

Online Comment

Application H15-1103-18
Location Adj. 6 Town Drove Quadring Spalding
Proposal Erection of detached bungalow and detached garage

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Places Team Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 14-11-18
For/Against Comments

The Heritage Impact Assessment submitted with this application is not fit for purpose. It has not been produced in accordance with the National Planning Policy Framework, which states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. " Section 16, paragraph 189.

There is no description of the neighbouring Grade II Listed Lime Tree Cottage, its significance, or the contribution to its significance derived from its setting. Nor has the Lincolnshire Historic Environment Record been consulted.

Had this been done a more sensitive design might have been resulted. The significance of Lime Tree Cottage is enhanced by its setting on a historic village street comprising a number of attractive 19th century buildings. Whilst suburban style development has encroached on this from the edge of the village to the west, a modern bungalow in this position would cumulatively degrade the Listed building's setting. It is therefore recommended that developer should liaise with the local planning authority's conservation officer to refine the design of the proposed dwelling in order to better reflect the historic character of Quadring and the surrounding street scene.

We understand that the developer has tried to contact this office to enquire as to the potential below ground archaeological impacts, but to date we are not aware of receiving an enquiry about this site. However, we can confirm that the proposed development lies within the historic core of Quadring adjacent to one of the principle streets in an area where archaeological remains of former settlement can be expected. We would therefore recommend that should permission be granted the developer should be required to commission a Scheme of Archaeological 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.

"Local planning authorities 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 monitoring of all groundwork's, with the ability to stop and fully record archaeological features.