Online Comment

Application	H09-1150-20
Location	Rear of 8 High Street Holbeach Spalding PE12 7DU
Proposal	Erection of pair of semi-detached houses

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX
Date Submitted	08-01-21
For/Against	Comments

The Heritage Impact Assessment section of this application is inadequate and does not fulfil the minimum requirements of the National Planning Policy Framework or Policy 29f of the South East Lincolnshire Local Plan.

The proposed development is located in the centre of the historic town of Holbeach, inside its designated Conservation Area, and within the setting of the Grade I Listed Church of All Saints , which is deemed to possess "exceptional interest" meriting the highest level of statutory protection by Historic England. To the south of the site on Church Walk adjacent buildings at No. 3 and No. 5 are identified in the Holbeach Conservation Area Appraisal as non-designated heritage assets of local architectural interest, contributing to key views of the church.

The proposed development would be prominent in these key views across the churchyard identified in the Conservation Area Appraisal, and also in restricted views it identifies looking south from the High Street towards the most prestigious east end of the Church.

The site is located in an area of considerable archaeological interest, directly adjacent to the medieval parish church within the town's historic core. In this location it could be anticipated that remain may survive for activity throughout the medieval period to the town's earliest Anglo-Saxon origins. The proximity to the east end of the church also means there is the possibility for human remains to be encountered here, as the graveyard may have been more extensive prior to the laying out of Church Walk during the 19th century. There is thus a high potential for archaeological remains to survive here, which may be of a high level of significance.

Despite this, the application does not describe the significance of heritage assets or their setting above or below ground that might be affected by the proposal as required by the NPPF (paragraph 189). The impact of the proposed development has also not been fully assessed and any harm mitigated or justified as required by South East Lincolnshire Local Plan (Policy 29f).

As insufficient information has been provided currently it would not be possible for the local planning authority to make a reasoned decision on this proposal's impacts on the historic environment, or to fulfil its statutory requirement to have "special regard" to the desirability of preserving the setting of the Grade I Listed Church of All Saints" (Planning (Conservation Areas & Listed Building) Act 1990 section 16 and 66). It is recommended that the developer be required to submit a more thorough heritage impact assessment, produced using appropriate expertise where necessary, to provide the information outlined in local and national planning policy.

In light of the potential significance of archaeological remains that may be impacted by construction we recommend that the developer be required to commission an archaeological trial trench evaluation, the results of which should be provided prior to determination. This evaluation should provide the local planning authority with site specific information on the significance and degree of preservation of any archaeological remains, sufficient to enable a proportionate mitigation strategy to be designed (if necessary) in order to reduce the impacts on heritage assets of archaeological interest.