

Online Comment

Application	H09-0909-21
Location	Land to Rear of The Chequers Hotel 15 High Street Holbeach PE12 7DU
Proposal	Erection of one detached dwelling & pair of semi-detached dwellings with associated works

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Date Submitted	23-09-21
For/Against	Comments

This office has commented on earlier proposals for development on this site and recommended that a programme of archaeological evaluation be carried out prior to determination. This is because of the site's location within the historic core of the medieval settlement of Holbeach, and close the site of the lost medieval hospital of All Saints. It is understood that an archaeological evaluation was started by a previous developer but abandoned without the results being made available. However, it is understood that possible medieval finds and a cobbled surface were uncovered.

Insufficient information is available at present with which to make reliable observation regarding the impact of this development upon any archaeological remains. I recommend that further information is required from the applicant in the form of an archaeological evaluation. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should consist of trial trenching on the site of the proposed development.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." - National Planning Policy Framework, section 16, paragraph 194.