

Online Comment

Application H15-0014-22
Location Land adj. to Crossroads Nurseries Main Road Quadring PE11 4PJ
Proposal Erection of 61 dwellings & associated works

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Date Submitted 25-03-22
For/Against Comments

An archaeological evaluation was carried out on this site prior to determination and the final report on this has been submitted as part of this application. The most significant archaeological remains revealed were features associated with an Iron Age or Roman roundhouse in Trench 5 close to the northern boundary of the site. In addition a medieval pond, and several early medieval ditches possibly associated with early land drainage were revealed in Trenches 3, 4 and 8.

In order to preserve the most significant remains 'in situ' and avoid impacts from development or the need to excavate them, it was agreed with the developer that the areas around Trench 5 and Trench 4 should be located within the proposed public open space. This is in accordance with Section 16 of the NPPF and Policy 29 of the South East Lincolnshire Local Plan which seeks to avoid and minimise potential impacts on heritage assets.

However, it is recommended that groundworks in the areas of Trenches 3 and 8, where locally important but less significant remains were revealed, be subject to a programme of archaeological monitoring, with the ability to stop and fully record archaeological features. This should be carried out in accordance with a scheme of archaeological works, submitted to and approved in writing by the local planning authority, prior to development. This should be secured using South Holland District Council's standard conditions, AR1, AR2 and AR3.

"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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted." - NPPF, 205.

It is also recommended that a separate condition be added to the grant of any permission to require the fencing of the area of the proposed public open space during construction in order to ensure that the remains intended to be protected can be successfully 'preserved in situ' throughout the construction process. The fencing should include signage identifying it as an area of archaeological importance, and that it must not to be used for excavation, dumping of spoil, or storage of plant etc. with any variation approved in writing by the local planning authority.