Online Comment

Application	H16-0082-20
Location	Locksmill Farm Cowbit Road Spalding PE11 2RJ
Proposal	Development of 42 Affordable Dwellings

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Date Submitted	09-03-20
For/Against	Comments

This office has commented on previous proposals for this site and we would like to reiterate our earlier advice. In this instance it has been previously agreed that evaluation may take place post-determination.

This development lies within a few meters of an area of cropmarks which have been interpreted as possible prehistoric / Roman settlement. There is a potential that this settlement could extend into the development site and could be an important archaeological site. Unfortunately we do not have enough evidence at this moment to be able to assess this potential.

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. I recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered in advance of the reserved matters application being submitted for approval. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned recommendation on this planning application. This evaluation should initially consist trial trenching which then may further inform a mitigation strategy.

'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. National Planning Policy Framework Section 16, paragraph 199.

It is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

'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' National Planning Policy Framework section 16, paragraph 189.

The evidence recorded during the fieldwork is required to be incorporated into a written report supported by specialist reports as deemed appropriate by the Historic Environment Officer. The submission of the complete archive is required to a repository approved by Lincolnshire County Council.