

Online Comment

Application H16-0651-19
Location Land adjacent: 6 Abbey Path Spalding PE11 1AY
Proposal Erection of 6 flats - 4 two-bed flats and 2 one-bed studios

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Date Submitted 16-08-19
For/Against Comments

The proposed development lies within the Spalding Conservation Area, close to a number of designated and non-designated heritage assets. Its location is also within the centre of historic Spalding directly between the priory and the medieval market centre to the east, it is therefore in an area of significant archaeological potential.

However, the potential impacts of the proposed development on the historic environment have not been adequately addressed in the application as required by the National Planning Policy Framework (section 16, paragraph 189) and the South East Lincolnshire Local Plan (Policy 29).

The Design & Access Statement includes a brief section entitled "Heritage Impact Assessment", but it fails to objectively identify or assess the significance of heritage assets that could be affected. It is evident that the Historic Environment Record has not been consulted as required by the NPPF, and there is no mention of the Spalding Conservation Area Appraisal. The latter sets out the special architectural and historic interest for which the area was designated and how this can be preserved and enhanced. It also identifies the need for proposals within the conservation area to include a thorough contextual analysis of the site and its setting, including the scale, height, style, design and materials of existing buildings in the vicinity, as well as a detailed rationale of the design ethos of the proposed new development.

It is therefore recommended that the applicant be required to provide additional information in the form of a more proportionate heritage impact assessment produced using appropriate expertise, which adequately considers the potential impacts on the historic environment. This should provide the local planning authority with sufficient information to make a reasoned decision on the impacts of these proposals on the historic environment. Given the potential for the development to also have an impact on below ground archaeology, it is recommended that the heritage impact assessment features an appropriate and proportionate archaeological assessment of the site.

Historic England has recently issued draft guidance on the production of such statements, which can be found here <https://historicengland.org.uk/content/docs/guidance/statements-of-heritage-significance-consultation-draft>