

Online Comment

Application H09-0721-25
Location Land South of Wignals Gate Holbeach Spalding
Proposal Development of 57 Affordable Dwellings with associated access, open space and drainage.

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Date Submitted 29-08-25
For/Against Comments

Thank you for consulting us on this application.

The proposed site lies within an area of both prehistoric and medieval archaeological potential. Excavations at Land at Hall Gate, Holbeach, revealed significant early medieval remains located beyond the established limits of the known medieval settlement. The Historic Environment Record also confirms the presence of further monuments to the north-east of the proposal site, including MLI125836: Prehistoric Pits and Enclosure, Land off Northons Lane, Holbeach. In addition, analysis of satellite imagery from 2007 has identified cropmarks within the proposal area which may indicate a variety of archaeological features. An adjacent application for a similar proposal (H09-0326-17) included a Heritage Impact Assessment; however, this document did not take into account the satellite imagery, and the cropmarks noted above were not identified.

The proposed development comprises 'Development of 57 Affordable Dwellings with associated access, open space and drainage'. The proposed development groundworks and any temporary works associated with the development (including landscaping, drainage connections and BNG planting) 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 that the applicant provides the results of an 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 archaeological potential, but the unknown character and extent of remains, I recommend that this application be supported by archaeological evaluation (geophysical and geoarchaeological assessment). The results should establish the site's potential, clarify the origin of the cropmarks and the need for further evaluation (trenching), and inform planning advice and any required mitigation strategy should consent be granted.

If, however, the local planning authority is mindful to grant consent prior to archaeological fieldwork being undertaken, I recommend that the archaeological evaluation and any further archaeological mitigation measures are conducted as part of a phased programme of investigation and mitigation secured by AR01, AR02 and AR03 attached to any consent granted in respect of this proposal.

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 207 and 218. With respect to the archaeological evaluation, 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.