Online Comment

Application	H19-0031-25
Location	Adj. Rose Cottage South Eau Bank Throckenholt PE12 0QW
Proposal	Residential Development - Erection of House

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Date Submitted	05-02-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the historic environment potential of the site, as outlined in the NPPF (paragraph 207).
This site is in an area of The Fens that was widely settled during the later prehistoric and Roman periods. The proposed development is located in an area of Roman archaeological potential. Extensive cropmarks and nearby pottery finds indicate the presence of prehistoric or Roman activity both north and south of the South Eau Bank and it is likely that previously unrecorded archaeology of a similar nature could exist on this site at the foot of the bank.
The Historic Environment Record (HER) confirms that the site is adjacent to several heritage assets: MLI22300 - Romano British Settlement, Cole's Bridge: 'Probable Roman settlement group extending both sides of New South Eau. A compact group of tiny ditched enclosures between two double-ditched droves seen as crop and soil marks [-]'. MLI22299 - undated cropmarks. MLI20515 - Undated Cropmarks, South of Hollard's Farm: A widespread group of linear features, some of which are double-ditched, is visible on APs. Some of these are partly obscured, and some may be Roman drove roads. MLI22301 - Romano-British Settlement, Throckenholt: 'An area of probable Roman settlement seen as cropmarks and soil marks under plough on aerial photographs. The features appear as a compact cluster of tiny, ditched enclosures bounded on the south-west by straight ditch, itself part of a drove way. Fairly straight double-ditched droves are on the north-east and north-west sides, giving the impression of a sub-rectangular enclosure[-]
The proposed development comprises: 'Residential Development - Erection of House'. 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 218).
This office has commented on the earlier outline planning application (H19-0415-19), and we would like to reiterate our previous advice.
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 phased programme of archaeological mitigation work including, but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its 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 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.