Online Comment

Application	H14-0138-26
Location	The Bell Inn 33 Church Street Pinchbeck PE11 3UB
Proposal	Details of construction management, existing and proposed site levels, proposed floor levels, hard surfaced areas, garden/amenity areas and archaeological trial trench evaluation (Conditions 6, 7, and 9 of H14-1017-25)

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Date Submitted	04-03-26
For/Against	Comments

Thank you for consulting us on this matter.
Given the presence of post-medieval archaeology on site, this development will require further archaeological work, specifically an archaeological monitoring (watching brief) during groundworks. A new Written Scheme of Investigation (WSI) will be required to secure and implement this next stage.
This is established in the approved evaluation WSI pp2: "The WSI applies solely to the archaeological evaluation and does not cover any mitigation works. If mitigation is required, a separate WSI will need to be prepared, agreed in principle upon with the LCC Historic Environment Officer, and formally submitted to the planning portal as 'background paper' before any mitigation work begins. Please note that the LCC Historic Environment Officer will not recommend discharge of the archaeological condition on the basis of this document alone. It will need to be fit for purpose before it can be agreed by the LPA archaeological advisor and the relevant condition discharged. No works can commence unless the relevant planning condition has been discharged."
The submitted Archaeological Evaluation is not the adjusted version included changes recommended to the contractor dated 12/02/2026.
Consequently, this office is not in a position to recommend the discharge of 9 of H14-1017-25.