From: Watkinson, Gregory
Sent: 22 November 2024 07:27
To: _planningadvice
Subject: FW: Historic England advice on Application no(s) H16-0462-24
Attachments: We sent you safe versions of your files; H16-0462-24_HERef_P01577634_L460867.pdf; H16-0462-24_HERef_P01577634_L451884.pdf

Hi,

Please can the below and attached be scanned onto H16-0462-24 as 2HER

Thanks,
Greg

Gregory Watkinson BA (Hons), MA
Conservation Officer
South Holland District Council

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Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.



South & East Lincolnshire Councils Partnership

From: tim.allen@HistoricEngland.org.uk <tim.allen@HistoricEngland.org.uk>
Sent: Thursday, November 21, 2024 4:48 PM
To: Watkinson, Gregory <GWatkinson@sholland.gov.uk>
Cc: Humphreys, Louis <LHumphreys@sholland.gov.uk>; Hogan, Matthew <Matthew.Hogan@sholland.gov.uk>; s.dewar@dpaplanning.co.uk
Subject: Historic England advice on Application no(s) H16-0462-24

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

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Dear Mr Watkinson,

Please find attached our advice on the following site -

Castle Sports Complex, Albion Street, Spalding,
Application No(s):H16-0462-24

Yours sincerely,

Tim Allen
Team Leader (Development Advice)
E-mail: tim.allen@HistoricEngland.org.uk

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Historic England

Mr Greg Watkinson
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Direct Dial: 0121 625 6888

Our ref: P01577634

18 June 2024

Dear Mr Watkinson

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

CASTLE SPORTS COMPLEX, ALBION STREET, SPALDING
Application No. H16-0462-24

Thank you for your letter of 29 May 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The proposed development site lies in the vicinity of the former Spalding Castle an undesignated heritage asset. The orgional extent of the castle is unknown and may include parts of the proposed development area.

With reference to Grundy's map of 1772 (<https://www.heritagesouthholland.co.uk/article/then-and-now-grundys-map-of-1732-overlaid-on-todays-map/>) Looking at the map overlay it appears the moat shown on Grundy is under the houses rather the leisure centre - but there may be further features surviving under the leisure centre particularly in areas where the modern disturbance wasn't so deep, this can be very localised and requires a staged investigation approach before , during and after demolition, it may be necessary to adjust the final new build design and the the choice of an artifical pitch surface to accommodate buried remains. It is crucial to have best and earliest understanding in areas that can be accessed prior to demolition.

The project needs (if not done already) to talk to the curatorial archaeologist at Heritage Lincolnshire) and County Council heritage colleagues.

The Historic Environment Record is obviously important as a source of information but Spalding Gentleman's Society (who have the Grundy map - they may well have other

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sources.

A higher resolution image can be found at <https://www.sgsoc.org/wp-content/uploads/2020/10/Grundy-Map-1536x1102.jpg>.(higher resolution but one would still need the original to read the labels).

The submitted application does not engage sufficently either in the submitted heritage assessment or archaeological deskbased assessment to allow you authority to take an informed view on the proposals further to paragraphs 200 and 201 of the National Planning Policy Framework. That being the case the other pertinant paragraphs of part 16 of the NPPF (para's 205, 206, 207, 208, 209, 211 and footnote 72 cannot be effectively applied.

Recommendation

Historic England has concerns regarding the application on heritage grounds and also refers you to the expertise of your own built heritage and archaeological advisors.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 200 and 201 (and therefore 205, 206, 207, 208, 209 and 211 all of which depend upon sufficient assessment) of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Tim Allen

Tim Allen
Team Leader (Development Advice)
E-mail: tim.allen@HistoricEngland.org.uk

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Historic England

Mr Greg Watkinson
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PE11 2XE

Direct Dial: 0121 625 6888

Our ref: P01577634

21 November 2024

Dear Mr Watkinson

T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990

CASTLE SPORTS COMPLEX, ALBION STREET, SPALDING
Application No. H16-0462-24

Thank you for your letter of 7 November 2024 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

I am responding with the same words on H16-0506-24 and H16-0462-24 as they both concern the Castle Sports site and now raise the same issues.

We had provided pre-app advice around the importance of understanding the medieval castle at Spalding, there is reference in the desk based assessment and built heritage work and we note the geophysical survey and scheme for evaluation trenching.

We are concerned that this work does not come together into an approach that will lead to the design of the developments reflecting the archaeological potential of the site. There are specific concerns in terms of the phasing of pre-determination investigations to inform design, the integration of existing information and the deployment of appropriate geophysical and intrusive assessment techniques.

The detailed advice we sent previously on **H16-0462-24** holds for both schemes, we are keen to see your authority deliver this (part) government funded project in a timely manner and we appreciate the pressures on delivery.

At present we consider you do not have sufficient information in respect of heritage matters further to paragraphs 200 and 201 of the National Planning Policy Framework

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in order for you to address the other paragraphs of Part 16 or to apply the statutory special attention to the character of the Conservation Area to which the site of the Castle contributes.

May I suggest a meeting with the Conservation Officer, LCC Archaeological Advisor, Case Officer and Project Lead for the LA & their archaeological consultant ? We are keen to assist but as a live application that would need everyone in the (virtual) room.

Recommendation
Historic England has concerns regarding the application on heritage grounds.
We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 200 & 201 of the NPPF and hence the rest of part 16 as outline in our previous letter.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas, and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Tim Allen

Tim Allen
Team Leader (Development Advice)
E-mail: tim.allen@HistoricEngland.org.uk

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