

Archaeology Statement

Planning Application: H22-0077-25

Site Address: Land off Broadgate, Weston Hills

Applicant: Halgarth Farms

Date: 20th November 2025

Introduction

This Archaeology Statement accompanies planning application H22-0077-25 for development at land off Broadgate, Weston Hills. It provides an objective and policy-led assessment of the site's archaeological potential in accordance with the National Planning Policy Framework (2024) and the South East Lincolnshire Local Plan (2019).

It also directly addresses the consultation response from the County Archaeologist, who has requested pre-determination trial trenching. This statement demonstrates that such work, while acknowledged, is not necessary prior to determination and that archaeological matters can be appropriately and safely addressed by planning condition in line with national policy.

Policy Framework

National Planning Policy Framework (NPPF) 2024

Section 16 – Conserving and Enhancing the Historic Environment of the National Planning Policy Framework 2024 requires the following for applications effecting heritage assets:

- Significance led assessment;
- Nominal levels of information are required;
- Evidence must reflect the degree of risk.

South East Lincolnshire Local Plan 2019

Policy 29: The Historic Environment – Requires proportionate heritage investigation.

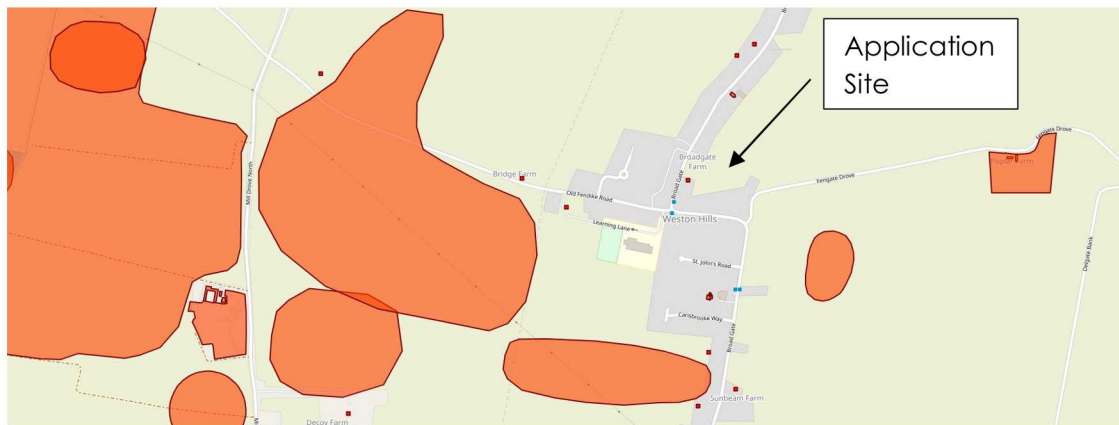
Policy 3: Design of New Development – Requires appropriate design that acknowledges historic context.

Site Context

The site comprises land off Broadgate, Weston Hills. It contains:

- No designated heritage assets;
- No recorded archaeological sites or events;
- No cropmarks or mapped features within the boundary;
- Long-term agricultural use with no known archaeological indicators on or directly adjacent to the site.

Archaeological and Historical Background



Extract from Lincolnshire Explorer Historic Record Mapping

As can be seen from the mapping there are no records of significant historic interest on or near the application site. However, the data does indicate the following:

- MLI122961 - 19th Century Farmstead with large modern sheds adjacent. No protected status or designation (30m distance from application site). No impact on the setting of the farmstead due to distance from application site;
- MLI122955 Poplar Farm – 19th Century Farmstead with large modern sheds on the site. No protected status or designation (0.5km distance from application site). No impact on the setting of the farmstead due to distance from application site;
- MLI116039 Cropmark ditches south of Fengate Drive – Cropmarks seen on aerial photographs. Possible enclosures and circular cropmarks interpreted as ring ditches. May be evidence of late Iron Age/ Roman Settlement or salt making facility. Possible large roddon running north to south on the site. No protected status or designation (0.5km distance from application site). No impact on the application site due to distance. Localised evidence to monument site only and no similar features are apparent on the application site;
- MLI98110 Cropmark evidence of possible round houses – A series of small circular features identified on satellite mapping. No protected status or designation (0.6km distance from application site). No impact on the application site due to distance and intervening development;
- MLI90793 Cropmark prehistoric or Romano-British settlement – Possible complex settlement dating from Iron Age to Roman period. Comprising of enclosure ditches, boundary ditches and ring ditches seen on Google Maps. No protected status or designation (0.75km distance from application site). No impact on the application site due to distance and intervening development.

As is illustrated above cropmark features lie outside and some distance from the site. None extend into the site. Two nearby non-designated farmsteads have no functional or setting relationship with the proposals. Historic mapping shows no built structures or historic features on the site.

Archaeological Potential

Based on an assessment there is an absence of recorded assets on the site, no cropmarks are apparent on the site and the site has been in long term agricultural use the site has a **LOW** archaeological potential.

County Archaeologists Response

The County Archaeologist recommended pre-determination trenching. This request is acknowledged. However, NPPF requires such requests to be proportionate, necessary, and evidence-based.

Given the low potential and lack of constraints, trenching is not necessary to determine the application.

Reasons Pre-Determination Trenching is Not Required

1. No evidence of archaeology on the site.
2. Low archaeological potential.
3. No design decisions depend on trenching results.
4. NPPF & PPG supports the use of conditions where feasible.
5. Local Plan Policy 29 requires proportionality.
6. Pre-determination trenching would be disproportionate.

Appropriate Mitigation – Standard Archaeological Condition

A standard archaeological condition would be proportionate, policy compliant and aligns with the level of risk on the site.

The applicant accepts such a condition and associated development risk.

Conclusion

This assessment shows:

- -No evidence of archaeological remains on-site.
- Low archaeological potential.
- Pre-determination trenching is not justified under NPPF or Local Plan policy.
- Archaeological considerations can be fully addressed via planning condition.

Pre-determination evaluation is not required. A proportionate standard pre-commencement archaeological condition is appropriate.