Online Comment

Application	H11-0393-20
Location	London Road Long Sutton Spalding PE12 9EA
Proposal	Erection of 2 bed house

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

Date Submitted	03-06-20
For/Against	Comments

The "heritage impact statement" submitted in support of this application is wholly inadequate, as it contains little to no consideration of heritage issues. This is not in accordance with the requirements of the National Planning Policy Framework, paragraph 189, or the South East Lincolnshire Local Plan, Policy 29.

The proposed development is located within the Long Sutton Conservation Area, and close to a number of Listed buildings and non-designated heritage assets. The application also proposes to demolish several walls that appear to be of historic construction.

However, there is no consideration of the significance of any of the heritage assets affected. Whether this be directly by the demolition of boundary walls, or indirectly by the impact of the proposed development on the Conservation Area or the setting of nearby designated and non-designated heritage assets.

The NPPF requires that: "As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary." Therefore insufficient information has been provided with which to make any reasoned decision on the impacts of the proposed development on the historic environment.

It is recommended that the application should not be considered further until an adequate heritage impact assessment has been submitted. This should include the following, as set out in Policy 29 of the South East Lincolnshire Local Plan:

"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-) 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."

The applicant is also directed to Historic England's recent guidance on the production of such assessments. https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12