

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H09-1030-22 **Applicant:** Roffes Transport Ltd
Proposal: Details of final archaeological report (Condition 21 of H09-1150-20)
Location: Rear Of 8 High Street Holbeach Spalding
Terminal Date: 26th April 2024

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

29 The Historic Environment

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 16. Conserving and enhancing the historic environment.

Representations:

	Object	Support	No Obj.	Comments
HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge condition 21 of H09-1150-20, which states the following:

A copy of the final report required in connection with Condition 19 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Site Description

As H09-1150-20.

History

H09-0076-19 - Full - Conversion of ground floor of former bank (A2) to A1 retail use and 2 flats (C3) - 8 High Street, Holbeach - Granted 15 March 2019.

H09-1151-20 - Full - Conversion into 3 self-contained flats - Granted 10 February 2021.

H09-1150-20 - Full - Erection of pair of semi-detached houses - Granted 18 March 2021.

Consultation Responses

LCC Historic Places Team

Recommend that condition 21 not be fully discharged until the final report has been provided.

Planning Considerations

LCC Historic Places Team has stated the following;

"The final report on the post-determination archaeological evaluation submitted here meets the requirements of this office. Its results indicated that there is potential for archaeological remains within the site to be disturbed during the development and that it would be advisable for groundworks to be subject to a programme of archaeological monitoring and recording to mitigate the impact. The written scheme of archaeological investigation that has also been submitted here would meet these requirements.

However, as the archaeological monitoring and recording of groundworks is yet to take place we would not currently recommend that Condition 21 be fully discharged as the final report on this has not yet been provided."

Conclusion

In light of advice from LCC Historic Places Team it is recommended that the application be refused.