Online Comment

Application	H14-0041-19
Location	Former: Glen Farrow Premises Land off Spalding Road Pinchbeck PE11 3UE
Proposal	Demolition of vacant industrial buildings and erection of up to 5 detached houses - approved under H14-1187-17 - Modification of Conditions 2 and 5 to allow amendments to previously approved plans and remove reference to 5 dwellings and remove Condition 10 relating to Archaeological Investigation

---

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX
Date Submitted	05-02-19
For/Against	Comments

This office is deeply concerned that to see that the developer's agent has written to inform the local planning authority that they have carried out work that they believe would have destroyed any archaeology on this site, in breach of condition 10 of H14-0041-19.

This office cannot under any circumstances recommend that a section 73 modification be granted to remove the requirement for archaeological recording following unauthorised destruction of the archaeology that a developer was aware of, and had a condition to ensure was suitably recorded.

We therefore refer this matter to South Holland District Council's enforcement team to investigate as a breach of planning control.

This office does not appear to have been consulted on H14-0666-16 to the north, mentioned in the developer's letter, had we been consulted we would have made the same recommendation for a scheme of archaeological works. This was noted in our email to the developer's agent Lewis Smith of RDC Landplan dated 17/05/18, and has no bearing on the requirements to record the archaeology on this site where we were properly consulted. We also clearly explained to the agent the archaeological potential of the site and why the recording was necessary.

It is deeply concerning that the developer then saw fit to carry out groundworks on the site without agreeing a written scheme of investigation, as is required by Condition 10 of H14-1187-17. Since our initial consultation, further archaeological evaluations close to the site associated with the Spalding Western Relief Road have further demonstrated the potential here for complex and significant Roman and Saxon archaeology, which may extend into the proposed development site.

It will now be necessary for additional archaeological assessment to be carried out before a reserved matters application can be considered in order to demonstrate what remains may have been destroyed during the removal of the previous foundations without archaeological supervision (as required by condition 10) and what remains may still survives. We therefore recommend that the archaeological conditions be retained, to ensure that this or any future developer must still be required to assess what archaeological remains survive, and that they are recorded prior to impact from the proposed development. This is in accordance with NPPF section 16, paragraphs 189 & 199.