Online Comment

Application	H12-0281-16
Location	Land at School Lane LUTTON SPALDING PE12 9HN
Proposal	Erect Pair of 3 Bedroomed Semi-Detached Houses

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Date Submitted	08-04-16
For/Against	Comments

This plot is one of the few that still demonstrates the original land pattern of Lutton during the middle ages. Lutton, when it formed, like the majority of villages, would have had three foci, the church, the manor house and the peasant tofts and crofts. The crofts would have been a fairly substantial parcel of land with which the cottager would have used to grow their own food and keep some animals. This site is a perfect example of this, a house with a narrow street frontage and the croft to the rear/side. This site is also very close to one of the major village foci, being very close to the church.

Many of the houses in Lutton would have been set out in this way and this can still be clearly identified when looking at the maps of Lutton. However unfortunately the majority of this historic land parcelling has been lost in development.

The cottage on this site is possibly eighteenth century and despite the extension of more recent date it is of historic interest. Parcelling off part of the garden and erecting two semi-detached modern houses will destroy the historic relationship between this Cottage and its original boundaries.

This could be considered to be contrary to Policy SG14, 4 of the South Holland Local Plan, 2006.

In addition to this, this site lies within the heart of Lutton, the land pattern suggests that this area was inhabited at least as early as the medieval period and possibly earlier. Any development of this site could disturb archaeological remains relating to this period.

Given this, I would recommend that the development be refused.

However if permission should be forthcoming I recommend that an archaeological scheme of works condition (4.8.1 in the archaeological handbook) is attached to any permission to enable archaeological remains within the site to be recorded prior to their destruction. Therefore given this it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2012)). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

'They [The local planning authority] should .... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible' National Planning Policy Framework Section 12, para 141.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.