

Online Comment

Application H08-0346-21
Location Adj. 21 Salem Street Gosberton Spalding PE11 4NQ
Proposal Proposed pair of semi detached dwellings

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 21-05-21
For/Against Comments

The proposed development is located on the historic Salem Street within the designated Gosberton Conservation Area, close to a number of designated and non-designated heritage assets. The Heritage Statement provided is not sufficient as it does not meet the minimum requirements of the National Planning Policy Framework paragraph 189, or South Lincolnshire Lincolnshire Local Plan Policy 29 F.

Although the Heritage Statement does identify that the site is within a conservation area, it does not describe the significance of this designated heritage asset. There is no evidence that the Lincolnshire Historic Environment Record has been consulted and nearby heritage assets, both designated and non-designated, have not been identified or their significance described. There is also no consideration of potential impacts on heritage assets of archaeological interest despite the site being located within the historic core of the medieval settlement. Insufficient information has therefore been provided to enable the local planning authority to make a reasoned decision on the impacts of the proposal on the historic environment.

This lack of information considered appears to have led to a design that does not reflect the character of the Conservation Area, or the special architectural and historic interest for which it was designated to protect and enhance.

It is recommended that the developer be required to provide the information set out for development proposals affecting heritage assets in part F of Policy 29 of the South East Lincolnshire Local Plan. This should be in the form of a heritage impact assessment produced using appropriate expertise where necessary, and sufficient for the local planning authority to make a reasoned decision on the impacts of the proposal on the historic environment.