

Online Comment

Application H14-0012-22
Location Cecil Francis Business Park Bear Lane Pinchbeck PE11 3XA
Proposal Proposed demolition of commercial buildings and HMO and subsequent construction of 3 dwellings and the change of use of offices to dwelling together with a detached garage and associated external works.

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Address Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted 28-01-22
For/Against Comments

The proposed development is located in the historic core of the medieval settlement of Pinchbeck and within the designated Pinchbeck Conservation Area.

As noted in the Conservation Officer's pre-application advice cited in the Design & Access Statement, the proposed demolition of the 20th century industrial buildings which are not in keeping with the conservation area, whilst retaining the converted historic barn represents an opportunity to enhance and better reveal the significance of the Pinchbeck Conservation Area. However, there may be opportunities to work with the Conservation Officer to adapt the design of the proposed new houses to better reflect the layout, style, and detailing more distinctive of buildings that contribute positively to the Conservation Area.

The proposed development also has the potential to have an impact on buried remains of the medieval settlement of Pinchbeck. Medieval finds have previously been unearthed during new development at the village school, as well as on the site of the Guildhall on Guildhall Drive to the south of the site. To the north of a site at Captain's Beck archaeological work associated with new development also revealed evidence for nearby medieval settlement. It would therefore be beneficial to ensure that groundworks of the proposed development are monitored by an archaeologist to ensure heritage assets of archaeological interest disturbed can be recorded prior to their destruction.

Therefore it is recommended that the developer should be required to commission an Archaeological Scheme of Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). 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 205.

Initially I envisage that this would involve monitoring of all groundworks (including the grubbing out of any foundations following demolition to ground level), with the ability to stop and fully record archaeological features.