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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Name	Matthew Adams, Historic Environment Officer
Address	LCC Archaeology Lancaster House Lincoln LN1 1YL

Date Submitted	07-08-23
For/Against	Comments

Thank you for consulting this office on the revised plans for this application.

As detailed in our earlier advice (21st March 2023), the site lies in an area of high archaeological potential associated with Roman settlement activity. Further review of cropmark data indicates that the potential for activity within the site boundary is very high with the possibility of linked enclosures commonly known as 'ladder settlements'.

My colleague discussed the proposals with the applicant and was advised that the impacts would be minimal, however the revised plans indicate that there will be significant ground disturbance with a brick-built stable block, agricultural shed, a water tower, services, access roads, hardstanding for carparking and the yard, and significant landscaping proposals. This is likely to have a significant impact on any subsurface archaeological deposits which survive on the site.

As advised in our initial advice, there is currently insufficient site-specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development.

Given the high potential for archaeological remains, but the as yet unknown character and extent, the applicant will need to provide the results of a trial trench evaluation which will aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which could be impacted by the proposed development as noted above.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 194 and 205 and the South East Lincolnshire Local Plan (Policy 29).