

Online Comment

Application H16-0976-25
Location Rear of The Beeches Horseshoe Road Spalding PE11 3JA
Proposal Erection of 4 detached dwellings - outline approval H16-0615-22

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Date Submitted 24-10-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).

The site lies within an area of high archaeological potential, with evidence ranging from the Early Iron Age to the post-medieval period. Nearby HER records include Iron Age to Roman enclosures and salt-working sites (MLI23204, MLI20553), and Romano-British field systems and settlements at Spalding Common, East Road, and Pode Hole (MLI22345, MLI23614, MLI22386). Additional assets include the projected Baston Outgang Roman road (MLI22343), a farmstead at Saddlers Mead (MLI81540), and Saxon and medieval remains at Spalding Common and Monk's House (MLI82036, MLI22356). The proposed development comprises 'Erection of 4 detached dwellings - outline approval H16-0615-22.'. The proposed development groundworks and any temporary works associated with the development (including landscaping, drainage connections and BNG planting) will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present. Two previous applications on the adjacent site (1,672 sqm, compared with the current 3,260 sqm) were granted planning consent and conditioned with a scheme of archaeological works (H16-0064-16 and H16-1089-19). A recent programme of archaeological trial trench evaluation was undertaken on land to the south of Horseshoe Road, Spalding, Lincolnshire, as part of a proposed residential development. The work was commissioned to provide information on the archaeological potential of the site as part of the pre-planning stage of the project.

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 218). There is archaeological potential, and we do not possess evidence that previous limited agricultural activity truncated possible present heritage assets.

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 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.