Online Comment

Application	H14-1218-21
Location	Land at Yews Farm Spalding Road Pinchbeck PE11 3PB
Proposal	Hybrid planning application seeking full planning permission for 100 new homes, landscaping and infrastructure and outline planning permission (all matters reserved except access) for up to 300 new homes, landscaping and infrastructure.

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Date Submitted	14-12-21
For/Against	Comments

Previous evaluation on the route of the proposed Spalding Western Relief Road, and for the proposed residential development has revealed that the eastern part of the site contains remains of Roman settlement and activity. Evaluation across the rest of the extensive area to the west away from Spalding Road has however revealed little of archaeological interest. The majority of the proposed development would therefore have no archaeological impact.

The archaeological remains within the zone of potential impact from the relief road, including its construction compounds and haul roads, has already been subject to a programme of archaeological excavation, which were required as a condition of the county matters planning permission (PL/0038/19) for the relief road. This was to ensure that any remains impacted by the scheme are properly recorded prior to their destruction. Some archaeological remains however still exist and are as yet unrecorded to the west of the relief road junction within the area of the proposed development.

Therefore, we would recommend that the developer be required to commission a scheme of archaeological works to ensure that a similar programme of recording takes place before any impact from the proposed development. This would include only the area where archaeological remains have been identified during previous evaluations, where it is situated outside of the area already excavated as part of the relief road works. This should be secured using South Holland District Council's standard conditions AR1, AR2 and AR3.

Initially, I envisage that this would involve a programme of archaeological topsoil strip, map, and record on the part of the site adjacent to the eastern boundary adjacent to the relief road excavations. This is in accordance with the requirements of the National Planning Policy Framework section 16, paragraph 205:

"They [The local planning authority] should .... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible."

If necessary, this office can produce a brief for this work, which would set out details of the archaeological work that is required.