

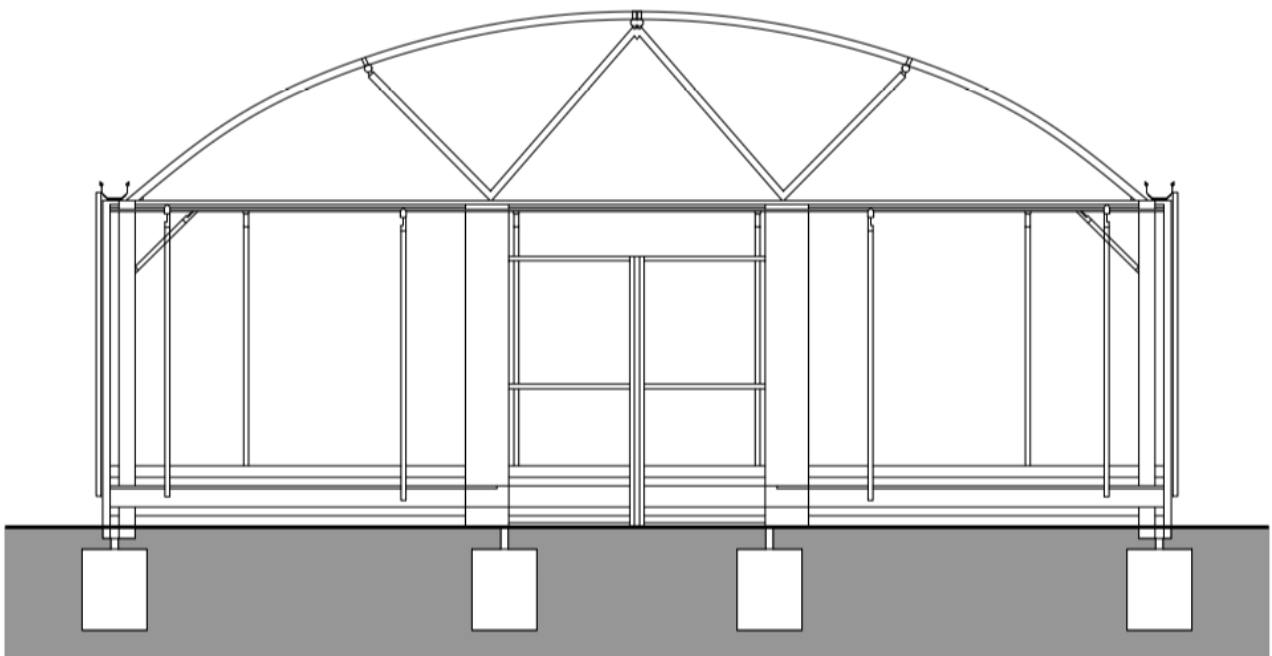
SDA

STEVEN DUNN ARCHITECTS

T: 01526 860757 E: steve@stevendunnarchitects.co.uk

HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

Heritage Impact Assessment to Accompany a Planning Application



Project Name: 2644: Proposed Additional Polytunnels

Site Address: J Parker Dutch Bulbs, Anwick Garden Centre,
Church Lane, Anwick, Sleaford, NG34 9SS

Prepared by: Steven Dunn Architects Ltd.

Date Prepared: 01 July 2022

- **The Proposed Development:** The proposals in hand on this occasion constitute the addition of an array of polytunnels and water tanks to support the existing business activities on the site.
- **Scale and Proportion of the Proposal:** The scale and proportion of the additional tanks and polytunnels can be clearly identified within the application documents, to which the readers' attention is now drawn.
- **Appearance:** Again, the appearance of the tanks and polytunnels can be clearly identified within the application documents, to which the readers' attention is now drawn.
- **Access:** Access to the application site remains entirely unchanged from the existing arrangements. The proposed polytunnels and tanks are situation towards the rear of the site, and will be accessed from the (existing) storage yard at the rear.
- **Summary:** This document has been requested by the LPA on account of the setting of the proposals - on a site which is directly adjacent to the Grade I Listed Church of St Edith.

The above said, the proposed polytunnels and tanks are to be situation towards the rear of the site (and accessed from same), and will therefore have minimal (in any) impact upon the heritage asset itself.

Heritage Impact Assessment:

NPPF (paragraph 128) states that *"in determining planning applications, 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 in importance and no more than sufficient to understand the potential impact of the proposal on their significance**"*

In paragraph 131, the NPPF goes on to say that *"In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness"*

The proposed polytunnels, which are the subject of this particular application, are situated towards the rear of the application site, which, in turn, is located adjacent to the Grade I Listed Church of St. Edith. Therefore it is the applicant's assertion (as set out elsewhere within this document) that this proposal has no negative impact whatsoever upon the heritage asset concerned.

As a result, whilst read in conjunction with the balance of this document, it is the author's opinion that the 'level of detail' of the Heritage Impact Assessment constituted by this document as a whole is sufficient to appraise the impact of this proposal upon the adjacent heritage asset.

Statement Ends.