

Online Comment

Application H12-0310-24
Location UNIVERSITY ACADEMY LONG SUTTON 84 LITTLE LONDON LONG SUTTON PE12 9LF
Proposal Demolition of existing school buildings and redevelopment to provide a new three storey building for educational purposes (Use Class F1), revised internal vehicular and pedestrian circulation routes (including creation of revised vehicular drop off / pick up areas for buses and cars), sports and informal recreational spaces, landscaping, drainage, parking areas (including temporary parking provision during the construction phase) and all associated works

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted 01-05-24
For/Against Comments

Thank you for consulting us on this application.

There is little known archaeology within the vicinity of the proposed development area.

However, roddon crests in the wider Fen landscape are known to contain areas of archaeological remains, due to these hard, sand and clay filled channels representing areas of 'high' or more solid ground within the wider fen landscape. The site lies in an area of archaeological potential due to its proximity to roddon crests located to the east. This has been confirmed by assessment of aerial pictures.

The site is partially developed. The proposed development will comprise: demolition of existing school buildings and redevelopment to provide a new three storey building for educational purposes (Use Class F1), revised internal vehicular and pedestrian circulation routes (including creation of revised vehicular drop off / pick up areas for buses and cars), sports and informal recreational spaces, landscaping, drainage, parking areas (including temporary parking provision during the construction phase) and all associated works. Construction activity, considering its scale, will have a significant impact on any surviving archaeological remains present.

The main school building (block EFAA) holds historic, social, and architectonic interest. This is mentioned in the MM Preliminary Archaeology and Heritage Survey December 2022, document reference: 100110481-MMD-XX-YY-RP-HE-0001.

Further evaluation of the site is recommended to establish the site-specific conditions and assess the above potential for archaeological remains. The evaluation will inform the need for further mitigation work.

Recommendation:

If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary.

This will initially comprise, but may not be limited to, a level 3 historic building recording of the main school building block EFAA, in accordance with Historic England's document 'Understanding Historic Buildings: A Guide to Good Recording Practice', 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 200 and 211.

Finally, due to its significance, the main school building block EFAA should be included in the HER local list as a non-designated heritage asset. I also recommend consulting the Conservation officer and the 20th Century society about this proposal.

With respect to the attached archaeological conditions, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 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 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.