Online Comment

Application	H08-0742-26
Location	ORCHARD HOUSE FARM CHOPDIKE DROVE GOSBERTON CLOUGH PE11 4JP
Proposal	Proposed Cow Shed

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	07-09-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not submitted an assessment of the archaeological potential and significance of the site, as required by Policy HE5 of the NPPF.
The proposed development is situated within an area of very high archaeological potential as recorded in the HER (Historic Environment Record). To the south of the site are records of Early Saxon pottery (MLI20126) and undated cropmarks (MLI20132). To the east lies the Early to Middle Saxon settlement at Chopdike Drove, Gosberton (MLI20123/DLI13473), where archaeological investigations identified several phases of occupation, including possible industrial activity, a Middle Anglo-Saxon timber-built structure, circular or curving ditches and associated environmental remains. Cropmark evidence is also recorded in this area. The concentration of Early to Middle Saxon settlement and activity in the immediate surroundings indicates a high potential for associated buried archaeological remains to survive within the proposed development site. Lidar image confirms that the site is located on a large roddon, the raised and relatively dry ground formed by the silting of former tidal creeks, which may have provided stable, elevated locations attractive for settlement and other activity within the otherwise low-lying fenland landscape.
The proposed development comprises 'Proposed Cow Shed.'. The proposed development groundworks and any temporary works associated with the development (including potential temporary works, landscaping, drainage/services connections and BNG planting) will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.
As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction in accordance with Policies HE10 and HE11 of the NPPF. There is archaeological potential, and we do not possess evidence that previous limited agricultural/ development activity truncated possible present heritage assets.
We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.
This will initially comprise but may not be limited to a continuous archaeological monitoring (watching brief) of the site.
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. This is in accordance with Policies HE5, HE10 and HE11 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan.
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.
It is recommended that the Written Schemes of Investigation (mitigation strategy) are agreed by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority for approval. Ten days' notice is required before commencement of any archaeological works.