DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-0284-25**	**Applicant:**	**Mr A Convertino**
Proposal:	Details of written scheme of archaeological investigation (Condition 3 of H23-0745-24)		
Location:	Thurslie Cottage Dowsdale Bank Crowland		
Terminal Date:	16th May 2025		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development
29	The Historic Environment

National Guidance

National Planning Policy Framework December 2024

National Planning Policy Framework (December 2024)

Section 2 - Achieving sustainable development
Section 4 - Decision-making
Section 16 - Conserving and enhancing the historic environment

National Guidance

Representations:

	Object	Support	No Obj.	Comments
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This application seeks to discharge condition 3 of permission H23-0745-24.

Permission H23-0745-24 granted consent for a replacement dwelling on land at Thurslie Cottage, Dowsdale Bank, Crowland.

Site Description

The site is located outside of any settlement boundaries, as identified within the South East Lincolnshire Local Plan (2019). As such, the site is within the countryside in planning policy terms. Dowsdale Bank features sporadic, isolated dwellinghouses interspersed with agricultural buildings and fields. There is a farmyard to the north-east of the site. The site lies within Flood Zone 1, as identified by the Environment Agency's flood risk maps.

Relevant Planning History

H23-0745-24: (Full Application) Demolition of existing two storey dwelling & erection of a single storey dwelling - approved 13 January 2025

Consultation Responses

Lincolnshire County Council - Historic Environment Team: The submitted Heritage Statement and Impact Assessment its equivalent to a HBR3 and meet the required standards, therefore we can recommend discharge in full of Condition 3 of H23-0745-24.

Key Planning Considerations

Condition 3 reads as follows:

No development shall take place, except for demolition works, until a written scheme of archaeological investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority (LPA). This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the LPA:

1. An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).
2. A methodology and timetable of site investigation and recording
3. Provision for site analysis
4. Provision for publication and dissemination of analysis and records
5. Provision for archive deposition
6. Nomination of a competent person/organisation to undertake the work
7. The scheme to be in accordance with the Lincolnshire Archaeological Handbook.

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

If during demolition works evidence of archaeological finds is identified, then the LPA shall be notified immediately and no further work shall be carried out until the WSI has been submitted to and agreed in writing by the LPA.

Reason: To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.
This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.

As set out above, Lincolnshire County Council's Historic Environment Team consider that the submitted information satisfactorily addresses the requirements of the condition. The Heritage Statement and Impact Assessment was submitted with the full application and was considered to be satisfactory. Therefore, the condition can be fully discharged.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:

A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.

B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).

C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

Conclusion

The details address the requirements of condition 3 of permission H23-0745-24.

Recommendation

Discharge condition 3.