Online Comment

Application	H20-0138-19
Location	Off Chapel Gate Sutton St James Spalding PE12 0EE
Proposal	Residential development - erection of 4 dwellings

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Date Submitted	20-02-19
For/Against	Comments

This office has recently commented on similar proposals for this site (H20-1052-18). We would like to reiterate our previous comments, and ask that the same conditions (10, 11 & 12) be applied to this fresh application. We also acknowledge the written scheme of archaeological investigation submitted here as being a suitable specification of the scheme of works that we recommend are required (condition 10 of previous application).

The proposed development is located within the former extent of the medieval settlement of Sutton St James. The site is directly opposite the Grade II Listed St Ives Cross, which is also a Scheduled Monument and thought to indicate the centre of the former market, which was granted to lord of the manor by Henry III in 1252.

Whilst modern agricultural buildings on the site may have had some ground disturbance, such structures are usually relatively low impact. The groundworks for the proposed houses and associated services are also likely to disturb undeveloped areas so there is the possibility that surviving archaeological remains associated with the medieval market will be destroyed.

Therefore it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03.

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible." National Planning Policy Framework (revised July 2018), section 16, paragraph 199.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.