

Online Comment

Application H02-0033-26
Location Land to Rear of 53 West Street Crowland Peterborough PE6 0EE
Proposal Construction of new detached dwelling

Name Ruben Lopez Catalan
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LN1 1YL

Date Submitted 10-02-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as required by paragraph 207 of the NPPF. Chapter 15 of submitted Design and Access Statement only partially addresses heritage impacts and does not take into consideration the information held within the Historic Environment Record (HER).

The site lies within an area of archaeological potential. The Historic Environment Record (HER) confirms that the proposal is situated within MLI20268, the settlement of Crowland. The site is also located to the north-east of the following recorded monuments: iron age pottery (monument, MLI22006), romanobritish pottery (monument, MLI22007), and medieval pottery and building fragments (monument, MLI22008). In addition, it lies to the north-west of MLI20265, possible barrow cemetery, Crowland.

The proposed development comprises 'Construction of new detached dwelling.'. The proposed development groundworks and any temporary works associated with the development (including landscaping, drainage connections and BNG planting) 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.

We 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 phased approach of archaeological investigation and mitigation work.

This will initially comprise but may not be limited to a geophysics survey and a 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, 03 and 05. This 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 that the Written Schemes of Investigation (evaluation/mitigation strategy) are agreed by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority for approval. Ten days' notice is required before commencement of any archaeological works.