Online Comment

Application	H07-0173-23
Location	Land at West Drove Gedney Hill Spalding PE12 0PN
Proposal	Proposed change of use from agricultural land to equestrian including amenities, stable block and tractor shed

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Date Submitted	21-03-23
For/Against	Comments

The proposed development falls within an area where cropmarks associated with a major Roman rural fen settlement have been recorded. The centre of the settlement which is located to the west of the site has been designated as a Scheduled Monument as it is of national importance. It consists of a complex series of small enclosures with steadings and industrial workings, within a network of larger enclosures with droveways. Pottery from the settlement include an unusually high proportion of high status imported pottery and indicate occupation in late second to early third century.

There is a thus high potential for archaeological remains to survive here below ground that could be impacted by the groundworks of the proposed development, particularly those required to construct the new buildings, man ge, bunding and any services or drainage runs.

Insufficient information is currently available to enable the local planning authority to make a reasoned decision on the archaeological impacts of the proposed development. Therefore, it is recommended that the developer is required to provide site-specific information in the form of an archaeological trial trench evaluation to be carried out prior to determination. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on the archaeological impacts of this planning application in accordance with the requirements of the National Planning Policy Framework, section 16, paragraph 194:

"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."

The South East Lincolnshire Local Plan Policy 29 also states:

"developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site."

"Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority."