

Historic Environment

Where we want to be

The significance of heritage assets of East Lindsey will be key considerations in all relevant development. They will help shape the social, environmental and economic heart of our communities, add to the visitor economy and will be enhanced for the enjoyment of future generations.

What it will look like

The area has become better known for the quality of its historic environment.

New development has taken the opportunity to improve the historic character and quality of its surroundings.

Settlements will have retained their strong sense of identity and historic character.

The condition of heritage assets 'at-risk' has been improved and their sustainable future secured.

Delivery Objectives (how we are going to get there)

This strategy will be delivered through the following

The use of a place-making checklist

Economic Development Strategy and Local regeneration schemes

Appropriate and positive use of planning tools and statutory powers including (but not limited to) s106 agreements, Article 4 Directions and enforcement powers.

Evidence

Conservation Area Appraisals for Alford, Horncastle, Louth, Spilsby, Wainfleet and Woodhall Spa and future appraisals as and when they are produced and/or reviewed.

Lincolnshire Historic Environment Records

Lincolnshire Heritage at Risk Survey

Lincolnshire Design Guide for Residential Areas

Louth Urban Design Study

Lincolnshire Historic Landscape Characterisation

Manual for Historic Streets

Parish Plans

Village Design Statements

Neighbourhood Plans

Heritage Assessments submitted as part of the planning process

Conservation Management Plans

4.19. The rich architectural heritage of East Lindsey is an important part of its diversity and its character. At the time of writing, there were 17 Conservation Areas in the District; Character Appraisals have been prepared for six of these. These Appraisals should be considered when drawing up any development proposals within these areas. There are currently over 1400 listed buildings, along with over 150 Scheduled Ancient Monuments, all of which contribute to the historic context of the towns, villages and countryside of East Lindsey.

4.20. The District's historic environment not only contributes to its character, social, environmental and cultural value but also adds significant benefits to its economic value in the form of tourism to its vibrant market towns and the historic landscapes of the Lincolnshire Wolds AONB and open coast. The cumulative visual impact of development on the historic environment can have a detrimental effect and the Council will guard against such effects on the significance of any heritage asset.

4.21. Designation as a Conservation Area does not commit an area to a fixed point in time but rather it identifies opportunities for the management of change. Conservation Areas are intended to not only protect individual buildings but also to conserve and enhance the general character and appearance of an area. Building uses, local materials and the way they are used, the appearance, scale and form of buildings, the pattern of development, street furniture, surfacing, and spaces between buildings, trees, green space and traffic impact are all factors that influence the appearance, quality and character of a Conservation Area. Similarly, Conservation Areas cannot be divorced from their surroundings and development adjoining a Conservation Area can have an impact on its setting.

4.22. Heritage assets encompass many different features within the historic environment; these include buildings, gardens, landscapes, buried remains. The Historic Environment Record (HER) for Lincolnshire is held by Lincolnshire County Council and provides comprehensive information on all known heritage assets, whether designated or not. The HER is a dynamic resource, which is updated regularly with information from a wide variety of sources, including field work. The HER can be accessed by anyone with interest in the historic environment and is a valuable source of information for anyone considering submitting a planning application.

4.23. National planning guidance recognises that there may be buildings and sites within a local planning authority's area that are not designated but still make a contribution to local character due their heritage value. These are referred to as non-designated heritage assets. Such assets can be building, monuments, sites, places, areas or landscapes. Sites will be assessed considering their 1. Historic Interest - reflecting a link to important events or people, or historic use of a site; 2. Archaeological Interest - which may include structures or may relate to buried remains or other features such as ridge and furrow; or 3. Architectural Interest - where the design, construction or craftsmanship helps to reinforce a particular type of architecture or local character. In respect of Archaeological Interest, the Council will seek advice from Lincolnshire County Council's Historic Environment Team the National planning guidance states that Local Planning

Authorities may identify non-designated heritage assets and the Council feels that the value of these buildings, structures and areas should be recognised. The Council will identify these non-designated heritage assets from a range of sources including neighbourhood plans, parish plans, village design statements and planning applications. These will be made available on the Council's website and mapped on the Council's in-house digital mapping system, so that the information relating to them is available to be used when assessing development proposals. Information relating to these non-designated heritage assets will be passed to the HER.

4.24. Empty buildings are a wasted asset and carefully conserved old buildings can help to revitalise run-down areas, creating more homes, job opportunities and a better living environment. Heritage-led schemes for regenerating buildings, and areas of our towns and villages, can breathe new life into communities, finding appropriate new uses for buildings and enhancing the appearance of the public realm. The historic environment also contributes to sustainable development with traditional materials such as timber, thatch and lime.

4.25. There are some heritage assets in the District which are at risk. Redevelopment or enabling development which does not harm the asset could assist these endangered assets back into productive use and conserve them for future generations to enjoy. Such development will be supported, particularly where a use would benefit the wider community

4.26. To ensure that a flexible approach is taken with regard to development in the District's historic built environment, the Council will support development that sustains and enhances the quality of the District's historic built environment. The architectural and historic significance of a structure should always be carefully considered before any alterations are made. Conservation of any Listed Building is always the priority. Where the new use will breathe life into a building and its surroundings and having special regard to its significance, the Council will support proposals.

4.27. The District has distinctive historic town and village centres with well-preserved traditional shop fronts. This adds to the visitor attraction, supports the local economy and makes a positive contribution to the sustainable economic viability of these settlements. Where possible these shop fronts should be repaired and retained, where it can be clearly evidenced that this cannot be achieved the Council will support proposals to replace or alter them including new signage providing the historic integrity of the heritage asset is not compromised.

4.28. Archaeological remains are a finite and non-renewable resource, often highly fragile and vulnerable to damage. They are part of our national identity and are valuable for their role in education, leisure and tourism. The Council will not support development that has a harmful impact on Scheduled Monuments (SMs) or their settings. In accordance with the NPPF, information on the heritage significance of a site should be supplied with all planning applications to enable assessment of the impact of development on historic assets. Dependant on the assessed impact, there may be a requirement to undertake pre-determination

evaluation in order that an appropriate mitigation strategy can be incorporated in the development. This might include preservation in situ or preservation by record dependant on the work being proposed and the significance of any assets affected. Consultation with Lincolnshire County Council's planning archaeologists is advised.

4.29. The historic landscape and woodland of the District is considered an important asset. In the District there are 6 Registered Parks and Gardens and 1 Registered Battlefield at Winceby which retains its original features and landforms. The Lincolnshire Wolds Area of Outstanding Natural Beauty lies within the District with its unique landscape and character. All these are a major asset in creating varied and attractive landscapes set in their own historic context. The Council will support development which preserves and enhances the quality of the historic landscapes of the District. The Council will be guided by the Lincolnshire Historic Landscape Characterisation.

4.30. The Council will support those communities who wish to alter or promote Article 4 Directions or Conservation Areas in their settlement. The Council will look for opportunities to improve the historic environment through public realm works and if possible Section 106 agreements and take a positive role in the enforcement of unauthorised works to heritage assets where those works compromise the significance of those assets or their setting.

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:

- ***Preserve or enhance heritage assets and their setting;***
- ***Preserve or enhance the special character, appearance and setting of the District's Conservation Areas. Proposals should 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;***
- ***Have particular regard to the special architectural or historic interest and setting of the District's Listed Buildings. Proposals will be expected to demonstrate that they are compatible with the significance of a listed building including fabric, form, setting and use;***
- ***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;

- **Preserve or enhance the quality and experience of the historic landscapes and woodland of the District and their setting;**
- **Are compatible with the significance of non-designated heritage assets in East Lindsey;**
- **Do not have a harmful cumulative impact on heritage assets;**
- **Promote a sustainable and viable use which is compatible with the fabric, interior, surroundings and setting of the heritage asset, and;**
- **Conserve heritage assets identified as being at risk, ensuring the optimum viable use of an asset is secured where it is consistent with the significance of the heritage asset. This may include redevelopment or enabling development, particularly where a use would benefit the wider.**

3. The Council will support proposals for replacement shop fronts or alterations to shop fronts, including new signage, affecting heritage assets where it can be evidenced that retention and repair cannot be achieved and 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.

Definition of Heritage Assets

Designated heritage assets in East Lindsey are;

Listed buildings (including attached and curtilage structures)

Conservation Areas

Scheduled Monuments

Registered Battlefields

Registered parks and gardens

Non-Designated heritage assets in East Lindsey are;

Buildings of local interest

Sites of archaeological interest

Unregistered parks and gardens and other landscape features

Buildings, monument, place, areas or landscapes positively identified as having significance in terms of the historic environment as identified in the Lincolnshire Historic Environment Record or through Neighbourhood Plans and the development management process.