

Background Paper

The Deepings Neighbourhood Plan

Background paper on Character Areas

Summary.

A considerable amount of background research underpins the NP policies. The assessment of the area's character is based on original survey work carried out by local people in 2017 , and has been enhanced by a heritage assessment carried out by Lincolnshire County Council in 2019. The result is a good record about what matters to the area.

The work is a reference tool that will inform development proposals considering *NP Policy DNP8 General Design Principle*, and how a development proposal may be influenced by local character and settlement structure.

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1. Background

Despite the general agreement between the District and Town/Parish on land allocated to be developed, it was recognised that the NP needs to include references and guidelines as to the types, layout and design features of new developments. One element of this was to identify the current character within the Deepings and to use this base data/evidence to encourage and persuade developers to ensure that new properties fitted in and where possible enhanced the Deepings.

Most of the older buildings in the Neighbourhood Area are concentrated in the town centre of Market Deeping and along the River Welland into Deeping St James, most of which lie within the two Conservation Areas. Many of the traditional buildings reflect the traditional character of the area, with stone, slate roofs and white windows. Many of these consist of terraced homes and business or are larger detached properties either in the centre or along the riverbank.

Elsewhere in the Neighbourhood Area, the impact of a higher concentration of 20th century development varies, matching the characteristics of the overall Neighbourhood Area to a greater or lesser extent depending on design, materials and setting. Community consultation identified concerns that application of inconsistent standards may dilute the character of the Conservation Area and that consistent standards should be applied across the Neighbourhood Area.

The design principles have been produced to provide detailed guidance that will be applied through the development management process when planning applications are determined. They will also be applicable as general advice and guidance to property owners for sensitive on-going maintenance and other repairs. They also seek to ensure that consistently high principles are applied for development proposals within or adjacent to the Conservation Area, with appropriate attention to design, scale, bulk, separation and density to mitigate impacts.

2. Character assessment walks -the initial survey work in 2017.

A small team from the Neighbourhood planning group divided the Deepings up into 12 areas, attempting to select the area boundaries such that properties of similar character would be within any one area. The 12 areas are shown on Map 1.

A team member was allocated an area and asked to lead a small group of local people on a walk through their area and to record details of the character as judged by general feel, visual aspects, and types of materials, sounds and smells. The walks were publicised to encourage members of the public to participate and conducted on weekends in late Autumn 2017. Each group was of a variable size of between 4 and 7 people who has previously not been involved in the Neighbourhood Plan work.

The groups were not given a specific route to be followed, only on the area that they were asked to report on. Numbers of photographs were taken, and some feedback went beyond the original brief and included good and bad practice for previous developments. The original survey work is available, and is referenced toward the end of this paper .

3. The Extensive Urban Survey (EUS) enhancement in 2019

The survey results, as featured in the first consultation draft of the Plan were subsequently enhanced with the publication of work led by Lincolnshire County Council, the Extensive Urban Survey (EUS). Full details are found at www.lincsabout.town/market-deeping.

The EUS is part of a national programme to document the historical and archaeological background and analyse the character of 30 of Lincolnshire's towns (including the Deepings), taking a snapshot of how they look and behave in 2018/19. The project is being run by Lincolnshire County Council and funded by Historic England

The EUS survey areas displayed a strong overlap with the Neighbourhood Plan survey areas. Where they had different boundaries, the character areas were reformulated for consistency to ensure the data captured by the subsequent EUS merged with the original survey work. Consequently, survey area numbers as featured in the consultation draft of the NP have been succeeded by the EUS area numbers.

The table at Appendix 1 shows the EUS area numbers are now used, and the original Character Assessment Areas. The output is a merger of two surveys with results independently collected but which are now consistent with each other.

The values used in the EUS are explained in that document. The following terms are used as part of the assessment.

Evidential value: the potential of what is present within the area to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect a high, medium or low score is the integrity of what the area contains. Archaeological deposits may be compromised by later development or buildings may be significantly altered by later, unsympathetic extensions and alterations.

Historical value: the potential of the area overall to illustrate the story of the town. In some circumstances the story may be of national importance.

Aesthetic value: the way in which people draw sensory and intellectual stimulation from the HUCA, principally its appearance. This may be derived from a designed element like a 20th century council housing estate, or from the way the area has evolved over time. Unattractive elements, such as neglected sites and derelict buildings, might reduce the aesthetic value.

Communal value: the values the local community attach to the area - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the area has the potential to increase public sensitivity towards the historic environment.

4. Projects and policies arising from the work.

Each survey area ends with a key features and action section. This has either informed policies in the Neighbourhood Plan or presents projects that require further work (either as part of the planning process or outside it). These projects are captured in the Projects Background Paper.

5. Future review.

It should be noted that, although every effort has been made to be thorough, the reports are not completely comprehensive and are not be expected to cover all that is known about the

town. A review of the Neighbourhood Plan will therefore develop the work to, for instance, look more closely at the contribution the open countryside around the Deepings makes to the town's character.

Ongoing work will be carried out to develop the projects that arose from this and related exercises.

6. Appendices and other related information

1. Table comparing current (2019) character area numbers with original surveys (2017)
2. Maps comparing current (2019) character area numbers with original surveys (2017)
3. The Character Assessments for Areas 1-13.

Other relevant reference material forming part of the Neighbourhood Plan evidence base:

Note on further supporting background documents bound separately.

1. Character Assessment Survey Nov 2017.

This includes instructions to surveyors, key maps, and original survey notes. The input was from around 40 people.

2. Lincolnshire County Council Heritage. Extensive Urban Survey (EUS) for The Deepings, 2019.

This was consulted on during the same period as the Pre-submission consultation document (6 weeks ending 5 December 2019) . It is dated 2019 but was finalised 2020. Its relevant conclusions have been merged with the 2017 Character Assessment in the following Area reviews.

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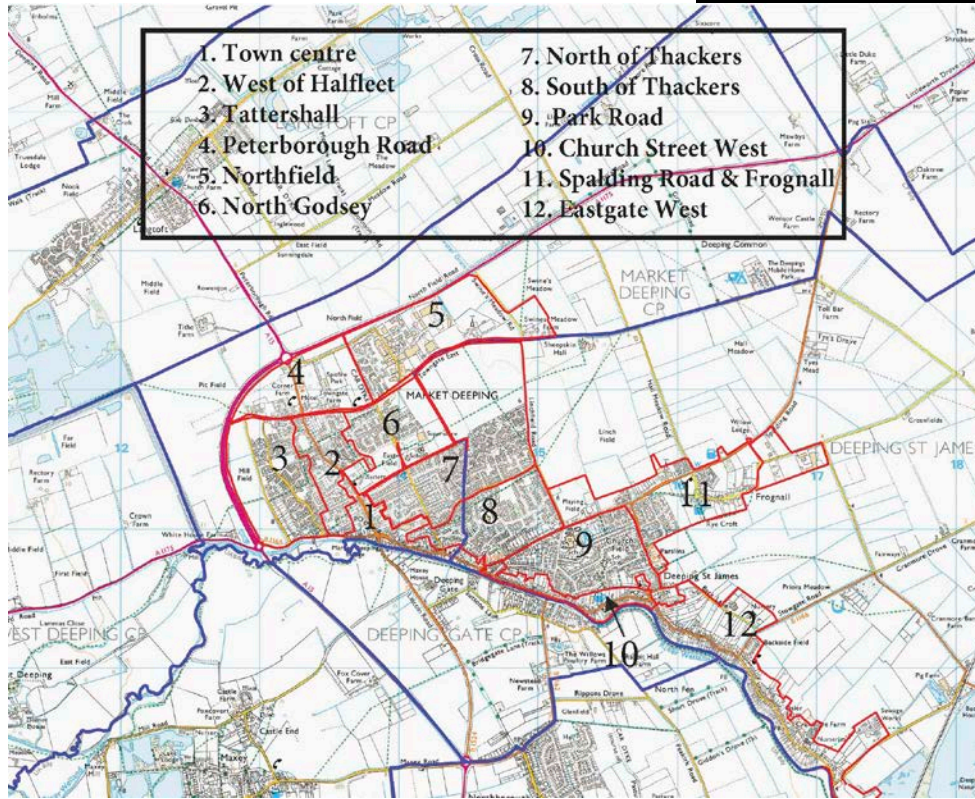
Appendix 1

Table comparing current (2019) character area numbers with original surveys (2017)

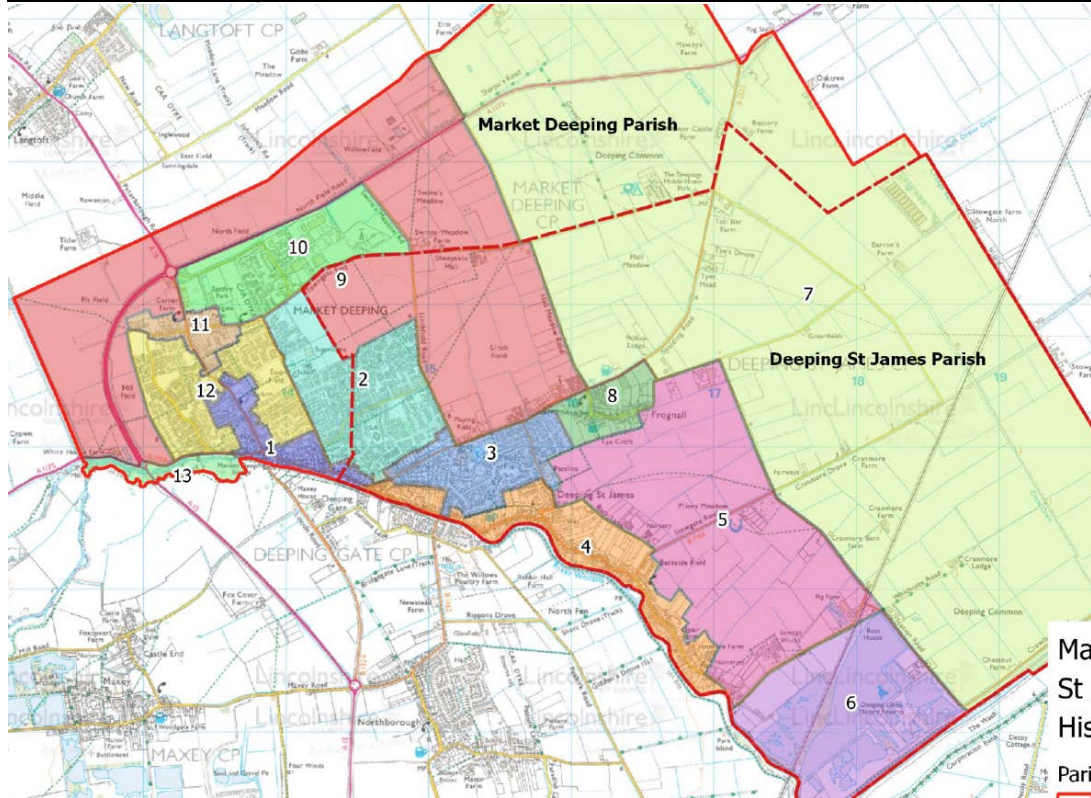
Extensive Urban Survey - Historic Urban Character Area Numbers Sept 2019	Name	Original Character Assessment 2017 - Area Number
1	Market Deeping core	1 & part 12
2	Thackers Way, Meadow road and Lady Margaret's Avenue	6 &7
3	Church Field	8
4	Deeping St James historic core	10 &12
5	Backlane Field and Priors Meadow	Not done. Additional work to be done as part of NPlan review
6	Deeping Lakes	
7	Deeping Common	
8	Frognall Village	Part 11
9	North, Millpit, Pit and Linchfield	Part 3, part 4
10	Northfield industrial estate and Towngate East	Part 4 , all 5
11	Towngate	Part 2, part 3
12	Millfield Road and Tattershall drive, 20th century Developments	2, part 3
13	The River Welland and Stamford Canal	Not done. Additional work to be done as part of NPlan review

**Appendix 2
Survey areas**

First survey area Autumn 2017



Reframing of survey areas based on LCC Extensive Urban Survey September 2019



Appendix 3

Character Assessment for Areas 1-13

Bound separately given document size