

Online Comment

Application H08-1256-21
Location Land off York Gardens Gosberton Spalding PE11 4HT
Proposal Proposed residential development of 96, 2, 3 and 4 bedroom dwellings with public open space, pedestrian link to Low Gate Medical Centre and access from York Gardens.

Name Ian Marshman - Historic Environment Officer
Address Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted 11-01-22
For/Against Comments

The developer has submitted an Archaeological Desk-Based Assessment which concludes that "there is moderate potential for Early Medieval/Medieval settlement remains, especially within the south-western corner of the site. The potential for significant remains, of all other periods is assessed as low/negligible. Any such remains would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas."

It also notes that "The constructional techniques employed in modern development are such that any buried archaeological remains now present on the study site will not survive the development process."

However, insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. I recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should initially consist of geophysical survey and this should help inform a trial trenching strategy.

The Assessment suggests that a geophysical survey be carried out to provide further information, however we would recommend that trial trench excavation is required, as geophysics does not always provide conclusive results in fenland geological conditions. Geophysics is not usually used isolation as an evaluation strategy, and it would be preferable to proceed direct to trial trenching which would be more likely to produce conclusive information on the survival and significance of any buried archaeological remains that could be impacted by the proposed development.

"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." - National Planning Policy Framework Section 16, paragraph 194.