Online Comment

Application	H13-0982-20
Location	The Chase Moulton Spalding PE12 6QY
Proposal	Demolition of existing disused commercial premises and erection of 3 cottage style terrace units

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Date Submitted	22-12-20
For/Against	Comments

The proposed development is located adjacent to two Grade I Listed buildings, the Church of All Saints and Moulton Windmill, as well as a number of Grade II Listed buildings, and within the designated Moulton Conservation Area. Any development here would therefore need to be sensitive to this historic character.

The proposal is to remove a former industrial building of 20th century date, which as described in the heritage impact assessment does not appear to be of any architectural or historic interest.

The development is also situated within the core of the medieval village of Moulton, a short distance from the medieval parish church, and on one of its principal streets. It is therefore located within an area where archaeological remains of earlier activity might be expected. Although the site is currently developed, the present 20th century industrial building is likely to have had a relatively small ground impact, and it is still possible that archaeological remains may survive beneath it.

It is therefore recommended that the developer should be required to commission a scheme of archaeological works to ensure that any remains disturbed are recorded prior to their destruction. This should be secured by South Holland District Council's 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 16, paragraph 199.

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