

Online Comment

Application H08-0312-26
Location Land West of Spalding Road Gosberton Spalding PE11 4NP
Proposal Erection of 4 No Self-Build Dwellings & Garages

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Date Submitted 24-04-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not submitted a Statement of Heritage Significance in accordance with the NPPF (paragraph 207).

The site lies within an area of archaeological potential, as confirmed by the Historic Environment Record (HER). It is located on the outskirts of Gosberton, on the main thoroughfare, and historic mapping indicates development within the site during the later 19th century.

The HER records Roman activity nearby, including Romano-British pottery and Roman finds (MLI20089; MLI20092), together with medieval and later activity associated with the settlement of Gosberton (MLI20079). To the south lies the moated site at Halstead (MLI23206), and the wider area includes medieval pottery (MLI22449), Manor House Moat (MLI23019), post-medieval remains (MLI88517; MLI97983), undated ditches (MLI126968), and ridge and furrow earthworks (MLI127901).

The proposed development comprises: "Erection of 4 No Self-Build Dwellings & Garages"

The implementation of the proposal, will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a full standard archaeological evaluation of the site. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the high archaeological potential, but as yet unknown character and extent, I recommend this application to be accompanied by the results of a HIA (Heritage Impact Assessment) informed by a Desk Based Assessment, Geophysics Survey and full standard archaeological trial trench evaluation in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted. The evaluation will aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which will be impacted by the proposed development as noted above. It should also be noted that preferred mitigation strategies will include preservation in situ (avoidance of sensitive areas) where possible and open area excavation where not. It is important that this application to fully considered the implications of this in its project feasibility assessment and that the results have been considered in designing the layout. The ability and flexibility for this is only as good as the knowledge of extent, character and significance of the archaeological resource on the site. We cannot plan mitigation appropriately against unevidenced conclusions.

With respect to the heritage impact assessment, 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.