Online Comment

Application	H11-1084-23
Location	Cowpers Gate (South) Station Road Long Sutton PE12 9AY
Proposal	Proposed extensions to existing agricultural buildings

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Name	Gregor Robertson Morris
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	22-01-24
For/Against	Comments

The Heritage Impact Assessment included with the Planning, Design and Access Statement has only considered the potential impact on the nearby Grade II listed Sheaf Cottage.

Other types of non-designated and designated heritage assets exist, and the Lincolnshire Historic Environment Record should have been consulted to inform this, as per paragraph 200 of the National Planning Policy Framework (NPPF).
There is a record for undated building remains and a skeleton having been found during the Second World War in the area outlined in blue in the application. There could be further archaeological remains including human remains in the area pointed out above and areas adjacent to it, this includes the proposed development area.
The proposal includes extensions to agricultural buildings, new concrete surfaces, changes in drainage and the construction of a surface water attenuation pond. Groundworks associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss.
Recommendation:
Currently there is insufficient site-specific archaeological information on the site and given the scale of the development, I would recommend that further evaluation is necessary to inform an appropriate planning recommendation and if necessary, a fit for purpose mitigation strategy for this site.
I recommend that the applicant carry out a pre-determination trial trench evaluation. This will aim to identify the presence/absence, significance, character, depth and date of any archaeology present within the site and provide clear evidence for an appropriate mitigation strategy if necessary and if consent is subsequently granted.
Trenching results are essential for effective project risk management if permission is granted. Failing to adequately evaluate a site of this nature at an early stage could lead to unnecessary destruction of heritage assets, potential programme delays and excessive cost increases that could otherwise be avoided.
I believe that this is necessary to allow an informed planning recommendation and should be undertaken to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 200 and 211.