Online Comment

Application	H03-1151-18
Location	Caultons Field West of Littleworth Drove Deeping St Nicholas
Proposal	Erection of 66 dwellings and associated works - outline approval H03-0331-16

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Date Submitted	21-12-18
For/Against	Comments

Outline planning permission was granted on this site without the developer submitting additional information recommended by this office, in the form of an archaeological evaluation.

I would therefore like to reiterate our previous comments and recommend that the evaluation is now carried out. This remains necessary in order to inform the final designs to be agreed as reserved matters (such as by preserving significant remains in situ under green space) as well as to agree the scope of the works that will be required by conditions 5, 6 and 7 added to outline permission H03-0331-16.

Less than 350m to the NE there are remains of what is thought to be a Roman settlement, and like many areas of the fenland there may be more settlements close by. Deeping St Nicholas has had little development over recent years and such there is a dearth of site specific information, it should be remembered that absence of evidence is not the same as evidence of absence.

Many parts of the fens have been farmed for many centuries but that archaeology has remained intact below the depth of the plough, in particular often alluvial deposits have sealed and protected archaeology and this is only disturbed when development begins.

This is a large development and without further information in the form of, initially, a non-intrusive survey, fieldwalking and or geophysics depending on the suitability of the site and then dependant on the results trial trenching then an informed recommendation will not be able to be made.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." National Planning Policy Framework, Section 16, paragraph 189.