

Online Comment

Application H22-0684-23
Location 28 Broadgate Weston Hills Spalding PE12 6DG
Proposal Demolition and replacement of existing dwelling including change of use of agricultural land to residential curtilage - re-submission of H22-0058-23

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Date Submitted 31-08-23
For/Against Comments

This is a re-submission of previous proposal to demolish an existing dwelling and to erect a replacement dwelling. Previous advice from this section highlighted the house as an un-designated heritage asset that should be recorded prior to demolition. I can confirm that the report submitted with the current application satisfies those requirements excepting the need for the report to include a site code, museum accession number and the archive to be deposited accordingly. To ensure this I recommend that a suitable condition along the lines of the following is attached to any planning permission.

No demolition shall take place until a copy of the final Historic Building Recording report by Witham Archaeology (Report No.: 543) has been submitted to the Local Planning Authority for approval. The photographic and paper archive shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook and a further copy of the report shall be deposited with the Lincolnshire Historic Environment Record.

Reason: to ensure an appropriate record of the building has been made prior to demolition. I also note that the proposed new dwelling is larger than that previously proposed and will occupy a new footprint to the east of the current dwelling, extending into the field to the north which is to be part of the garden of the new property. Within the field on the opposite side of the road an extensive area of ring ditches has been identified from aerial photographs, along with several other linear features which may be trackways. While the ring ditches may be Bronze Age in date and represent the remains of prehistoric burial mounds, it is considered more likely that these represent dwellings, round house, and are later prehistoric and/or Roman in date. Further cropmarks of Roman period settlement are known to the northwest of the site.

This indicates that the site is within an area of considerable archaeological sensitivity and the proposed development has the potential to damage or destroy significant archaeological remains.

Paragraph 205 of NPPF states: '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) publicly accessible.'

While I appreciate that this matter was not raised for the previous application, it would be consistent with our advice for other similar development in the vicinity to recommend that 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.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.

Jim Bonnor
Historic Environment Officer