

Online Comment

Application H02-0017-26
Location Rear of 92 - 94 North Street Crowland Peterborough PE6 0EF
Proposal Erection of 2 dwellings with associated parking

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Date Submitted 03-02-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has provided an assessment of the archaeological or heritage potential of the site (heritage statement), as outlined in the NPPF (paragraph 207). That being said, archaeology is not scoped within the statement.

The site lies to the north of MLI20265 Possible Barrow Cemetery, Crowland, and within MLI20268 The Settlement of Crowland, an area of high archaeological potential. The earliest remains in the area date to the Neolithic period (4200-2250 BC), represented by stone axes and flint tools, with Early Bronze Age (2250-1600 BC) barrow cemetery activity. Crowland later developed as a significant medieval centre associated with the Abbey founded by St. Guthlac in the 8th century, which controlled much of south Lincolnshire until its dissolution in 1539. The Historic Environment Record also identifies several nearby archaeological interventions, including works at Clutton Close (ELI1015; ELI1876), West Bank (ELI2689), land off 99 North Street (ELI3441), land adjacent to 3 Cluttons Close (ELI5523), watching briefs at 78 North Street (ELI1305) and Kemp Street (ELI6706), and an evaluation at 60 North Street (ELI9994).

The proposed development comprises "Erection of 2 dwellings with associated parking.". The proposed development groundworks will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218).

There is archaeological potential, and we do not possess evidence that previous limited development activity truncated possible present heritage assets.

I recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a mitigation work.

This will initially comprise but may not be limited to a continuous archaeological monitoring (Watching brief) of the site which should aim to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development as noted above.

This will enable any remaining archaeology which currently survives on this site to be properly assessed and recorded prior to their alteration or destruction.

This should be secured by South Holland District Council's standard conditions AR01, 02, and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.