



Ms Tanya Coggon
North Lincolnshire Council - Business
Development
Church Square House
30-40 High Street
Scunthorpe
Lincolnshire
DN15 6NL

[REDACTED]
Our ref: P01564399

19 December 2024

Dear Ms Coggon

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

**LINCOLNSHIRE LAKES, LAND EAST OF M181 & NORTH OF BURRINGHAM
ROAD, SCUNTHORPE
Application No. PA/2023/1124**

Thank you for your letter of 4 December 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

We note the documentation submitted in respect of archaeological work, we refer you to the expertise of your own archaeological officer as regards the detail of these submissions (we can also provide some science advice directly).

We have concerns as to the time allocated in the Construction Management Plan for archaeological strip, map and record in the submitted supporting letter from the applicant dated 28th November 2024. By the nature of the deeply buried deposits that may be encountered by the lake excavation it is possible that waterlogged or other sensitive remains within the peat will be time-consuming to mitigate in a proportionate manner to their importance. The letter indicates that archaeological work on the lake will commence in April 2025 and work on digging out the lake will start in June 2025. This may not be sufficient time, both the developer and their building, groundworks and archaeological contractors should have contingency plans and resourcing in place should particularly complex / sensitive / important remains be found.

See NPPF 2024

218. Local planning authorities should require developers to record and



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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 76 . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

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 218 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 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)

cc: Alison Williams, Archaeological Officer NLC

