

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

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House Lincoln LN1 1XX

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For/Against Comments

The trial trench evaluation report provided has identified any medieval remains or evidence for the medieval hospital known to have stood in this part of Holbeach. However, the fieldwork has demonstrated that the site contains remains of a 19th century walled garden, as well as earlier and previously unknown (at least 18th century) buildings and structures made from local hand made bricks that predate the earliest 19th century maps of Holbeach. These remains are of local significance and will be impacted by excavations for the proposed development's foundations, services and landscaping.

It is therefore recommended that a proportionate response would be to require the developer to commission a scheme of archaeological works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook) for monitoring and recording during all groundworks, with the ability to stop and record archaeological features. This should be secured by South Holland District Council's standard conditions AR01, 02 and 03. This is in accordance with paragraph 205 of the NPPF:

"They [the local planning authority] 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."

This scheme of works would be for archaeological monitoring and recording during all groundworks.