Online Comment

Application	H16-0364-26
Location	Land North of the B1173 Barrier Bank and West of the A16 Spalding (Lincs Gateway) Spalding
Proposal	Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated Infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered.

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Date Submitted	14-05-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has submitted only a partial assessment of the proposal, which does not provide sufficient information to fully satisfy the requirements of paragraph 207.
The proposal is in an area of archaeological potential. Evidence in the surrounding area includes possible prehistoric/Iron Age cropmarks, Romano-British activity and pottery, medieval fenland drainage and salt-making, and post-medieval clay extraction and landscape management associated with Barrier Bank. Any groundworks therefore have potential to encounter archaeological remains relating to these periods.
The submitted evaluation covers circa 0.4% of the development area which is an insufficient coverage as per industry standards and regional guidance.
The proposed development comprises: 'Erection of buildings to comprise up to 70,000 square metres (Gross Internal Area) of Class B8 (storage or distribution) floorspace to include ancillary Class E(g) (office) floorspace and provision of associated Infrastructure including utilising existing vehicular access from B1173. Outline with means of access to be considered.'.
The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.
We 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 pre-construction phased approach of archaeological investigation and mitigation work.
This will initially comprise but may not be limited to a geoarchaeological assessment and 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.