

## Online Comment

**Application** H11-0041-21  
**Location** SUTTON HOUSE 8 HIGH STREET LONG SUTTON PE12 9DB  
**Proposal** Proposed swimming pool

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

**Date Submitted** 02-02-21  
**For/Against** Comments

The proposed development is situated in the grounds of the Grade II Listed former Rectory of Long Sutton, known as Sutton House, within the Long Sutton Conservation Area, and adjacent to the Grade I Listed Church of St Mary, and several nearby Grade II Listed buildings. There is therefore the potential for the development to have an impact on the setting of a number of designated heritage assets. The proposed swimming pool will likely involve considerable excavations, and this location within the core of the medieval town close to the church is one of high archaeological potential.

The Heritage Statement submitted does not meet the minimum requirements of the National Planning Policy Framework (paragraph 189) or the South East Lincolnshire Local Plan (Policy 29f). It should also be noted that the listing description that is reproduced relates to a different building, and not to the Grade II Listed Sutton House.

Insufficient information has been provided to enable the local planning authority to make any reasoned decision on the impacts of this proposal on the historic environment, including the setting of designated heritage assets. The information provided is unlikely to be sufficient to enable the local planning authority to fulfil its legal requirement to have special regard to preserving the setting of the Grade II Listed Sutton House under the Planning (Listed Buildings & Conservation Areas) Act 1990.

It is recommended that the developer be required to produce a proportionate heritage impact assessment considering both above and below ground heritage assets affected. This should provide the local planning authority with sufficient information to understand the proposal's impacts on the historic environment; including an assessment of the significance of the assets affected (and the contribution made by their setting), the likely impacts, and how it is proposed to avoid or reduce any potential harms caused.

"Local planning authorities 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." - National Planning Policy Framework, section 16, paragraph 189.