

Proposed Residential Development off Church Lane, Ulceby

PA/2012/1028

Heritage Impact Assessment

DEVELOPMENT CONTROL SECTION	
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Introduction

The planning application proposes the erection of eighteen dwellings on land to the east of and off Church Lane, Ulceby. It is an outline application which seeks approval of the site layout and the access arrangements at this stage.

Planning permission already exists for the building of three detached units, shown as numbers 1 – 3 of Phase I on the Indicative Site Layout (dwg. no. 4131-1) by the JDDP Limited. This permission was granted on 4th May 2011 following an appeal. In refusing the appeal application the Local Planning Authority raised no issues about the setting of the heritage assets.

The consultation response to the planning case officer from the Historic Environment Record (HER) Group resulted in a 'holding objection' as the 'application affects the setting of the Grade I listed St. Nicholas Church. No mention is made in this response to the Grade II listed churchyard cross which lies approximately 8 m to the south of the south aisle of the church.

This assessment is made in line with the request made by HER and the requirements of the National Planning Policy Framework in this regard.

The Heritage Assets

The Church of Saint Nicholas (list entry number 1227927) is a grade I listed building. For completeness a copy of the English Heritage listing description is enclosed with this submission. It is, therefore, a building of significance and as the HER consultation response notes it has a large spire, which makes it a highly distinctive historically important landmark building.

Clearly there are many individual architectural features of note but we agree with the explicit point made by HER that it is the spire which makes this building a landmark building locally. The parapet and spire date from the fifteenth century.

To the south of the church is a medieval, ashlar Grade II listed churchyard cross (list entry number 1103716). A copy of the English Heritage listing description pertaining to this structure is also enclosed.

The Setting of the Heritage Assets

It is the immediate setting of the churchyard which is considered to be of fundamental importance to the church and its churchyard cross. The proposed development will clearly have no physical impact whatsoever on this important space around the structures. See photographs 1 and 2. To the west side of Church Lane the wider setting is somewhat 'pastoral' in character and includes the Vicarage building to the north of the churchyard, other sporadic dwellings and the substantial Manor Farm buildings to the south.

To the east of Church Lane the character is markedly different with modern 'suburban style' detached dwellings (see photographs 3 and 4) fronting the road directly opposite the church and the St. Nicolas C of E Junior School further south. The area of land between these is to be developed by the approved first phase of new housing, as described above.

The application site lies further west still behind the line of development that fronts Church Lane and between this development and the residential development at Hallcroft.

Impacts on the Setting

It would clearly be nonsense to claim that there will be no impacts at all. The building of eighteen new residential units will bring about change in the immediate area and some views towards the church will be changed. These views are, however, already broken up significantly by the existing developments along Church Lane and existing vegetation. In the future, views will still be available from the application site and beyond, as is the case within the wider village.

Fundamentally the site is considered to be sufficiently remote from the church and churchyard to not form part of its immediate setting. Views of the large spire will remain and the landmark nature of the building and its spire will not be adversely affected.