

Appendix B: Table of Historic England’s comments on the South Kesteven Regulation 18 – Proposed Housing and Mixed-Use Site Allocations consultation - allocations

[Historic England’s comments on the remainder of the Local Plan are set out in Appendix A]

At this stage, without more detailed assessment it is not possible to provide a comprehensive response. Once detailed assessments have been carried out as part of the evidence base for the Local Plan, as suggested below, a more detailed response can be provided. As such, an objection may be forthcoming at a later stage.

Site Ref.	Location	Support/ Object	Comments	Suggested Change
Table 3: Amendments to site capacity				
SKP R-53	Mill Drove, PE6 9PB, Bourne		<p>Increase from 172-326 dwellings – A scheduled section of the Car Dyke monument lies to the north of the site. The Car Dyke continues south from the scheduled section and forms the western boundary to the site, assessment is required Note also Bronze / Iron Age / Roman evidence (field walking / excavation / geophysical survey around Meadow Drain 100m grid ref 510800/321100) indicative of high archaeological potential.– This allocation is likely to have setting impact upon the SM to the north https://historicengland.org.uk/listing/the-list/list-entry/1004959 visually and potentially in terms of impacts of buried remains directly associated with the scheduled monument.</p> <p>The development looks to cross the Car Dyke to attach to existing development. There is concern regarding this site.</p> <p>If suitable to be taken forward, revisions to policy SKPR-83 will be required; the scheduled monument is not referenced within the policy. Any sustainable scheme should work with the physical</p>	<p><i>Detailed assessment will be required prior to HE responding comprehensively; whilst criteria i) is welcomed, if the site is suitable to be taken forward more detailed wording may be required with which HE would be happy to assist.</i></p>

Site Ref.	Location	Support/ Object	Comments	Suggested Change
			remains of the Car Dyke and address the setting of the monument as a whole	
SKP R-83	North of Mill Drove, Bourne		<p>Increase from 172-326 – a scheduled section of the Car Dyke monument lies to the north of the site. The Car Dyke continues south from the scheduled section and forms the western boundary to the site, assessment is required Note also Bronze / Iron Age / Roman evidence (field walking / excavation / geophysical survey around Meadow Drain 100m grid ref 510800/321100) indicative of high archaeological potential.– This allocation is likely to have setting impact upon the SM to the north</p> <p>https://historicengland.org.uk/listing/the-list/list-entry/1004959</p> <p>visually and potentially in terms of impacts of buried remains directly associated with the scheduled monument.</p> <p>The development looks to cross the Car Dyke to attach to existing development. There is concern regarding this site.</p> <p>If suitable to be taken forward, revisions to policy SKPR-83 will be required. Whilst criteria c) is noted, if the site is suitable to be taken forward a revised criteria will be required building on the pre-allocation HIA. Any sustainable scheme should work with the physical remains of the Car Dyke and address the setting of the monument as a whole.</p>	<i>Detailed assessment will be required prior to HE responding comprehensively; whilst criteria c) is welcomed, if the site is suitable to be taken forward more detailed wording will be required building on the HIA required for the evidence base at this stage.</i>
SKP R-307	The Deepings, Priory Farm		increase from 18-193 dwellings - Grade I Church of St James, grade II* Priory Farmhouse and grade II table tombs	<i>Prior to progressing further a detailed HIA is</i>

Site Ref.	Location	Support/ Object	Comments	Suggested Change
(was 26)			adjacent to the church to the west of the site, form an exceptionally important and sensitive group, together with the potential for further archaeological remains (350078 to south, Iron Age gold coins and 350059 St James Priory cell of Thorney Abbey to west, cf associated designated assets above). Detailed assessment required that takes an holistic view of the heritage significance and sensitivity of the Priory site and Conservation Area. The HIA should include views looking east towards the GI church of St James from Back Lane. Whilst criteria c) is welcomed, if suitable to be taken forward following detailed assessment and reconsultation with HE, amendment may be required to this criteria.	<i>required to assess suitability. If suitable to be taken forward amendments to criteria c) may be required on which HE would be happy to assist.</i>
SKP R-309 (PREVIOUSLY 120 AND 232)	Colsterworth		<p>Potential for archaeology (finds within site, including 325496 Anglo Saxon sword), other both on dry ground and going out into former channels are likely, potential for preserved timber remains also.</p> <p>Grid Ref : SK9300023000</p> <p>Summary : Anglo Saxon sword found in the River Witham</p> <p>More information : An Anglo-Saxon, sword, 31in. long and 2in. wide, from Colsterworth, is in Grantham Museum. (1-2)</p> <p>To the west of the Stamford road between it and the river lies the remains of the deserted medieval village to Twyford - Deserted</p>	<i>Prior to progressing further a detailed HIA is required to assess suitability. If suitable to be taken forward amendments to criteria j) may be required on which HE would be happy to assist.</i>

Site Ref.	Location	Support/ Object	Comments	Suggested Change
			<p>Medieval village comprising hollow ways, boundaries, enclosures, buildings and pits seen as earthworks.</p> <p>Whilst criteria j) is welcomed, assessment is required prior to allocation as part of the evidence base to inform the allocation and criteria j) if taken forward.</p>	
New allocations				
SKP R-330	The Deepings		<p>840 dwellings. SM 1009998 Iron Age and Roman settlement including a saltern on Hall Meadow further to east. Deeping St James Conservation Area and other ha's include I and II* to south. Potential cumulative impact? HIA required including views of the CA and Grade I church, looking south across proposed allocation site from Towngate East. At the East side of the site, a strong landscape boundary is required as screening from the Scheduled Monument (Iron Age and Roman settlement including a saltern on Hall meadow). Whilst criteria g) is welcomed, together with criteria a) and b), assessment is required prior to allocation as part of the evidence base to inform the allocation and criteria g).</p>	<p><i>Prior to progressing further a detailed HIA is required to assess suitability. If suitable to be taken forward amendments to criteria g) may be required on which HE would be happy to assist.</i></p>
SKP R-55	The Deepings		<p>104 dwellings. Grade II's to immediate south on both sides of proposed. Potential cumulative impact on CA and other ha's to south. Criteria f) welcomed but again HIA required at this stage to feed into the allocation. Due to size, archaeological assessment also required.</p>	<p><i>A HIA is required prior to allocation; amendments to criteria f) may be required on which HE would be happy to assist.</i></p>

Site Ref.	Location	Support/ Object	Comments	Suggested Change
SKP R-334	Grantham		<p>Previous (previous references 189, 263, 310, 313) HIA required prior to allocation particularly in relation to Harlaxton RPG considering long, designed views from within the designed landscape. Archaeological assessment to be included. Views out of the high ground at the north-west of Harlaxton RPG towards site in particular. If acceptable to be taken forward, screening may be required to the west of proposed site allocation.</p> <p>Whilst criteria h) is welcomed, following assessment a more detailed / amended criteria may be required if taken forward.</p>	<i>A HIA is required prior to allocation; following which amendments to criteria h) may be required on which HE would be happy to assist.</i>
SKP R-168	Ancaster		<p>Edge of village, some distance from ha's, SM Roman settlement further to SW, potential for archaeology, assessment required HIA required partly due to archaeological sensitivity of site. Significant archaeological potential on site including Roman archaeology and human remains. Non designated archaeological remains may contribute to significance of nearby SM in relation to setting of SM. Whilst criteria h) is noted, detailed assessment is required to shape the allocation if taken forward.</p>	<i>A HIA is required prior to allocation; following which amendments to criteria h) may be required on which HE would be happy to assist.</i>
SKP R-327 to here	Barrowby		<p>455 dwellings – Ashton Mill Grade II to east. Requires HIA – due to the number of proposed dwellings the nucleated core of the CA will be impacted. HIA required to inform allocation, subject to assessment / suitable criteria will be required. Whilst criteria f) is welcomed, assessment is required to shape the allocation if taken forward and if taken forward, criteria f) may require amendment.</p>	<i>A HIA is required; following which if the site is suitable to taken forward to allocation, amendments to criteria f) may be required on which HE would be happy to assist with wording.</i>

Site Ref.	Location	Support/ Object	Comments	Suggested Change
SKP R-318	Land to the west of The Drift		<p>112 dwellings - potential impacts upon Harlaxton CA to south, Harlaxton Manor Grade II* RPAG to south east. A detailed HIA will be required to inform the allocation. Harlaxton Manor is positioned on rising ground and faces northwest towards the village and this raised position connects views to the spire of St Mary the Virgin's Church at Bottesford from within the registered park and garden. The housing allocation is on this line of sight. The impact of any proposal on the registered park and garden in relation to the very important long views to the church spire from key locations, within the registered park and garden, from within garden buildings and structures and from inside upper floors of the manor need to be considered within the HIA. If the site is found to be suitable to take forward to allocation following detailed assessment, amendments will be required to criteria f). Our response dated 30 April 2025 to S25/0558 may be of assistance when preparing the assessment.</p>	<p><i>If suitable to be taken forward for allocation following detailed assessment, amendments to criteria f) may be required on which HE would be happy to assist.</i></p>