Online Comment

Application	H14-0688-25
Location	15 Starlode Drove West Pinchbeck Spalding PE11 3TD
Proposal	Proposed Annex to provide ancillary accommodation to host dwelling

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	30-07-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed site is located in an area of Roman and early medieval archaeological potential. The Historic Environment Record (HER) includes several known heritage assets in close proximity to the site, specifically to the southeast of MLI20219 (undated cropmarks), MLI20206 (Roman/Early Saxon settlement), and MLI20220 (undated cropmarks). Furthermore, satellite image analysis confirms the presence of additional cropmarks in the field adjacent to the proposed development location.
The proposed development comprises 'Proposed Annex to provide ancillary accommodation to host dwelling'. 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 phased programme of archaeological mitigation work including but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its 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.