Online Comment

Application	H19-0249-25
Location	Adjacent to The Firs Coronation Avenue Throckenholt PE12 0QT
Proposal	Erection of 4no. bungalows following removal of existing outbuildings on existing garden land

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Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted	04-04-25
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,. MLI22299 - undated cropmarks. MLI20515 - Undated Cropmarks and MLI22301 - Romano-British Settlement.
The proposed development comprises: 'Erection of 4no. bungalows following removal of existing outbuildings on existing garden land'. 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).
We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.
This will initially comprise but may not be limited to a geophysics survey, geoarchaeology assessment and full standard archaeological 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 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.