

Online Comment

Application H13-0261-25
Location Land off Fen Gate Moulton Chapel Spalding PE12 0QA
Proposal Erection of Detached Two Storey Dwelling, Annexe & Garage

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For/Against Comments

The historic environment record (HER) confirms that the site is in close proximity to several heritage assets: MLI84091, MLI20370, MLI20372 and. Also, evidence from previous archaeological interventions indicates existing heritage assets: ELI14140 - Land at Fen Gate: 'Three trial trenches were excavated on land at Fen Gate, Moulton Chapel, to inform the proposed construction of four new dwellings. A post-Medieval pit, ditch and large pond feature were noted.' [-] ELI10614 - Watching brief at the Jolly Farmer Public House, 28 Roman Road: 'A watching brief was carried out during groundworks associated with an extension to the pub. Several undated features were identified as well as a ditch shown on post medieval maps and modern features.'

The site lies in an area of archaeological potential due to a large roddon crests present on site. This has been confirmed by the Lidar and terrain model assessment. 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 proposed development comprises: 'Erection of Detached Two Storey Dwelling, Annexe & Garage'. The proposed 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 218). We 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 an archaeological 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.