

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H19-0203-26 **Applicant:** Mr P Wiffen

Proposal: Details of Written Scheme of Archaeological Investigation (Condition 3 of H19-1174-25)

Location: Land North Of 291 Broadgate Road Sutton St Edmund Spalding

Terminal Date: 28th April 2026

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

29 The Historic Environment

National Guidance

National Planning Policy Framework December 2024

Section 16 - Conserving and enhancing the historic environment

Representations:

	Object	Support	No Obj.	Comments
NORTH LEVEL INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 3 of permission H19-1174-25, which granted full planning permission for the erection of a pair of semi-detached dwellings.

Site Description

The site comprises land between 291 and 293 Broadgate Road, within Sutton St Edmund. The site forms part of the linear development that characterises the footprint of the village. Previously, there was a rounded steel framed barn, used for storage on the site. This building has been demolished at some point since 2022 and the site now appears to feature mostly scrubland and a small area of

hardstanding.

293 Broadgate Road is located to the north of the site and comprises a detached dormer bungalow. 291 Broadgate Road is located to the south of the site and comprises a detached two storey dwelling. The nearest dwellings on the western side of Broadgate Road feature mock Tudor facades and brickwork.

The site is within defined settlement limits of Sutton St Edmund, as identified by the South East Lincolnshire Local Plan 2011-2036, and the accompanying policies map.

The site is within Flood Zone 3 as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H19-0796-82: (Full Application) Erection of agricultural building - approved 22 October 1982

H19-0174-87: (Full Application) Conversion of disused farm building for use as storage facilities & light industrial use - approved 28 April 1987

H19-0451-89: (Reserved Matters) Erection of house and garage - approved 15 May 1989

H19-0167-21: (Outline Application) Proposed outline planning permission for 1 dwelling - approved 20 April 2021

H19-0417-22: (Reserved Matters) Erection of detached dwelling & car port - outline approval H19-0167-21 - approved 13 June 2022

H19-1174-25: (Full Application) Proposed Pair of Semi Detached Houses - approved 22 January 2026

Consultation

Lincolnshire County Council - Historic Environment: The submitted archaeological WSI meets the required standards, and we can recommend discharge in full of Conditions 3 of H19-1174-25 (Details of written scheme of archaeological investigation). Once Condition 3 has been formally discharged, please provide a minimum of 14 calendar days (10 working days)' notice prior to the commencement of the archaeological works, in order to comply with Condition 5 of planning permission H19-1174-25.

Key Planning Considerations

Condition 3 set out the following:

"No development shall take place until a written scheme of archaeological investigation (WSI), for the archaeological evaluation phase, has been submitted to and approved in writing by the Local Planning Authority.

This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:

- 1. An assessment of significance and proposed strategy for evaluation*
- 2. A methodology and timetable of site investigation and recording*
- 3. Provision for site analysis*
- 4. Provision for publication and dissemination of analysis and records*
- 5. Provision for archive deposition*
- 6. Nomination of a competent person/organisation to undertake the work*
- 7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme of archaeological investigation (WSI).

Note: This WSI applies solely to the evaluation phase. If evaluation identifies the need for mitigation, a separate WSI covering mitigation works will be required under Condition 6.

Reason: To ensure and secure the appropriate preparation and archaeological evaluation, prior to development, in compliance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019 and Section 16 of the National Planning Policy Framework, December 2024."

Lincolnshire County Council's Historic Environment Team have been consulted on the proposals and consider that the submitted written scheme of investigation is suitable. As such, condition 3 can be discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

The details address the requirements of condition 3 of permission H19-1174-25.

Recommendation

Discharge condition 3.