

Online Comment

Application	H22-0566-26
Location	Land East of Delgate Bank Weston Spalding
Proposal	Erection of a free range egg laying unit including egg packing and storage building, feed silos and associated infrastructure

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Date Submitted	10-07-26
For/Against	Comments

Thank you for consulting us on this application.

It is noted that the applicant has not submitted a Statement of Heritage Significance in accordance with the NPPF (paragraph 207).

The site lies within an area of archaeological potential, as confirmed by the Historic Environment Record (HER).

The Historic Environment Record records evidence of possible later prehistoric and Romano-British activity, including the cropmark prehistoric or Romano-British settlement at Weston (MLI90793), associated undated ring ditches and enclosure ditch (MLI90801), cropmark evidence of possible roundhouses at Weston Hills (MLI98110), and cropmark ring ditches south of Fengate Drove (MLI116039). These records indicate a pattern of occupation and land use within the wider area and suggest the potential for further, previously unidentified buried archaeological remains to survive within the proposed development site. The proposed development comprises: "Erection of a free range egg laying unit including egg packing and storage building, feed silos and associated infrastructure" The implementation of the proposal, will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a Heritage Impact Assessment. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207,208,216 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets)" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF). Given the archaeological potential, I recommend this application to be accompanied by the results of a HIA (Heritage Impact Assessment) informed by a Desk Based Assessment and a non intrusive Geophysics Survey, in order to properly assess the site potential, inform the appropriate planning advice and design an appropriate mitigation strategy should consent be subsequently granted.

With respect to the heritage impact assessment, 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.