

Online Comment

Application H06-0101-24
Location Land at Green Lane Holbeach St Johns Spalding
Proposal Erection of agricultural dwelling

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Lincoln LN1 1YL

Date Submitted 21-03-24
For/Against Comments

Thank you for consulting me on this application.

The site lies in an area of high archaeological potential associated with possible Roman rural agricultural activity (ditches, double ditches and/or old watercourses). The Lincolnshire HER records multiple sites (LHER: MLI20467, MLI20468, MLI20469, MLI20471, MLI20472, MLI20465, MLI20473) lying in the adjacent fields to the north, northeast and west of the site. These have been identified through cropmark assessments and are likely not recorded within the site boundary due to a lack of previous investigation.

A hoard of Roman coins was found at 'Gigglesburn', circa 300m. to the northwest of the site, when a ditch was dug before 1724 (MLI22274). In addition to this, a Romano British Settlement, Fleet Drain (MLI22253) is located to the south of the proposed development site. Also, an Archaeological recording (ELI7268) was undertaken during groundworks on land, to the northeast of the site at The Paddocks, Green Lane, Jekil's Bank, Holbeach St Johns. One single ditch was exposed and investigated.

The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 200).

The proposed development comprises residential development comprising one single detached dwelling with garage in addition to associated works including access road, potential landscaping, drainage, and services. Groundworks associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

I 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 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211.

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.