

Online Comment

Application H15-0955-25
Location Kirk Hill 355 Westhorpe Road Gosberton Westhorpe PE11 4ER
Proposal Extension to Existing Agricultural Building for Plant/Machinery, Storage & Workshop - Retrospective

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 24-10-25
For/Against Comments

Thank you for consulting us on this application.

The proposed development comprises 'Extension to Existing Agricultural Building for Plant/Machinery, Storage & Workshop - Retrospective'.

The demolished building is part of MLI122465 Kirkhill Farm (Kirk Hill House), Quadring: Kirkhill Farm (Kirk Hill House), Quadring. Partially extant 19th century farmstead. Regular courtyard of F plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site.

This is confirmed by satellite image, the OS Historic Map 1892-1914 and it was identified by English Heritage during their Greater Lincolnshire Farmstead Assessment Framework, English Heritage / Historic England, 2015, Greater Lincolnshire Farmsteads Project, 8170 (Digital Archive). SLI15702.

Traditional farm buildings such as this are increasingly becoming redundant in a rapidly changing industry. They play an integral part in giving the landscape of South Holland its sense of place and character, and preserve evidence for the history and development of the area's agricultural industry and fenland social history. These vernacular buildings are now increasingly under threat from conversion or demolition and are a diminishing resource in our countryside.

Recommendation: Currently there is insufficient specific information on the heritage potential for the site and the extent of impact to a heritage asset from the proposed development. Therefore, I recommend the applicant to provide the results of a full Heritage Impact Assessment of the building. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207 & 218). The applicant has not adequately described the significance of any heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the very high heritage potential, I recommend this application to be accompanied by the results of a full Heritage Impact Assessment in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted.

Finally, given the significance of the demolished building, the SHDC Conservation Officer must be consulted prior to any decision being made.

With respect to the heritage impact assessment, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.