

Online Comment

Application H02-0388-19
Location CLOOT HOUSE CLOOT DROVE CROWLAND PE6 0JL
Proposal Proposed extension and conversion of barn and stable to residential

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For/Against Comments

The proposed development has clearly been informed by a thoroughly researched Heritage Assessment. This assessment also provides an adequate record of the non-designated historic farm buildings prior to their alteration and conversion. Therefore no further recording will be needed in association with standing heritage assets on this site.

However, the proposed development has the potential to have an impact on heritage assets of archaeological interest below ground. As noted in the Heritage Assessment, Cloot House is one of the longest established dispersed farmsteads recorded within the fens of South Holland, having been recorded as part of the estates of Crowland Abbey since the medieval period. During the seventeenth century and prior to the drainage of the surrounding area Cloot House was also a landmark for travellers between Crowland and Spalding by river or on the main road that then ran along the adjacent Welland bank, with the farmstead operating a tollgate and a ferry crossing.

The new extensions may therefore have an impact upon any surviving below ground remains from these earlier uses of the site from the medieval period onwards. We would therefore recommend that if permission be granted the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook).

This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

"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) publically accessible." National Planning Policy Framework, section 16, paragraph 199.

Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.