

Online Comment

Application H20-0463-25
Location Land between 96-100 Chapelgate Sutton St James Spalding PE12 0EE
Proposal Erection of Pair of Semi-Detached Dwellings

Name Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 09-06-25
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).

The Historic Environment Record (HER) confirms that this site lies within a fenland area extensively settled during the later prehistoric and Roman periods. Cropmarks indicate the presence of prehistoric or Roman settlements both to the north and south of the present village (MLI22317 - RB Settlement, Horsemoor Drove; MLI22316 - RB Settlement, Bird's Drove; MLI22318 - RB Settlement, Taylor's Drove). It is therefore likely that archaeology of a similar nature could survive within the site, although no site-specific evidence is currently available.

The HER also confirms that the site falls within the extent of MLI20501 - Sutton St James Settlement, which developed during the medieval period in a linear form along both sides of Church Gate, between the parish church (Chancel to Church of St James, NHLE 1064541) and the village cross.

The proposed development comprises: 'Erection of Pair of Semi-Detached Dwellings'. 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 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.