

Online Comment

Application H14-0532-26
Location Land off Bervor Close Pinchbeck Spalding PE11 3ZN
Proposal Construction of BIO-LNG Refuelling Station

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Date Submitted 10-07-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not submitted a Statement of Heritage Significance in accordance with the NPPF (paragraph 207).

The site lies within an area of archaeological potential, as confirmed by the Historic Environment Record (HER). It is located in an area where previous archaeological interventions have identified archaeological remains.

The HER records medieval activity in the vicinity of the site, including medieval/early post-medieval drainage ditches at Wardentree Lane (MLI82097), a pottery scatter west of the A16, Pinchbeck (MLI83935), medieval ditches on land at Wardentree Lane, Spalding (MLI87058), undated ditches on land off Wardentree Lane, Spalding (MLI87059), undated cropmarks at Pinchbeck (MLI23584), and a medieval pottery scatter on land north of Wardentree Lane (MLI82708).

A geophysical survey and subsequent archaeological evaluation within the area also identified medieval and Roman features.

The proposed development comprises: "Construction of BIO-LNG Refuelling Station" The implementation of the proposal, will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a Heritage Impact Assessment. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207, 208, 216 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the archaeological potential, I recommend this application to be accompanied by the results of a HIA (Heritage Impact Assessment) informed by a Desk Based Assessment, in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted.

With respect to the heritage impact assessment, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements.