

Online Comment

Application H03-0104-26
Location Land adj Poplar Kennels Poplar Farm Banks Drove PE11 3BJ
Proposal Erection of two holiday lodges

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 26-02-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not submitted a Statement of Heritage Significance in accordance with the NPPF (paragraph 207).

The site lies within an area of very high Roman archaeological potential, as confirmed by the HER (Historic Environment Record). LiDAR data indicates that it is located on a prominent roddon crest, which are focus of archaeological activity in this landscape. Satellite imagery confirms the presence of cropmarks.

The HER records known heritage assets within and adjacent to the proposal red boundary, including the adjacent Scheduled Monument (1004980). MLI22066 - RB Settlement, NE of Jordan's Cradge Bank Rd, Poplar Farm, Deeping St Nicholas. MLI20008 - Settlement North of The Parks (Scheduled Monument 1004980).

The proposed development comprises: "Erection of two holiday lodges" The groundworks associated with the development (including any potential temporary works, access, landscaping, BNG, services and drainage installation), will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a full standard archaeological evaluation of the site. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the very high archaeological potential, but as yet unknown character and extent, I recommend this application to be accompanied by the results of a HIA (Heritage Impact Assessment) informed by a Desk Based Assessment, Geophysics Survey and full standard archaeological trial trench evaluation in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted. The evaluation will aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which will be impacted by the proposed development as noted above. It should also be noted that preferred mitigation strategies will include preservation in situ (avoidance of sensitive areas) where possible and open area excavation where not. It is important that this application to fully considered the implications of this in its project feasibility assessment and that the results have been considered in designing the layout. The ability and flexibility for this is only as good as the knowledge of extent, character and significance of the archaeological resource on the site. We cannot plan mitigation appropriately against unevidenced conclusions.

Historic England must be consulted due to the adjacent presence of a Scheduled Monument. (NPPF paragraphs 213.)

With respect to the site evaluation, 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.