Online Comment

Application	H13-0768-26
Location	Rear of 18 High Street Moulton Spalding PE12 6QB
Proposal	Proposed Self-Build, Two Storey Dwellinghouse

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	15-09-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided a detailed and comprehensive assessment of the archaeological and heritage potential of the site, in accordance with Policy HE5 of the National Planning Policy Framework (2026).
The submitted desk-based heritage impact assessment study confirms that the site lies within an area of high medieval and post-medieval archaeological potential and acknowledges the potential impact of the development on any preserved below-ground archaeological remains.
The proposed development comprises 'Proposed Self-Build, Two Storey Dwellinghouse."
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 impact upon buried archaeological remains, which should be appropriately investigated and recorded prior to their destruction, in accordance with Policy HE10 of the National Planning Policy Framework (2026). There is archaeological potential, and we do not possess evidence that previous limited development activity 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 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, AR02, AR03 and AR05, and is in accordance with Policy HE10 of the National Planning Policy Framework (2026) 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.
Finally, considering the proposal is within the local Conservation Area and within the historic core of the settlement of Moulton, the SHDC Conservation officer must be consulted before a decision is made.