

Online Comment

Application	H14-0117-22
Location	Land East of Surfleet Road Pinchbeck Spalding
Proposal	Development of 37 Affordable Dwellings & 4 Self-Build Plots

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Date Submitted	25-02-22
For/Against	Comments

The proposed development is located in an area of archaeological potential. Lidar (aerial laser scanning) data shows that the site is a gently sloping site on the edge of former fenland. Historic mapping shows that the southern part of the site was until relatively recently an area of wetter marshy ground, even after the area around it had been drained. The developer's initial ground investigation work within the flood assessment shows that this lower southern part of the site has been subject to historic infilling to create made ground. The northern part of the site however may represent part of a roddon (higher ground formed from by a silted historic watercourse) as the developer's ground investigation revealed a clay and silt deposit beneath the topsoil here on top of natural silts. Such roddons were favoured for human settlement and activity as they remained dry when the surrounding fenland was inundated in winter and times of flood.

Therefore the northwestern part of the site has a high potential for archaeological remains of Roman to early medieval date. Pinchbeck is known to have been a polyfocal early medieval settlement with scattered areas of settlement across a wide area rather than a traditional nucleated village. Nearby previous archaeological evaluations ahead of development off Bacons Lane has revealed previously unknown remains of early medieval and medieval date including evidence for blacksmithing. There is potential for similar but as yet unrecorded remains to survive here.

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is recommended that further information is required from the applicant in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should initially consist of trial trench excavation.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." National Planning Policy Framework, section 16, paragraph 194.

Please ask the developer to contact this office for more information.