

Online Comment

Application H16-1089-25
Location BRIDGE FARM HOLBEACH ROAD SPALDING PE12 6JP
Proposal Proposed conversion of existing barns to office use and the development of a padel club on adjacent land

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Date Submitted 02-12-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development will comprise: 'Proposed conversion of existing barns to office use and the development of a padel club on adjacent land.'

Historic mapping information - OS Map 1892-1914 in the HER (Historic Environment record) confirms that the existing agricultural building to be converted is an extant part of Building record MLI122746 - Bridge Farm, Spalding: Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the fourth side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site..

The existing farmstead building on site are considered a non-designated heritage asset (NDHA) due to their distinctive construction. Documented examples predating the 1880s are rare, and farmsteads dating from 1880-1940 are referenced in Historic England's Agricultural Buildings: Listing Selection Guide (April 2011) and the Greater Lincolnshire Farmsteads Project (Historic England, 2015). These structures display highly distinctive architectural characteristics and possess notable heritage value.

Nineteenth-century farmsteads contribute to local heritage by preserving the agricultural, architectural, cultural, and ecological history of the area, making them valuable assets for both present and future generations. Furthermore, these agricultural building are included in the Building the Evidence Base for Historic Farmsteads in Lincolnshire project, which mapped historic farmsteads predating the 2nd edition Ordnance Survey mapping of the early 1900s.

Conversion will have a significant impact on any surviving original fabric of the farmstead buildings.

Recommendation:

I recommend that if permission is granted, there be a condition for a mitigation strategy to effectively deal with this site.

This will comprise a phased programme of pre-demolition mitigation work including, but not limited to, a level 3 historic building recording of the masonry barns and outhouse part of the farmstead, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).'

No below ground archaeological works are necessary,

This will enable the farmstead buildings to be recorded prior to conversion.

This should be secured by South Holland District Council's standard condition AR04 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached mitigation condition, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting written schemes of investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority.

Fourteen days' notice is required before commencement of any mitigation works.