Online Comment

Application	H03-0175-26
Location	Park Farm Banks Drove Deeping St Nicholas PE11 3BJ
Proposal	Demolition of agricultural building and erection of grain store and associated infrastructure

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Date Submitted	18-03-26
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.
The Historic Environment Record (HER) identifies multi-period activity around the site. Prehistoric evidence includes Iron Age artefacts and saltern activity (MLI20295; MLI23271; MLI23273). Romano-British activity is well represented, including settlement and saltern remains (MLI22063; MLI23239; MLI23272; MLI23274) and cropmark complexes (MLI22345). Possible early medieval activity is indicated (MLI22072), with medieval settlement and associated features also recorded (MLI20007; MLI20008; MLI22065; MLI22069). The wider landscape includes enclosure and field systems and cropmark evidence of land division (MLI22062; MLI22088; MLI20299; MLI20300; MLI20297; MLI22076). Satellite imagery also confirms the presence of cropmarks to the south-west and north-east of the site. The site lies on a large roddon crest; this type of raised, silted palaeochannel is known to have attracted activity across multiple periods in this landscape.
The proposed development comprises 'Demolition of agricultural building and erection of grain store and associated infrastructure.". 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.