



DISCHARGE OF PLANNING CONDITIONS

Condition 6 and Condition 7 of Planning Permission H03-0175-26

Application Reference	H03-0175-26
Site Address	Park Farm, Banks Drove, Deeping St Nicholas, Spalding, Lincolnshire
Development	Demolition of agricultural building and erection of grain store and associated infrastructure
Applicant	Lord Carrington
Date	September 2026

1. Introduction

This Statement has been prepared by Harrison Pick Ltd on behalf of the applicant, Lord Carrington, in support of an application to discharge Conditions 6 and 7 of planning permission reference H03-0175-26.

An earlier application to discharge conditions was submitted and determined by the Local Planning Authority on 26th August 2026 under reference H03-0599-26. That decision confirmed that the details submitted in respect of Conditions 4, 8, 9, 10 and 11 were acceptable and that those conditions can be considered discharged, subject to the approved details being implemented in full.

Condition 7 was withdrawn from that application at the Local Planning Authority's own request. In her email of 13th August 2026, the Authority's Senior Planning Officer advised that the Authority was not in a position to discharge Condition 7 at that stage, and that the condition should be removed from that application with the intention of dealing with it separately once the archaeological position was known. The applicant confirmed the removal of Condition 7 accordingly. The archaeological evaluation has since been completed and reported, and this Statement makes that separate submission.

The purpose of this Statement is therefore to:

- address Condition 7 (Archaeological Mitigation Strategy), on the basis that the completed evaluation demonstrates that archaeological mitigation is not required; and
- submit the final archaeological report for the approved written scheme of investigation, in accordance with Condition 6, together with confirmation of the arrangements for deposition of the report with the Lincolnshire Historic Environment Record and of the site archive.

2. The Site and Approved Development

Park Farm is a long-established and fully operational arable farm holding. The applicant operates an established farming enterprise extending to approximately 1,950 acres (780 hectares), predominantly arable in nature, with Park Farm functioning as the central hub of the wider enterprise.

The approved development comprises the erection of a single purpose-built grain storage building. The building is to be erected on an existing area of hardstanding within the operational farmyard, on the footprint of a building previously used for agricultural repairs and maintenance, and will be served by the existing farm access and internal access tracks.

For the purposes of the archaeological works, the site comprises two separate areas: an area of c.0.55ha within the north-western part of the farmyard, centred at NGR TF 2137 1878, which contains the approved building; and a second area of c.0.52ha some 1.3km to the north-west, centred at NGR TF 2024 1966, which is the land identified for the delivery of the off-site biodiversity net gain secured by Conditions 9 and 10.

3. The Archaeological Conditions and Progress to Date

The archaeological conditions attached to the permission operate as a sequence. Condition 4 required a written scheme of investigation (WSI) for the evaluation phase; Condition 5 required notification to the Lincolnshire County Council Historic Environment Department in advance of the archaeological work; Condition 7 requires a separate Archaeological Mitigation Strategy for any mitigation phase, unless the evaluation explicitly demonstrates that mitigation is not required; and Condition 6 requires the final report for the approved scheme to be submitted to and approved by the Local Planning Authority prior to first occupation or use, and to be submitted to the Lincolnshire Historic Environment Record within three months of completion of the work.

The position reached is as follows:

- Condition 4 - the WSI 'SPPF 26 Evaluation WSI v3.0', prepared by Allen Archaeology Limited and dated 2nd June 2026, was submitted in June 2026 and approved by the Local Planning Authority under reference H03-0599-26.
- The evaluation was carried out in accordance with that approved WSI by Allen Archaeology Limited, under curatorial monitoring arrangements with the Historic Environment Officer advising Lincolnshire County Council as provided for at Section 13.0 of the WSI.
- The results of the evaluation are reported in the Evaluation Report submitted with this Statement.
- The Evaluation Report was submitted to the County Archaeologist for review. It was approved with no amendments required, and Allen Archaeology Limited confirmed in writing that the County Archaeologist will not be requesting any further archaeological work for the site.
- Conditions 8, 9, 10 and 11 were also discharged under reference H03-0599-26.

No development has been carried out other than the archaeological works detailed in the WSI approved under Condition 4.

4. Condition 7 - Archaeological Mitigation

Requirement: No development hereby permitted shall be carried out, other than those works detailed in accordance with the written scheme of investigation approved under Condition 4, until a separate Archaeological Mitigation Strategy for the mitigation phase, has been submitted to and approved in writing by the Local Planning Authority; unless the evaluation undertaken under Condition 4 explicitly demonstrates that archaeological mitigation is not required.

Condition 7 is expressly conditional. It requires an Archaeological Mitigation Strategy only where mitigation is shown to be necessary; where the evaluation demonstrates that archaeological mitigation is not required, the condition is satisfied without any mitigation strategy being prepared. The applicant's case is that the evaluation results fall squarely within that second limb.

4.1 The evaluation undertaken

The evaluation comprised a programme of trial trenching equivalent to approximately 5% of the combined area of the two parts of the site, as set out in the approved WSI. Eight trenches were excavated: Trenches 1 to 4 (each 40m x 1.8m) in the south-eastern area adjacent to Park Farm, and Trenches 5 to 8 in the north-western biodiversity area, comprising two trenches of 50m x 1.8m and two of 25m x 1.8m, the latter positioned specifically to target previously recorded cropmarks of potential Roman date.

The fieldwork, recording and reporting were carried out in accordance with the approved WSI and with the Chartered Institute for Archaeologists 'Standard for archaeological field evaluation' (2023), the Historic England document 'Management of Research Projects in the Historic Environment' (2015) and the 'Lincolnshire Archaeological Handbook' (LCC 2024). Finds of all classes were collected and submitted to named specialists for assessment of their potential and significance, and the results of those assessments are reported at Appendices 1 to 3 of the Evaluation Report.

The Evaluation Report confirms, at Section 9.0, that the trial trenching methodology was appropriate to the scale and extent of the project and has recorded the presence, date and character of the archaeological resource present on the proposed development site. The evaluation therefore did what Condition 4 and the approved WSI required of it, and provides a sound basis on which the archaeological curator and the Local Planning Authority can determine whether mitigation is required.

4.2 Results of the evaluation

The full results are set out in full at Sections 7.0 and 8.0 of the Evaluation Report attached.

The archaeological resource recorded within the application site is of negligible significance. The dated features are the physical remains of the modern working farm and of 19th and 20th century agricultural drainage and ground-raising; they are not heritage assets of any archaeological interest warranting further investigation or recording. The undated ditches are agricultural features of limited potential research value. The features recorded do not merit further analysis, and no further work would add materially to the record already made.

The specialist assessments appended to the Evaluation Report reach the same conclusion. The pottery assemblage of 13 sherds is recorded as being all modern. The animal bone assemblage of 16 fragments is assessed as material that likely represents on-site butchery and waste disposal associated with the modern farmstead, with no further work recommended. The metal and glass finds are described as of no archaeological significance, with no further work necessary beyond x-raying the iron objects for archiving purposes. No specialist has identified any potential for further analysis, and the Evaluation Report makes no recommendation for any further archaeological work.

It is also material that the one element of the site which carried a genuine expectation of remains of significance - the cropmarks of potential Roman date in the north-western area - was directly and deliberately targeted by two trenches and was shown to be blank. The wider prehistoric, Romano-British and medieval activity recorded in the surrounding landscape, and the roddon crest on which the farmyard sits, were the reason for the archaeological conditions being imposed; the evaluation has tested that potential at an appropriate sample and has found that it is not realised within either part of the site.

Section 16 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan (2019) require the significance of any heritage assets affected to be understood and, where remains of archaeological interest would be lost, for that loss to be recorded and the evidence made publicly accessible. That is precisely what the evaluation has achieved. There are no remains of archaeological interest within the site whose significance would justify a further programme of intrusive mitigation.

Critically, that is also the conclusion of the archaeological curator. The Evaluation Report was submitted to the County Archaeologist, who advises the Local Planning Authority on these matters, and has been approved with no amendments required. Allen Archaeology Limited confirmed in writing on 1st September 2026 that the County Archaeologist will not be requesting any further archaeological work for the site, and that submission of the report into

planning will fulfil the archaeological condition. A copy of that correspondence accompanies this Statement (Appendix A).

The evaluation undertaken under Condition 4 therefore explicitly demonstrates that archaeological mitigation is not required, and that position has been confirmed by the Authority's own archaeological advisor. The second limb of Condition 7 is engaged, and the condition is satisfied without the need for a separate Archaeological Mitigation Strategy or any further written scheme of investigation. The applicant requests that the Local Planning Authority confirm this in writing in discharge of Condition 7.

5. Condition 6 - Submission of the Final Archaeological Report

Requirement: The development hereby permitted shall not be occupied or first brought into use, until a copy of the final report required in connection with the approved written scheme of investigation, as required by Conditions 4 and 7, is submitted to and approved in writing by the Local Planning Authority. This final report shall also be submitted to the Lincolnshire Historic Environment Record within three months of completion of the work. The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

In discharge of this condition, the final report - 'Archaeological Evaluation Report: Trial Trenching at Park Farm, Banks Drove, Spalding, Lincolnshire' (Allen Archaeology Limited, Report Number AAL 2026134, Version 1.0, August 2026) - is submitted herewith (Appendix B). As no archaeological mitigation is required, the Evaluation Report is the final report for the archaeological works secured by the permission.

The Evaluation Report is the product of the programme of works set out in the WSI approved under Condition 4. It records the aims and objectives of the works, the methodology employed, the results by trench, the specialist assessments of the ceramics, animal bone and metal and glass finds, a full context summary, and a complete set of illustrations comprising a site location plan, trench location plans and trench plans and sections. It has been prepared, edited and independently reviewed within Allen Archaeology Limited, as recorded in the document control table of the report.

The following arrangements are confirmed in respect of dissemination and archiving:

- Historic Environment Record - the report has been registered under OASIS reference allenarc1-545414 and will be submitted to the Lincolnshire Historic Environment Record within three months of completion of the fieldwork, which was completed on 17th July 2026, in accordance with the second limb of Condition 6.
- Site archive - the documentation and records generated by the investigation have been assembled in accordance with 'Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation' (AAF 2011) and the 'Lincolnshire Archaeological Handbook' (LCC 2024). The archive will be deposited with Lincoln Museum under accession number LCNCC:2026.99, with an agreed date of deposition of February 2027.

The applicant requests that the submitted Evaluation Report be approved in writing as the final report for the purposes of Condition 6, on the basis of the archive and Historic Environment Record arrangements set out above.

6. Conclusion

The archaeological evaluation secured by Condition 4 has been undertaken in full accordance with the approved written scheme of investigation. It has established that the archaeological resource within both parts of the site is limited to features of 19th and 20th century date associated with the modern farm and with agricultural drainage, together with a small number of undated agricultural ditches of limited potential research value, and that the cropmarks of potential Roman date do not lie within the site. The evaluation explicitly demonstrates that archaeological mitigation is not required. The County Archaeologist has approved the Evaluation Report with no amendments and has confirmed that no further archaeological work will be requested. Condition 7 is accordingly satisfied under the second limb of the condition, without the need for a separate Archaeological Mitigation Strategy.

The Evaluation Report submitted with this Statement is the final report for the approved scheme, and is submitted for approval in discharge of Condition 6, supported by the confirmed arrangements for submission to the Lincolnshire Historic Environment Record and for deposition of the site archive with Lincoln Museum.

The applicant respectfully requests that the Local Planning Authority confirm in writing that Conditions 6 and 7 of planning permission H03-0175-26 are discharged. Should any further information or clarification be required, Harrison Pick Ltd would be pleased to provide it.

Prepared by:

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