

Online Comment

Application H02-0032-25
Location Land to Rear of 75 South Street Crowland Peterborough
Proposal Erection of single storey dwelling with double garage

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 11-02-25
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, as outlined in the NPPF (paragraph 207).

The proposed site is situated in an area of high prehistoric and medieval archaeological potential. The Historic Environment Record (HER) contains information on several known heritage assets in close proximity to the site. Specifically, the site lies within Monument Record MLI20268, which covers the Settlement of Crowland. To the northeast, there is MLI20551, Crowland Abbey, a Scheduled Monument (1012410) and the site of Crowland Abbey Ruins. To the northwest, the site is near MLI20265, which indicates the location of a Possible Barrow Cemetery in Crowland.

In 2001, Medieval finds were recovered during an archaeological intervention located to the northeast of the site: ELI2778 - Land on South Street. In 2010 Late Medieval finds within an archaeological feature were recovered during an archaeological evaluation to the southwest of the site: ELI5810 - Archaeological Evaluation at 40 Broadway, Crowland. A further intervention in 2021 ELI13476 - Land to the Rear of 21 South Street, Crowland, located to the northwest of the site expose a medieval archaeological horizon 'a probable medieval buried soil'.

The proposed development comprises 'Erection of single storey dwelling with double garage'. The proposed development groundworks and any temporary works associated with the development 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).

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 post demolition phased approach of archaeological investigation and mitigation work.

This will initially comprise but may not be limited to an archaeological trial trench evaluation 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 and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation. 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.

We defer any comments on the potential indirect impact (setting) on Crowland Conservation Area and the nearest Listed II Buildings (Cottage and Crawford House) to the SHDC Conservation Officer.