

Online Comment

Application H17-0983-24
Location Adj 80 Seas End Road Surfleet Spalding PE11 4DQ
Proposal Residential Development - Single Dwelling - 0.037Ha and change of use of part Agricultural field to Site for Biodiversity Measures. 0.038Ha.

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LN1 1YL

Date Submitted 13-12-24
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 200).

This site lies in an area of known medieval salterns that had been identified in the late 1990's. Evaluations done prior to the construction of the golf course revealed substantial deposits relating to sailmaking, including probable filtration beds, brine collections vats and evidence of brine washing.

An archaeological evaluation in Land between 61-71 Seas End Road Surfleet Spalding PE11 4DQ reveal evidence for medieval activity, which was previously unknown. Finds of late medieval and post-medieval bricks, tile, animal bone and shell as well as pottery spanning these periods could indicate the presence nearby of settlement including early brick buildings.

The proposed development comprises 'Residential Development - Single Dwelling - 0.037Ha and change of use of part Agricultural field to Site for Biodiversity Measures. 0.038Ha'. 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 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.