

Online Comment

Application H14-0901-25
Location 67 Wardentree Lane Pinchbeck Spalding PE11 3UF
Proposal Erection of Warehouse

Name Ruben Lopez Catalan
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LN1 1YL

Date Submitted 10-10-25
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 lies within an area of high archaeological potential, with evidence spanning the Iron Age, medieval and post-medieval periods. The Historic Environment Record (HER) lists several nearby assets, including medieval pottery north of Wardentree Lane (MLI82708), undated cropmarks north of the railway line (MLI23584), medieval ditches and pottery on land off Wardentree Lane (MLI116338), and Iron Age ditches also recorded on Wardentree Lane (MLI116337). Furthermore, archaeological investigations to the west and north of the proposal site; at Land off Wardentree Lane (ELI12733) and Land to the North of Wardentree Lane (ELI3113); confirmed the presence of Iron Age, medieval and post-medieval remains. The proposed development comprises 'Erection of Warehouse.'. The proposed development groundworks and any temporary works associated with the development (including landscaping, 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, 03 and 05 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.