Online Comment

Application	H09-0331-17
Location	Manor Farm, Fen Road (Land south of Hall Gate) Holbeach PE12 8QA
Proposal	Access, appearance, landscaping, layout and scale for highways infrastructure (new link road, roundabout, junctions and modifications to Hall Gate and Fen Road (Phase 1A)), and two phases of residential development totalling 330 dwellings (Phases 1B & 2). Development Brief and Masterplan for phased development of remainder of site (Outline permission H09-0521-14)

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Date Submitted	24-04-17
For/Against	Comments

We would like to re-iterate the comments we made at the outline stage - see below
Dear Richard,

Residential development of up to 900 dwellings, with access off Hall Gate and Fen Road, including public open space, drainage infrastructure, landscaping, including demolition of two dwellings and agricultural buildings (but not listed Manor Farm and adjacent outbuildings).

A series of archaeological works have taken place prior to determination, including field-walking and geophysics. The results of these surveys then informed a trial trenching strategy.

The results of the trenching identified that despite the potential that there was probably not a significant presence on this site during the Prehistoric and Roman periods. It does show that there is important Late Saxon and early medieval archaeology on this site. The evaluation shows that there is a salt-making industry here as well as animal husbandry and corn processing. There is also a lot of domestic material which could suggest that there were people living here perhaps suggesting that there was Late Saxon settlement here meaning that Holbeach could be poly-focal during this period.

This late Saxon/ early medieval settlement is important because it is outside of the core of Holbeach and because of the dearth of structural evidence of a domestic settlement (very few pits and just one posthole) although there are large quantities of pottery and other domestic finds. This leads to a number of questions about how people lived on this site and exactly where they lived, for example did they only live here for part of the year? There has also been enough evidence to show that there was saltmaking on this site but the saltern was not identified.

Although there were archaeological finds across the entire site the late Saxon / early medieval settlement was focused in the northeast corner of the site. Further investigation of these potential significant remains could give us a greater depth of knowledge of the Late Saxon period in Holbeach which is currently not well understood.

I recommend that should planning permission be granted for this site that it should be subject to set piece archaeological excavation. This excavation should be subject to the relevant planning condition and that it should be completed in advance of any work beginning on this part of the site. This set piece excavation will be limited to a part of Area D (the exact area will be outlined in the archaeological brief) and no further work is required on any other part of the site.

Recommendation: Prior to any groundwork the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. This should be secured by an appropriate condition (South Holland District Councils Standard Conditions AR01, 02 and 03.) to enable heritage assets within the site to be recorded prior to their destruction. This should consist of set piece archaeological excavation
"[Local planning authorities] require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible." Policy 141. National Planning Policy Framework (2012).