the intervening low-rise properties in the Harrox Road cul-de-sac. Jenkins describes the mill and spire as *'the twin glories of the village'*.

9.8 Views out of the park and beyond the conservation area boundary are not so interesting or attractive, particularly the speculative built housing along the west side of Bell Lane. The upper storeys of these largely non-descript properties can be seen above the boundary hedge and more clearly from the field gate (see figure 26).

9.9 The same is true but to a lesser extent on the eastern boundary. Beyond the Moulton River (which is now little more than a drain) are the rear gardens of properties which front onto Church Lane.



**Figure 19 - Site entrance.**



**Figure 20 - Oblique view of the site entrance.**



**Figure 21- Approach to the Old Coach House.**



**Figure 22 - View north from within the curtilage.**



**Figure 23 - View of Old Coach House from within the adjacent parkland.**



**Figure 24 - Medium length view as above.**



**Figure 25 - View south over parkland.**



**Figure 26 - Bell Lane access into Moulton Park.**



**Figure 27 - The need for on-going maintenance.**



**Figure 28 - Close-up glimpsed view of the Old Coach House.**



**Figure 29 - Long distance view toward the application site.**



**Figure 30 - As above with the dwelling coming into view.**

## 10.0 Significance of Heritage Assets.

10.1 Significance can be defined as the sum of the cultural values which make a building or site important to society. When assessing significance numerous aspects are considered including architectural interest, historic interest, group value, social value, former uses and local distinctiveness. These aspects can be grouped under a series of 4 values outlined in Historic England's *Conservation Principles, Policies & Guidance* (2008). These are explained below:

**Evidential** – ‘the potential of a place to yield evidence about past human activity’.

**Historic** – ‘the ways in which past people, events and aspects of life can be connected through a place to the present’.

**Aesthetic** – ‘the ways in which people draw sensory and intellectual stimulation from a place’.

**Communal** – ‘the meaning of a place for the people who relate to it, or for whom it figures in their collective experience for memory’.

10.2 The values given to each fall into the following 5 categories:  
*high/medium/low/neutral/intrusive.*

10.3 As can be seen from the survey drawings and accompanying photos submitted as part of the original application to convert and extend the ancillary building, little was left of the former coach house. The original roof had been removed and replaced with a shallow mono pitch and the smaller section had had a wide, horizontal sliding garage door inserted. This section had a pitched roof with corrugated sheet on the front pitch and what appeared to be pantiles on the rear. This part of the building is likely to have been an additional stable originally. The larger block has a wide arched opening complete with two side hung doors. This would have housed a horse-drawn coach or carriage.

10.4 The application to convert, rebuild and extend the existing range, creating an additional floor with a pitched roof was approved in 2005 (please refer to planning reference number H13-1673-05).

10.5 A subsequent application (H13-0403-09) was also approved which allowed for the replacement of a small lean to with a much larger, two-storey extension and linking element. As can be seen, this was built and included a kitchen/family room, utility, study with a bathroom, bedroom and ensuite at first floor level.

10.5 Whilst the existing dwelling is well-designed and well maintained, it is largely a modern structure with very little in the way of historic fabric or interest. Admittedly, the use of reclaimed local bricks has helped to assimilate it into its setting. Given the absence of historic fabric and the overriding residential character of the building it would not meet the criteria for consideration as either a non-designated heritage asset or a building of local interest. It is, however of no detriment to the setting of the conservation area.

10.6 As alluded to earlier, the significance of the park is high across the board. It is a locally rare historic landscape which may have pre-enclosure origins. It has high amenity value both as an open space and also due to the number and quality of veteran trees which is recognised by the TPO designation.

10.7 Whilst it is identified as a Local Wildlife Site in the local plan, it clearly has greater value to wildlife and biodiversity. Wood pasture and parkland are recognised as priority habitats in the county Biodiversity Action Plan.

## **11.0 The Proposals**

11.1 It is proposed to remove the free-standing timber garage to accommodate the footprint of a two-storey extension which will include replacement garaging, a pool, associated plant room, changing room and W.C. at ground floor level. At 1<sup>st</sup> floor level there would be a gym, guest bedroom, shower room, hall and a balcony overlooking the garden and the park beyond.

11.2 It will be necessary to remove 3 No. trees and a 2m high Ionicera hedge to accommodate this footprint. These trees are identified as follows in the accompanying arboriculture assessment:

T1 Oak  
T2 Sycamore  
T3 Wild cherry

11.3 The applicants have also been advised to remove the tree identified as T7 Sycamore to safely accommodate the 2<sup>nd</sup> element of the extensions which takes the form of a lean-to to form the Orangery.

11.4 The 3<sup>rd</sup> part of the proposals is a rear extension providing a cinema and games room at ground level with additional bedrooms above.

11.5 The proposals also include the remodelling of the external link to install full height glazing to optimise the outlook over the garden.

## 12.0 Justification & Impact

12.1 All of the trees which it is proposed to remove are categorised as C1's which are defined as follows:

Category (C): Trees that could be retained and are considered to be of low quality and value. These trees are in an adequate condition to remain until new planting could be established (a minimum of ten years) or are young trees with a stem diameter below 150 mm and may comprise:

- (i) Trees not qualifying in higher categories;
- (ii) Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value and or trees offering low or only temporary screening benefit;
- (iii) Trees with very limited conservation or other cultural benefits.

12.2 It is also proposed to remove the adjacent evergreen *Lonicera* hedge. Admittedly this feature provides some degree of colour, enclosure and screening within the garden but has no legal protection.

12.3 The nearby silver birch and walnut trees are to be retained. By comparing the extent of Group 6 it is debateable as to whether these trees fall outside the scope, description and schedule of the original TPO.

12.4 Regardless of the position regarding the TPO they do have some degree of protection due to their size and their location within the conservation area. which if not covered by a planning application, would require a six-week notification period for tree works or felling. During which period the local planning authority has the authority to confer TPO status. Given the distance from the boundary of the garden, the quality and relatively young age of the trees the amenity value which they possess is judged to be quite low.

12.5 There are only very limited views from the northern end of the park toward the Old Coach House. Adequate mitigation would therefore be replacement planting within the extensive curtilage which could be used to frame and soften the two-storey extension which would be most visible element of the range. This could be combined with a continuation of the hedge planting on the southern boundary of the application site. Given the southern aspect light shade casting trees such as silver birch and other Parkland trees with an elliptical form would seem most appropriate, close to the dwelling. Larger species such as oak and beech may also be planted at a greater distance from the foundations.

12.6 To provide additional enclosure and to complement the existing pastoral character of the park, a mixed native hedgerow planted along the post and rail site boundary would also be appropriate. This would include predominantly thorny species such as hawthorn and blackthorn.

12.7 The proposed extensions have been carefully modelled by the architect to respect the existing scale and massing of the host building. Each element

seemingly a natural evolution of the existing form and footprint. The style of architecture is contemporary and progressive and, subject to detailed design and materials, will make a modest improvement on the setting of the conservation area. It is proposed to use materials sympathetic to the palette of local vernacular traditions, including redbrick, natural slate and lead. Use of shuttered concrete together with metal rain screens, windows and doors will help to engender a stylish, contemporary feel.

12.8 The existing curtilage clearly has the capacity to accommodate the type and scale of development proposed. There is ample room to accommodate replacement planting to frame and partially screen the most prominent element of the footprint.

12.9 Paragraph 200 of the National Planning Policy Framework encourages the local authorities to support new development within conservation area settings to enhance or better reveal their significance. It goes on to say that proposals that preserve those elements of the setting should be treated favourably.

12.10 Other than occasional grazing the park is only used for an annual country fair and so the number of receptors is very low. Views of the remodelled property would be concealed from High Road by virtue of the established vegetation and screening as well as the distance. Nor would there be any effect on the neighbours' amenity due to overlooking or overbearing impact.

### **13.0 Legislation, Guidance and Local Plan Policy**

13.1 The Planning (Listed Buildings & Conservation Areas) Act 1990 is the key legislation regarding buildings and areas of special architectural or historic interest. Section 66 of the 1990 act states that special regard must be given by the local planning authority in the exercise of planning functions to the desirability of preserving or enhancing listed buildings and their settings. Section 72 of the act states that similarly local planning authorities must have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

13.2 The National Planning Policy Framework (February 2019) sets out the government's planning policies for England and how these are expected to be applied. At the heart of the National Planning Policy Framework (NPPF) there is a presumption in favour of sustainable development (paragraph 11), which it states should be seen as a golden thread running through both plan making and decision taking.

13.3 Section 12 of the NPPF ***Achieving well-designed places***, reinforces the importance of good design as a key part of sustainable development by ensuring the creation of inclusive and high-quality places. Paragraph 127 provides more detail as to what is required to achieve this and, for ease of reference, is quoted in full below:

127. Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

13.4 Section 16 of the NPPF ***Conserving and enhancing the historic environment*** sets out guidelines for local authorities and the consideration of all planning applications relating directly to designated or non-designated heritage assets. In essence this requires that great weight should be given to an asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Also, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. A fundamental requirement of the NPPF is that any proposal should not cause substantial harm to a designated heritage asset.

13.5 Also pertinent to this proposal is paragraph 200. This states that Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

13.6 The South East Lincolnshire Local Plan, covering Boston Borough and South Holland, was adopted in March 2019. The following policies are relevant to this proposal:

|           |                            |
|-----------|----------------------------|
| Policy 3  | Design of New Development. |
| Policy 28 | The Natural Environment.   |
| Policy 29 | The Historic Environment.  |

13.7 The first policy encourages good design as a key aspect of sustainable development. It also advocates the innovative use of traditional styles and materials as well as a consideration of the landscape setting. It specifically mentions the incorporation of hedgerows, trees and the provision of new landscaping to enhance biodiversity and green infrastructure. Potentially relevant to this application is the requirement to avoid light pollution of sensitive locations, specifically natural habitats and protected species e.g. bats.

13.8 The designation of Moulton Park as a Local Wildlife Site and the extent of the group Tree Preservation Order means that part 2 of Policy 28 relating to locally designated sites and priority habitats is relevant. It states that development proposals that would directly or indirectly adversely affect these assets will not be permitted unless there is suitable prevention, mitigation or compensation measures provided. This would include replacement planting.

13.9 Part 3 suggests that there should be an overall net gain in biodiversity, achieved by protecting trees (including veteran trees) minimising the fragmentation of habitats and maximising the opportunities for restoration, enhancement and connection of natural habitats and protected species. The addition of features on buildings such as nest boxes and bat boxes are also promoted.

13.10 Policy 29 *The Historic Environment*, in accordance with national policy and guidance, states that distinctive elements of the historic environment will be conserved and, enhanced through high-quality and sensitive design. This specifically includes proposals within conservation areas which should preserve or enhance the special character and appearance of that area.

13.11 Relevant to this application is item 6 which states that new proposals should aim to protect trees and, where losses are proposed, demonstrate how such losses are appropriately mitigated against.

13.12 Relevant to this report is the requirement that development proposals that may affect the significance of a heritage asset (whether designated or non-designated) or its setting should be accompanied by a proportionate historic impact assessment.

13.13 There is currently no conservation area management plan, statement or appraisal for Moulton.

## 14.0 Conclusion

14.1 We hope to have demonstrated that the application site has the capacity to absorb the development, which has been carefully designed to respond to both its context and the host building. The proposed extensions have been carefully modelled, reducing their massing and potential impact, whilst at the same time helping to reassert a progressive local vernacular.

14.2 Due to the quality of the design and the degree of separation no listed buildings or non-designated heritage assets are judged to be affected by the proposals. The scheme presented would also preserve and enhance the setting of the conservation area in accord Step 4 of the GPA 3 *'to maximise enhancement and minimise harm to the setting of heritage assets.'*

14.3 The loss of four comparatively young trees with limited aesthetic or amenity value can more than adequately be compensated for by replacement planting, the details of which can be fully realised via a planning condition.

14.4 The potential impact on the conservation area of remodelling the host building with a sensitively designed extensions is judged to be **medium beneficial**. This is defined as *'the alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate the significance values'*. This is clearly in accord with both National and local policy, particularly paragraph 200 of the NPPF which encourages new development in conservation areas.

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Maps.

6 inches to 1 mile.

Lincolnshire CXXXIV.SE (includes: Moulton; Weston.)  
Surveyed: 1887      Published: 1887

Lincolnshire CXXXIV.SE (includes: Moulton; Weston.)  
Revised: 1903      Published: 1906

Lincolnshire CXXXIV.SE (includes: Moulton; Weston.)  
Revised: 1929      Published: 1932

Lincolnshire CXXXIV.SE (includes: Moulton; Weston.)  
Revised: 1950      Published: 1951

25 inches to 1 mile.

Lincolnshire CXXXIV.12 (Moulton; Weston)  
Surveyed: 1887      Published: 1888

Lincolnshire CXXXIV.12 (Moulton; Weston)  
Revised: 1903      Published: 1904

Lincolnshire CXXXIV.12 (Moulton; Weston)  
Revised: 1929      Published: 1932

## APPENDICES

Results from Lincolnshire Historic Environment Record search.

Resource Summary Results

View Resource Results on a Map (Beta)

 **Lincolnshire HER**

The Lincolnshire Historic Environment Record or HER is a record of all known archaeology in the County of Lincolnshire.

Viewing results 1 to 15 of 31

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Results Page: [1](#) [2](#) [3](#)

[Next >>](#)

| Name                                                        | Location |
|-------------------------------------------------------------|----------|
| <a href="#">All Saint's Church, Moulton</a>                 | MOULTON  |
| <a href="#">Methodist Church, Bell Lane, Moulton</a>        | MOULTON  |
| <a href="#">Windmill, off the High Street, Moulton</a>      | MOULTON  |
| <a href="#">Former school, Broad Lane, Moulton</a>          | MOULTON  |
| <a href="#">School and school house, Broad lane Moulton</a> | MOULTON  |
| <a href="#">20 High Street, Moulton</a>                     | MOULTON  |
| <a href="#">16 High Street, Moulton</a>                     | MOULTON  |
| <a href="#">5 and 7 High Street, Moulton</a>                | MOULTON  |
| <a href="#">Park House Park, Moulton</a>                    | MOULTON  |
| <a href="#">15 High Street, Moulton</a>                     | MOULTON  |
| <a href="#">Lychgate, Moulton</a>                           | MOULTON  |
| <a href="#">The Goddards, 29 Church Lane, Moulton</a>       | MOULTON  |
| <a href="#">Harrox House, High Street, Moulton</a>          | MOULTON  |
| <a href="#">18 High Street, Moulton</a>                     | MOULTON  |
| <a href="#">Bayfield, 9 High Street, Moulton</a>            | MOULTON  |

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## Resource Summary Results

## View Resource Results on a Map (Beta)



## Lincolnshire HER



The Lincolnshire Historic Environment Record or HER is a record of all known archaeology in the County of Lincolnshire.

Viewing results 16 to 30 of 31

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Results Page: [1](#) [2](#) [3](#)

[Next >>](#)

| Name                                                                    | Location |
|-------------------------------------------------------------------------|----------|
| <a href="#">Brooklyn House with attached stables, Moulton</a>           | MOULTON  |
| <a href="#">K6 telephone kiosk, Broad Lane and High Street, Moulton</a> | MOULTON  |
| <a href="#">2 Shivean Gate, Moulton</a>                                 | MOULTON  |
| <a href="#">The Swan Public House, Moulton</a>                          | MOULTON  |
| <a href="#">Harrington House, 2 Broad Lane, Moulton</a>                 | MOULTON  |
| <a href="#">10 High Street, Moulton</a>                                 | MOULTON  |
| <a href="#">The Old Vicarage, Moulton</a>                               | MOULTON  |
| <a href="#">Manor House, Moulton</a>                                    | MOULTON  |
| <a href="#">Ridge and Furrow, Moulton</a>                               | MOULTON  |
| <a href="#">Hazeldean House, 7 Broad Lane, Moulton</a>                  | MOULTON  |
| <a href="#">2 Bell Lane, Moulton</a>                                    | MOULTON  |
| <a href="#">Hand Pump, The Green, Moulton</a>                           | MOULTON  |
| <a href="#">Medieval settlement of Moulton</a>                          | MOULTON  |
| <a href="#">Farm House, High Road, Moulton</a>                          | MOULTON  |
| <a href="#">Resistance Hide, Moulton</a>                                | MOULTON  |

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## Resource Summary Results

## View Resource Results on a Map (Beta)



## Lincolnshire HER



The Lincolnshire Historic Environment Record or HER is a record of all known archaeology in the County of Lincolnshire.

Viewing results 31 to 31 of 31

[<< Previous](#)

Results Page: [1](#) [2](#) [3](#)

[Next >>](#)

| Name                                                 | Location |
|------------------------------------------------------|----------|
| <a href="#">Moulton Free Grammar School, Moulton</a> | MOULTON  |

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If you have any comments or new information about this record, please [email us](#).

**Name:** Medieval settlement of Moulton

**HER Number:** 20351

**Type of record:** Monument

## Summary

The village originally known as Multon is recorded to have originated in AD1100 under the auspices of Thomas de Multon.

**Grid Reference:** TF 307 240

**Map Sheet:** TF32SW

**Parish:** MOULTON, SOUTH HOLLAND, LINCOLNSHIRE

## Full description

Both Ivo Taillebois and Guy de Craon owned land in Moulton, previously known as Multune. {1}  
White's Lincolnshire Directory of 1882 (p.607) says that 'the village anciently called Multon, is said to have originated in AD1100 under the auspices of Thomas de Multon, whose family had a moated mansion in a place called Hall Grounds'. See King's Hall moated site (PRN 20012, SAM 62). {2}  
Archaeological monitoring at 1 High Street, recorded a medieval rubbish pit and pottery, animal remains and some fragments of clay pipe. {3}{4}

<1> Foster, C.W. and Longley, T., 1924, *Lincolnshire Domesday and Lindsey Survey*, p.89(14/99); p.184(57/53) (Bibliographic reference). SLI893.

<2> SMR FILE, TF 32 SW:A - (Index). SLI3175.

<3> Archaeological Project Services, 2011, *Archaeological Monitoring and Recording at 1 High Street, Moulton, MOHS09* (Intervention Report). SLI13379.

<4> Archaeological Project Services, *Archaeological Monitoring and Recording at 1 High Street, Moulton, LCNCC: 2009.200* (Excavation archive). SLI13380.

## Monument Types

- SETTLEMENT (Medieval - 1066 AD to 1539 AD)
- PIT (Medieval to Post Medieval - 1200 AD? to 1600 AD)

## Associated Finds

- SHERD (Early Medieval/Dark Age to Post Medieval - 870 AD to 1800 AD)

## Associated Events

- 1 High Street, Moulton

## Protected Status

- Conservation Area

## Sources and further reading

- <1> Bibliographic reference: Foster, C.W. and Longley, T.. 1924. Lincolnshire Domesday and Lindsey Survey. p.89(14/99); p.184(57/53).
- you<2>Index: SMR FILE. MOULTON. TF 32 SW:A -.
- <3> Intervention Report: Archaeological Project Services. 2011. Archaeological Monitoring and Recording at 1 High Street, Moulton. MOHS09.
- <4> Excavation archive: Archaeological Project Services. Archaeological Monitoring and Recording at 1 High Street, Moulton. LCNCC: 2009.200.

**Related records**

- [22138](#) Related to: All Saint's Church, Moulton (Building)
- [20012](#) Related to: King's Hall moated site, 480m east of Broadwater House Farm, Moulton (Monument)

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Search results generated by the HBSMR Gateway from [exeGesIS SDM Ltd.](#)

[Contact Resource Provider](#)