

Online Comment

Application H09-1079-24
Location Hooks of Holbeach Land adj & including 45 Fleet Street Holbeach PE12 7AG
Proposal Proposed residential development - 9 dwellings

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Date Submitted 27-01-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The proposed site is located in an area of high archaeological potential. The HER (Historic Environment Record) includes information about known Heritage Assets within the proposed site: Monument record MLI20227 - Medieval settlement of Holbeach and Monument record MLI20557 post Medieval settlement of Holbeach. To the northeast of the site, a survey detected 'A number of anomalies representing possible archaeological features including cut features and pits were observed.': ELI7594 - Geophysical survey on land off Battlefield Lane. To the west, archaeological interventions exposed archaeological remains: ELI2572/ELI4267 - St. John's Street. To the southwest of the proposed an intervention exposed archaeological remains ELI9030 - Watching Brief on Land to the Rear of 42 Fleet Street.

The proposed development comprises 'Proposed residential development - 9 dwellings'. 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.

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 218).

There is archaeological potential, and we do not possess evidence that previous limited construction activity entirely disturbed/truncated possible present heritage assets.

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 post demolition phased approach of archaeological investigation and mitigation work.

This will initially comprise but may not be limited to a 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 207 and 218 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.