



**DALCOUR
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25 September 2026

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Our ref: 22007610
Your ref: H05-0439-25

To whom it may concern,

**Use of Site to Construct New Primary Substation at Land West Of
Branches Lane Holbeach Spalding**

**Application to discharge conditions 7 & 8 of planning permission H05-
0439-25**

I write on behalf of National Grid Electricity Distribution (NGED) to submit details relation to the planning conditions attached to permission H05-0439-25 in relation to the use of Site to construct new primary substation at land west of Branches Lane, Holbeach, Spalding.

Following the approval of the planning application by South Holland District Council on the 13th of January 2026, NGED is applying to discharge Conditions 7 and 8 of the granted planning permission.

Condition 7

No development shall take place until a written scheme of archaeological investigation (WSI), for the archaeological evaluation phase, has been submitted to and approved in writing by the Local Planning Authority.

This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

1. An assessment of significance and proposed strategy for evaluation
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme of archaeological investigation (WSI).

Note: This WSI applies solely to the evaluation phase.



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Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

To discharge this condition, please find attached the Project Design for Archaeological Trial Trenching (ref: 20260921_22007610_Holbeach_PD v.4) and supporting document; Geoarchaeological Deposit Modelling (ref: 20260630_22007610_Geoarch report – v2_opt).

Dalcour Maclaren consulted the County Archaeology Team with the first draft of the WSI on the 15th September 2026. Ruben Lopez Catalans (Historic Environment Officer) advice was that a geophysical survey should be undertaken to:

- Determine the presence or absence of buried archaeological and archaeological and palaeoenvironmental remains within the proposed development Site,
- Determine the character, date, extent and distribution of any archaeological and palaeoenvironmental deposits and their potential significance,
- Determine levels of disturbance to any archaeological and palaeoenvironmental deposits from agricultural/industrial practices or later building activities,
- Provide a sufficient level of information to allow determination of any additional requirements for mitigation,
- Disseminate the results through an appropriate level of reporting,

as well as targeted geoarchaeological investigation. Dalcour Maclaren then undertook a geophysical survey, and using borehole log data, produced an accompanying report which confirmed that broadly, the deposits can be considered to have palaeoenvironmental and geoarchaeological potential ranging from low – high depending upon the depositional environment within which the deposits formed but, within the present Site, no evidence for deposits of palaeoenvironmental potential were identified during the deposit modelling and therefore the palaeoenvironmental and geoarchaeological potential of the Site is considered to be low – none. The revised WSI was issued to Ruben Lopez Catalan, and his formal approval given over email on 23rd September 2026.

We are now applying to South Holland District Council to formally discharge the document as per the wording of condition 7.

Condition 8

The applicant shall notify the Lincolnshire County Council Historic Environment Department in writing of the intention to commence at least fourteen days before the start of archaeological work required in connection with Condition 7 above in order to facilitate adequate monitoring arrangements.



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Reason: To ensure satisfactory archaeological investigation and retrieval of archaeological finds in compliance with Section 16 of the National Planning Policy Framework, December 2024.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024.

While no formal sign off is required for this condition, this is being included for completeness. Notification has been sent to Lincolnshire County Council Historic Environment Department on 15th of September 2026, to confirm archaeological trial trenching works which are due to commence on the 28th of September 2026. Please see attached the email send to Ruben Lopez Catalan on the 15th September 2026, confirming our notification.

This application has been submitted via Planning Portal with the above listed documentation to support. Should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Elsa McLellan
(on behalf of National Grid Electricity Distribution)