

MEMO

**North
Lincolnshire
Council**

TO: SCOTT JACKSON, DEVELOPMENT MANAGEMENT
FROM: RICHARD GODDARD, HISTORIC ENVIRONMENT OFFICER
REF: PA/2026/178
DATE: 11/03/2026

SUBJECT: Planning permission for the proposed erection of single industrial/commercial building, accommodating seven units

PARISH: BARTON UPON HUMBER

SUMMARY OF ADVICE

- The application site lies within an area where archaeological remains of prehistoric and Roman date can be anticipated
- The applicant has submitted an Heritage Assessment and Archaeological Mitigation Strategy comprised a Written Scheme of Investigation (WSI) that details a programme of archaeological monitoring across the footprint of the proposed units, areas of hardstanding and service/drainage features
- The submitted WSI is accords with pre-application advice dated 05/09/2025
- There are no further grounds to object to this application in relation to the archaeological interest of this site
- Where the planning authority is minded to grant consent, any permission should be subject to conditions securing the implementation of this agreed WSI
- Proposed conditions are provided below.

HISTORIC ENVIRONMENT RECORD (HER) FUNCTION: To hold, maintain, interpret and manage heritage information, enhancing the understanding of the area's historical development as a distinctive and attractive place. HER information provides source material for interpretation by heritage professionals and for use by community groups and individuals. The HER database is updated as new information about the historic environment is discovered.

The HER also provides advice on development proposals that affect, or may affect, the sites and settings of all heritage assets i.e. designated and non-designated historic buildings, archaeological sites and monuments, and historic places, areas and landscapes. This advice is provided against saved local plan policies and national historic environment policies. See <https://www.northlincs.gov.uk/planning-and-environment/historic-environment-and-conservation/>

DETAILED ADVICE

Thank you for the opportunity to comment this application, the HER previously provided pre-application advice for this site in September 2025 where it was advised that a Heritage Statement and Archaeological Written Scheme of Investigation (WSI) should be submitted with any full application..

The Heritage Assessment and WSI prepared by PCAS Archaeology is satisfactory and accords with the HER pre-application advice set out in memo dated 5th September 2025.

The WSI details a programme of archaeological monitoring across areas of proposed built form and groundwork areas to be completed during development.

The WSI provides for the notification of the commencement of the archaeological monitoring to the HER within an agreed timescale. The named contractor is suitably qualified to carry out the archaeological programme of work to the necessary professional standards.

RECOMMENDATION

In order to secure the implementation of the archaeological programme of works set out in the WSI, I would be grateful if the following wording could be added to any permission that may be granted:

Condition 1

The applicant, or their agents or successors in title, shall provide written confirmation to the planning authority that they have secured the implementation of the archaeological mitigation strategy at least 7 days before commencement of development. Thereafter, the archaeological mitigation strategy shall be carried out in accordance with the approved details and timings. No variation shall take place without the prior written consent of the local planning authority.

Reason

To comply with paragraph 211 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan because the site potentially contains archaeologically significant remains that the development would otherwise destroy; the archaeological mitigation strategy is required to preserve archaeological evidence by means of a comprehensive record and creation of a permanent archive, to advance public understanding.

Condition 2

The industrial/commercial units shall not be occupied until any post-investigation assessment has been commissioned in accordance with the programme set out in the approved written scheme of investigation, and provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason

To comply with paragraph 211 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan

Condition 3

A copy of any analysis, reporting, publication or archiving required as part of the mitigation strategy shall be deposited at the North Lincolnshire Historic Environment Record and the archive at the North Lincolnshire Museum/ADS within six months of the commencement of the archaeological programme of work or such other period as may be agreed in writing by the local planning authority.

Reason

To comply with paragraph 211 of the NPPF, policy CS6 of the Core Strategy, saved policy HE9 of the North Lincolnshire Local Plan

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APPENDIX - RELEVANT HERITAGE POLICY

The National Planning Policy Framework (NPPF, Dec 2024) provides guidance to local authorities for conserving and enhancing heritage assets and their settings, which includes archaeological sites and remains. Paragraph 8 refers to the role of the planning system to contribute to achieving sustainable development under three overarching objectives; economic, social and environmental. The environmental objective includes contributing to protecting and enhancing the historic environment.

Section 16 (paragraphs 202-221) of the NPPF details the government's approach to conserving and enhancing the historic environment. Paragraph 202 describes heritage assets as '**an irreplaceable resource**' to be '**conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations**'.

Paragraph 207 requires an applicant to submit information that identifies any heritage asset that their proposals may affect, and that assesses the significance of the assets including the contribution of their settings. Consultation of the local HER is the minimum requirement in this process. Paragraph 207 also states that '**Where a site on which development is proposed includes, or has the potential to include, heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.**'

This information should be sufficient to understand the potential impact of the proposal on the significance of any affected heritage assets. It should also allow the local planning authority to assess the degree of impact on the heritage assets and their settings, and how this impact may be mitigated, by avoiding or minimising any conflict between conserving the asset and any aspect of the proposal (NPPF 208).

Such assessment allows the planning authority to make an informed and reasonable decision in line with the sustainable development principles of the NPPF, as well as local planning policies.

Where impact assessment shows that the significance of heritage assets will be adversely affected by the proposals, then consideration should be given to drawing up appropriate mitigation measures to conserve them (NPPF 208). This may include avoiding or minimizing disturbance to assets and areas of significance, if necessary, by modifying the layout and/or design of the proposals

Paragraph 210 of the NPPF guides local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness.

Effects of an application on designated and non-designated heritage assets are a material consideration and local planning authorities are directed to have regard to the scale of any harm or loss and the significance of the heritage asset when judging the planning balance. The higher the significance of the heritage asset, the greater the weight for its conservation. As all heritage assets are irreplaceable, any harm or loss should require clear and convincing justification (NPPF 212-216).

Footnote 75 directs that '**Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.**'

Where loss of any heritage significance, including of non-designated heritage assets, because of development is considered justified, the NPPF (218) makes provision to allow for the recording and advancing understanding of the upstanding or below-ground heritage asset before it is lost (wholly or in part) using planning conditions or obligations as appropriate. The NPPF states that the results of these investigations should be made available to the public via the local HER and that the archive evidence should be deposited with a local museum (Footnote 76). Such investigations may range for example from pre-development historic building recording, archaeological excavation of selected areas, to archaeological monitoring and recording during construction work, all such work to be followed by post-excavation assessment and analysis and the publication of results.

The national approach accords with the following current local planning policy:

Core Strategy policy CS6 Historic Environment states that '**The council will seek to protect, conserve and enhance North Lincolnshire's historic environment as well as the character and setting of**

area of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.....'. And 'Development proposals should provide archaeological assessments where appropriate'.

Where Scheduled Monuments, or sites of equivalent significance, are affected directly or indirectly, Saved Local Plan policy HE8 Ancient Monuments directs '**Development proposals which would result in an adverse effect on Scheduled [Ancient] Monuments and other nationally important monuments, or their settings, will not be permitted.**'

Saved Local Plan Policy HE9 Archaeological Evaluation '**Where development proposals affect sites of known or suspected archaeological importance, an archaeological assessment to be submitted prior to the determination of a planning application will be required. Planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.**

Sites of known archaeological importance will be protected. When development affecting such sites is acceptable in principle, mitigation of damage must be ensured and the preservation of the remains in situ is a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before and during development.'