

Online Comment

Application	H09-1146-22
Location	Off Paddock Lane Holbeach Bank Spalding PE12 8AJ
Proposal	Outline Permission for the Development of 9 Detached Eco Homes

Name	Jim Bonnor
Address	Historic Places Team Lincolnshire County Council

Date Submitted	24-08-23
For/Against	Comments

The site is located in the vicinity of 'Roman Bank', which is actually a sea defence of possible medieval date. Evidence for salt making is associated with this monument at various locations along its length, specifically just to the west and north of the settlement. A possible medieval moat is also known at Penny Hill Hall to the southeast, home of the Littlebury family in the 14th century. In view of this I would like to reiterate and expand on previous advice made by this office in relation to this development site.

This application is for a large new development, there is not enough information supplied by the applicant regarding the potential impact on the Historic Environment. There is insufficient information regarding the proposal's impact on the setting, on the archaeological potential of the site, or of the proposed impact of the development. This information should be supplied in the form of a Heritage Statement, as detailed below.

This absence of information on the significance and proposed impact upon designated and non-designated heritage assets is not in accordance to the National Planning Policy Framework.

" In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. 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.' NPPF 2021, para 194.

I recommend that a suitable desk-based assessment is undertaken, to include as well as the standard sources, the results of a geophysical survey. Depending on the results of this work the results of trial excavation may be required prior to determination.