# Online Comment

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| **Application** | H22-0754-18 |
| **Location** | 163 - 183 High Road Weston Spalding PE12 6JU |
| **Proposal** | Residential Development for 53 Dwellings |

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| **Name** | Ian Marshman - Historic Environment Officer |
| **Address** | Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX |


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| **Date Submitted** | 06-08-18 |
| **For/Against** | Comments |

The proposed development is situated away from the historic centre of Weston, but in an area that has previously produced evidence for Saxon settlement and other activity, as well as earlier remains from the Roman period. These were revealed during evaluation ahead of the construction of the Weston bypass, and in evaluation trenching associated with the adjacent proposed housing development to the East along High Road. A small area of geophysical survey within the proposed development associated with a previous application on this site has already revealed anomalies indicative of archaeological remains surviving within the area to be developed.

The Design and Access Statement submitted in support of the proposed development states in its introduction that it considers heritage impacts at section 2, but upon reviewing this section there is no assessment of the heritage assets either above or below ground to be affected by the development within the application, and this is not in accordance with national planning policy.

"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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." - National Planning Policy Framework revised July 2018, section 16, paragraph 189.

There is therefore insufficient site specific information available with which to make a reasoned decision on the impact of the proposed development upon the historic environment. The developer should expect, if this application continues, to undertake as a minimum non-intrusive archaeological surveys, and depending on results, trial excavation prior to determination. This should provide the local planning authority with sufficient site specific information in order reach a reasoned decision regarding the impact of the proposed development on the historic environment.