Online Comment

Application	H16-0689-24
Location	Water Lane Nursery Low Road Spalding PE12 6EF
Proposal	Demolition of existing agricultural barns and greenhouse and erection of residential development

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Date Submitted	19-09-24
For/Against	Comments

Thank you for consulting us on this application.
The site lies within an area of Roman archaeological potential. The Lincolnshire HER records a significant monument and event near the specific proposed site: Monument MLI22366 and Site Event/Activity record ELI131 - Excavation of Roman sites. Three Romano-British domestic sites exposed in cutting the River Welland Deviation.
The barns are part of a partially extant 19th century farmstead: Monument record MLI122764. In addition, it is included in the 'Building the Evidence Base for Historic Farmsteads in Lincolnshire'. This project mapped Lincolnshire's historic farmsteads (defined as those that pre-date the 2nd edition Ordnance Survey mapping of the early 1900s). The barns structural condition surveys which accompany the application rightly identifies that "The exact date of construction is unknown."
It is noted that the applicant has not yet provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 200).
The proposed development comprises "Demolition of existing agricultural barns and greenhouse and erection of residential development". 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.
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 211).
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 HBR of the barns. Also, a geophysical survey to support 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 and 03 and is in accordance with National Planning Policy Framework paragraphs 200 and 211 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.