

Online Comment

Application H11-0095-25
Location Land off Cowper's Gate South Long Sutton Spalding PE12 9AY
Proposal Proposed Internal Access Road, HGV Trailer Parking Area, Surface Water Lagoon, Security Fencing and Landscaping

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Date Submitted 17-02-25
For/Against Comments

Paragraph 5.4 of the Design and Access Statement points to the fact that the location of the surface water lagoon has been changed from that proposed in application H11-1084-23 in order to avoid known archaeological remains. Archaeological evaluation in the form of geophysical survey and archaeological trial trenching was carried out in support of application H11-1084-23 and identified remains of medieval occupation in the western part of the site. It is probable that this extends north, towards the area of the proposed HGV trailer parking. While this area did have buildings associated with White House Farm constructed there, these did not cover the whole area and many of these dated to at least the 19th century when less intrusive foundations and construction processes were present. Therefore, there may have been limited impact on any potential below-ground archaeological remains.

The construction of the proposed HGV trailer parking and associated drainage, as well as any construction-related activities could have an impact on below-ground archaeological remains within and without the red-line boundary. The proposed earth bund could also have an impact on known below-ground archaeological remains due to physical compaction, changes to soil chemistry and hydrological changes.

Recommendation:

Currently there is insufficient specific information on the archaeological potential for the northwestern area of the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend that the applicant be required to provide the results of a trial trench evaluation which should aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which could be impacted by the proposed development as noted above. This information should be provided with the application (prior to determination) so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) 2024 (paragraphs 207 & 218).