

Online Comment

Application H09-0784-21
Location Land Off Fen Road Holbeach Spalding
Proposal Erection of 38 dwellings with associated roads and sewers

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

Date Submitted 12-08-21
For/Against Comments

The proposed development is situated in an area where archaeological remains have previously been identified, which is discussed in more detail in the Heritage Statement provided by the developer. Previous archaeological work has revealed, Roman, Saxon and medieval remains close to this site and it is possible that similar remains may exist here which could be destroyed during development. Recent excavations required in order to mitigate the impact of residential development to the north of the site has revealed evidence for early medieval activity including human remains, although the finds have yet to be fully analysed and reported on.

Approximately a third of the site has (to the north of the drain) has already been evaluated, revealing a medieval ditch and some undated features. However, the majority of the site has not been assessed and its archaeological potential therefore remains unknown.

This means that at present there is insufficient information available with which to make a reasoned decision on the archaeological impacts of the proposed development. Therefore it is recommended that the developer is required to provide more site specific information in the form of an archaeological evaluation to be considered alongside this application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on the archaeological impacts of this planning application. It should consist of trial trench evaluation focused only on the part of the site to the south of the modern drain.

As concluded in the Heritage Statement, previous work in this area has shown that geophysical survey is not an effective technique for characterising below ground archaeology in this area. Therefore it is recommended that the evaluation takes the form of trial excavation.

"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.

Please ask the developer to contact this office for more information.