

Online Comment

Application H18-0914-25
Location Land rear of the post office 158 Bridge Road Sutton Bridge
Proposal Erection of pair of semi-detached dwellings

Name Ruben Lopez Catalan
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LN1 1YL

Date Submitted 13-10-25
For/Against Comments

Thank you for consulting us on this application.

The proposed development will comprise 'Erection of pair of semi-detached dwellings'. 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 site is located within an area of very high industrial archaeological potential. The Lincolnshire Historic Environment Record (HER) records several heritage assets within the site boundary. In particular, the site encompasses MLI20489, the documented settlement of Sutton Bridge, and MLI92067, the former Sutton Bridge Gas Works: "Gas works were erected here in 1866 by a company of shareholders who were formed in 1864"

This is corroborated by the OS Maps of 1892-1914 and 1937-1961. A current Street View image further demonstrates that a portion of an ancillary building of the Sutton Bridge Gas Works is still preserved at the western end of the plot.

According to Historic England's guidance, structures associated with the industrial development of the 19th and early 20th centuries are considered non-designated heritage assets when they contribute to the understanding of local or regional history. Therefore, the Former Gas Works, Sutton Bridge hold heritage significance due to their representation of Victorian industrial infrastructure and their role in the growth of the settlement. Their extant presence contributes to the understanding of the local historical development and the broader historic environment.

The proposed development will have a significant impact on any surviving original fabric of the former Gas Works.

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 mitigation work including, but not limited to, a level 2 historic building recording of the Gas Works, Sutton Bridge, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice. (2016).' And 'Historic England. Gasworks and Redundant Gasholders: Guidelines for their Evaluation and Recording. HEAG 281, published 24 December 2019'

This will ensure that the extant structures of the Sutton Bridge Gas Works are appropriately recorded prior to development.

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

Finally, in view of the heritage value of the Sutton Bridge Gas Works, the SHDC Conservation Officer should be consulted prior to any decision being made.

With respect to the attached archaeological 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.