Online Comment

Application	H02-0443-20
Location	21 SOUTH STREET CROWLAND PETERBOROUGH PE6 0AH
Proposal	Erection of Dwelling

Name	Ian Marshman, Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX
Date Submitted	01-07-20
For/Against	Comments

This office has commented on previous proposals for this site and would like to reiterate our previous advice.

The proposed development lies within the known medieval settlement of Crowland in a position close to the Abbey and one of the town's main historic routeways. While the development is relatively small its location means there is a medium to high potential to contain well preserved archaeological remains of medieval and later date.

Therefore it is recommended that a Scheme of Archaeological Works (on the lines of 4.9.1 in the new archaeological handbook). This should be secured using South Holland District Council's standard conditions AR1, AR2 and AR3. Initially I envisage that this would involve the monitoring of all groundwork's, with the ability to stop and fully record archaeological features.

A brief can be produced by this department which would lay out the details above, and the specification for the work should be approved by this department prior to the commencement of works. Please ask the developer to contact this office for further details.

We would also like to note that given the proposed development is situated within the designated Crowland Conservation Area, the Heritage Impact Statement submitted is not fit for purpose as it has not been produced in accordance with the National Planning Policy Framework (paragraph 189), the South East Lincolnshire Local Plan (Policy 29), or Historic England best practice guidance.

The South East Lincolnshire Local Plan Policy 29 details the information required in development proposals affecting heritage assets, including:

"proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

1. identify all heritage assets likely to be affected by the proposal;

2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;

3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and

4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset."

The developer's attention is also directed to Historic England's recent guidance on the production of heritage statements of this nature, which should be an objective assessment of significance, produced using appropriate expertise where necessary, rather than forming a planning justification statement.

https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/

It is recommended that this application should not be considered further until the additional information required has been provided. This is to enable the local planning authority to be able to make a reasoned decision on the impacts of the proposal on the historic environment, as required by local and national planning policy.