

THIS GUIDANCE/TEMPLATE SHOULD ONLY BE USED FOR HERITAGE ASSESSMENTS WHICH ACCOMPANY RELATIVELY MINOR APPLICATIONS, HERITAGE EXPERTS SHOULD BE EMPLOYED FOR LARGER MORE IMPACTFUL DEVELOPMENTS

## ELDC Heritage Assessments Guidance

<p><u>Title Page:</u></p>	<p style="text-align: center;"><b>Title:</b> Heritage Assessment for <i>[proposal]</i></p> <p style="text-align: center;"><b>Address:</b> <i>[of the proposal]</i></p> <p style="text-align: center;"><b>Date:</b> <i>[.../../....]</i></p> <p style="text-align: center;"><b>Author:</b> <i>[name and any qualifications]</i></p>
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<p><u>Introduction:</u></p>	<ul style="list-style-type: none"> <li>- <i>who has commissioned the assessment and why?</i></li> <li>- <i>what methods/policies have been used? (Local Plan/NPPF)</i></li> </ul> <p>For example:</p> <p><b><i>National Planning Policy 2021</i></b>  <b><i>Chapter 16. Conserving and enhancing the historic environment</i></b></p> <p><i>189. Heritage assets ... are an irreplaceable resource, and should be conserved in a manner appropriate to their significance...</i></p> <p><i>194. ... 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. Where a site on which development is proposed includes, or has the potential to include,</i></p>

*heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

*205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible...*

*206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

***East Lindsey Local Plan  
Strategic Policy 11 (SP11) – Historic Environment***

*1. The Council will support proposals that secure the continued protection and enhancement of heritage assets in East Lindsey, contribute to the wider vitality and regeneration of the areas in which they are located and reinforce a strong sense of place.*

*2. Proposals will be supported where they:*

- i. Preserve or enhance heritage assets and their setting;*
- ii. ... take into account the significance of Conservation Areas including spaces, street patterns, views vistas and natural features, and reflect this in their layout, scale, design, detailing, and materials;*
- iii. Have particular regard to the special architectural or historic interest and setting of listed buildings. Proposals will be expected to demonstrate that they are compatible with the fabric, form, setting and use;*
- iv. Do not harm the site or setting of a Scheduled Monument; any unscheduled nationally important or locally significant archaeological site. Appropriate evaluation, recording or preservation in situ is required and should be undertaken by a suitably qualified party;*
- v. Preserve or enhance the quality and experience of the historic landscapes and woodland of the District and their setting;*
- vi. Are compatible with the significance of non-designated heritage assets in East Lindsey;*
- vii. Do not have a harmful cumulative impact on heritage assets;*
- viii. Promote a sustainable and viable use which is compatible with the fabric, interior, surroundings and setting of the heritage asset, and;*
- ix. Conserve heritage assets identified as being at risk, ensuring the optimum viable use of an asset is secured ...*

	<p>3. <i>The Council will support proposals for replacement shop fronts or alterations to shop fronts... where it can be evidenced that retention and repair cannot be achieved... providing the materials and design protect and enhance the special interest of the building and its setting. Retention and repair of shop fronts will normally be expected where these contribute to the significance of a heritage asset.</i></p>
<p><u>Site Description:</u></p>	<p><i>Provide a brief description of the site and its context/setting, include photos or plans/maps where these are helpful:</i></p> <ul style="list-style-type: none"> <li>- <i>physical description of the site (eg. building type/materials/distinguishing features)</i></li> <li>- <i>context or setting (e.g within the village core/valley/conservation area)</i></li> <li>- <i>desk based research (include old maps/photos/drawings if possible)</i></li> <li>- <i>relevant planning history (can be found by contacting the Planning Service via email on <a href="mailto:development.control@e-lindsey.gov.uk">development.control@e-lindsey.gov.uk</a> , please include a red line plan to identify the site)</i></li> <li>- <i>existing list description(s)/HER entry(s) (HER can be contacted via email on <a href="mailto:lincssmr@lincolnshire.gov.uk">lincssmr@lincolnshire.gov.uk</a> , dependant on the proposal you may need to do a search based on a radius usually between 500m – 5km, the HER officer should be able to advise)</i></li> </ul>
<p><u>Statement of Significance:</u></p>	<p><i>Describe the general significance of the heritage asset(s) and that of any of its feature(s) which will be affected:</i></p> <ul style="list-style-type: none"> <li>- <i>Which heritage asset is affected? (directly or indirectly)</i></li> <li>- <i>Is it designated, nationally or locally? (How and if applicable what grade?)</i></li> <li>- <i>For each heritage asset, does the asset and/or its setting have:</i> <ul style="list-style-type: none"> <li>o <i>Archaeological interest?</i></li> <li>o <i>Architectural/Artistic interest?</i></li> <li>o <i>Historic interest?</i></li> <li>o <i>Communal interest?</i></li> <li>o <i>any other interest?</i></li> </ul> </li> <li>- <i>What is the level of that significance? (specifically assessing any individual feature(s) affected by the proposal)</i></li> </ul>
<p><u>Proposal:</u></p>	<p><i>Brief description of the proposal:</i></p> <ul style="list-style-type: none"> <li>- <i>What is the proposal?</i></li> <li>- <i>What features will it affect? (whole or part of heritage asset?)</i></li> <li>- <i>Has there been more than one option considered?</i></li> </ul>

	<p><i>* different options should be considered to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal paragraph 195 of the NPPF *</i></p>
<p><u>Assessment of Impact:</u></p>	<p><i>How will the proposal affect the heritage asset(s)? Discuss each asset in turn if necessary:</i></p> <ul style="list-style-type: none"> <li>- <i>direct or indirect?</i></li> <li>- <i>positively or negatively?</i></li> <li>- <i>What are the benefits of the proposal?</i></li> </ul> <p><i>* If the proposal includes demolition of a designated heritage asset describe how the proposal meets requirement of paragraph 200 of the NPPF *</i></p>
<p><u>Conclusion:</u></p>	<p><i>Subjective analysis of the impact of the proposed development upon the asset(s), justification and mitigation included to avoid/outweigh harm.</i></p>
<p><u>Appendices:</u></p>	<ul style="list-style-type: none"> <li>- <i>Old plans</i></li> <li>- <i>Old photos</i></li> <li>- <i>Book Extracts</i></li> <li>- <i>List Descriptions...</i></li> </ul>
<p><u>References:</u></p>	<ul style="list-style-type: none"> <li>- <i>Books</i></li> <li>- <i>HER</i></li> </ul>