

Online Comment

Application H11-1264-25
Location Land to the side & rear of 90 Bridge Road Long Sutton Spalding PE12 9EF
Proposal Re-location of 24 Hour vehicle recovery, haulage, parking & storage

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 19-01-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development will comprise: 'Re-location of 24 Hour vehicle recovery, haulage, parking & storage.'

Historic mapping information - OS Map 1888-1913 in the LCC Heritage Explorer confirms the presence of an existing brickwork agricultural building, possibly a barn or part of an extant farmstead.

The existing brickwork building to be retained is considered a non-designated heritage asset (NDHA) due to its distinctive construction. Farmsteads from 1880-1940 are referenced in Historic England's Agricultural Buildings: Listing Selection Guide (2011) and the Greater Lincolnshire Farmsteads Project (2015), reflecting their architectural distinctiveness and heritage value. These buildings also feature in the Building the Evidence Base for Historic Farmsteads in Lincolnshire project, which mapped historic farmsteads predating the early 1900s Ordnance Survey mapping.

The building is within the red boundary and, although it is proposed to be fenced and excluded from the development, it remains within the works area and is therefore subject to potential direct and indirect (setting) impacts on its original fabric.

Recommendation:

I recommend that, if permission is granted, a condition be attached requiring a mitigation strategy to effectively address this site.

This will comprise a programme of pre-development mitigation work including, but not limited to, a Level 3 historic building recording of the brickwork building, in accordance with Historic England's document Understanding Historic Buildings: A Guide to Good Recording Practice (2016). In addition, an AMP (Archaeological Management Plan) is required to ensure the protection of the building during the works and its appropriate fencing.

No below-ground archaeological works are necessary.

This will enable the brickwork building to be recorded prior to any development works taking place.

This should be secured by South Holland District Council's standard condition AR04 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached mitigation condition, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.

Fourteen days' notice is required before commencement of any mitigation works.