Online Comment

Application	H14-0765-25
Location	Land off Northgate Pinchbeck Spalding
Proposal	Proposed single-storey, 3 bedroom Self-Build innovative dwelling

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Name	Ruben Lopez, Historic Environment Officer
Address	Lincolnshire County Council County Offices, Lancaster House LN1 1YL

Date Submitted	11-09-25
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 site is in an area of Roman and post-medieval archaeological potential. The historic environment record (HER) contains information about post-medieval heritage assets to the southeast of the proposal: MLI22430, Moat, Money Bridge Manor; MLI23054, Money Bridge Manor House, park, and post-medieval finds, Pinchbeck. In addition, a satellite image from 1999 shows cropmarks to the north of the proposal (52 49- 26- N, 000 12- 10- W) with a different alignment to the post-drainage landscape, which might indicate a Roman origin consistent with other cropmarks in the wider landscape context. Finally, terrain models show how the area is in a roddon crest, which are often utilised within the fen landscape as stable dryer ground following their formation in the late Holocene period.
The proposed development comprises 'Proposed single-storey, 3 bedroom Self-Build innovative dwelling.". The proposed development groundworks and any temporary works associated with the development (including landscaping, PV panels, 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 have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218). There is archaeological potential, and we do not possess evidence that previous limited agricultural 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, 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.