Online Comment

Application	H09-0813-24
Location	Land South of Tudor Lodge Fen Road Holbeach PE12 8QD
Proposal	Residential Development

Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	21-10-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development is situated in an area where archaeological remains have previously been identified during evaluation in advance of several new residential developments south of Holbeach between Hall Gate and Fen Road. 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 roman and medieval activity. (ELI13941, ELI14317). It is therefore likely that similar remains could be within the area of the proposed development, which would be destroyed during groundworks.
It is noted that the applicant has not yet provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 200).
The proposed residential development groundworks and any temporary works associated with the development 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 - NPPF (paragraph 211).
I recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of archaeological investigation and mitigation work.
This will initially comprise but may not be limited to a desk-based assessment, non-intrusive survey and trial trench evaluation of the site which should aim to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development as noted above and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation.
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 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).
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 the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.