# Online Comment

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| **Application** | H20-1073-24 |
| **Location** | The Orchards Broadgate Sutton St James PE12 0EL |
| **Proposal** | Erection of 3 No Dwellings |

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| **Name** | Ruben Lopez Catalan |
| **Address** | Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL |
| **Date Submitted** | 23-01-25 |
| **For/Against** | Comments |

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed site is located in an area of archaeological potential. The HER (Historic Environment Record) includes information about near known Heritage Assets. The proposed development is located within the former extent of the medieval settlement of Sutton St James HER ref MLI20501. The site is directly opposite the Grade II Listed St Ives Cross ref (1010689), 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. Moreover, the site is between no.3 Roman Settlements Monuments ref. MLI22317 Horsemoor Drove, MLI22316 Bird's Drove and MLI22318 Taylor's Drove.
The proposed development comprises 'Erection of 3 No 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).
I 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 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.
We defer comments about any indirect impact (setting) upon Grade II Listed St Ives Cross to the SHDC Conservation Officer.