

Online Comment

Application H09-0918-19
Location Park Hall 6-10 Park Road Holbeach PE12 7EE
Proposal Demolition of existing storage buildings and erection of 8 dwellings including associated gardens and off-road parking provisions

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Date Submitted 07-10-19
For/Against Comments

The proposed development involves the demolition of a large historic building within the Holbeach Conservation Area, which has been identified as a building local historic interest by SHDC in the Holbeach Conservation Area Appraisal. However, the application has not been produced in accordance with the requirements of either the National Planning Policy Framework (paragraph 189) or the South East Lincolnshire Local Plan (Policy 29 B, C, & F) regarding the historic environment. No information has been provided on the significance of the building it is proposed to demolish or of the surrounding conservation area, nor is any justification given for the demolition, and the potential impact on the conservation area has not been adequately assessed. The South East Lincolnshire Local Plan also states that "Demolition within a Conservation Area should only be allowed in exceptional circumstances" (7.3.12).

There is also no consideration of the impact on the proposals on below ground heritage assets of archaeological interest despite the site being located in the historic core of Holbeach, and within the former precincts of the medieval Hospital of All Saints. Trial trenching associated with a previous development adjacent to the west has produced evidence for Saxon and medieval material, and there is potential for development on this site to encounter similar archaeological remains. It is also clear that the county Historic Environment Record has not been consulted, which is a minimum requirement of the NPPF for applications of this nature (paragraph 189).

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon the historic environment, including designated and non-designated heritage assets. I recommend that further information is required from the applicant to enable the local planning authority to make a reasoned decision regarding the impacts of the proposal on the historic environment.

If the application is to proceed the developer should expect to carry out a heritage impact assessment, using appropriate expertise where necessary, which should describe the significance of heritage assets affected (with reference to the Holbeach Conservation Area Appraisal and information from the HER), detailed description of the proposed works, an objective assessment of the potential impacts, and how any impacts can be minimised and the conservation area enhanced. In addition because of the high potential for impacts on buried archaeology including remains related to known the medieval hospital, it is recommended that the developer be required to carry out an archaeological evaluation in the form of trial trenching.

"Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting... As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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 paragraph 189.