

Online Comment

Application H20-0513-25
Location Land North of 35 Jarvis Gate Sutton St James Spalding PE12 0EP
Proposal Erection of 3 Self-Build Detached Dwellings & Garages

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 24-06-25
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 Fens has large areas of buried Iron Age and Roman archaeology, and because little in the way of development has gone on here we are often faced with little or no direct evidence of potential remains. The site is located within an area of archaeological potential due to its proximity to roddon crests. This has been confirmed by assessment of a DTM (digital terrain model). Roddon crests in the wider Fen landscape are known to contain areas of archaeological remains, due to these hard, sand and clay filled channels representing areas of 'high' or more solid ground within the wider Fen landscape.

The proposed development comprises: 'Erection of 3 Self-Build Detached Dwellings & Garages'. 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 approach of archaeological investigation and mitigation work. This will initially comprise but may not be limited to a geophysical survey, geoarchaeological assessment and 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.