

Online Comment

Application H05-0298-26
Location Glentyne Farm Frostley Gate Holbeach PE12 8SR
Proposal Erection of a Self Build Dwelling

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Date Submitted 28-04-26
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 outlined in the NPPF (paragraph 207).

The proposed site is located in an area of high archaeological potential. The HER (Historic Environment Record) includes information about known Heritage Assets within and around the proposed site, including several Romano-British and medieval records. These include Monument record MLI20465: RB Cropmarks, Raven's Drove; Monument record MLI22217: Romano-British Settlement, Field System, Enclosures and Drove Road, Holbeach; Monument record MLI22229: Romano-British Settlement; Find Spot record MLI22264: Roman Coin Hoard, Ravens Clough, Fleet; Monument record MLI22268: RB Settlement Debris, Raven's Gate; Monument record MLI22269: Ravens Drove and Enclosures; Monument record MLI23004: Medieval Pottery; and Monument record MLI116244: A field system by Raven's Bank in Fleet.

The archaeological potential of the area is further supported by several active SHINE records. These DLI11994, DLI11350 and DLI11292.

The proposed development comprises 'Erection of a Self Build 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 agricultural activity entirely disturbed/truncated possible present heritage assets. For reference, application H05-0453-16 noted the archaeological potential and that, while archaeological work was not required for the agricultural building proposed in that case, a residential dwelling may require archaeological work.

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 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 and 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 the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.