
From: Ruben Lopez <Ruben.Lopez@lincolnshire.gov.uk>
Sent: 30 July 2026 16:17
To: _planningadvice; Sutton, Catherine
Subject: RE: Consultation - H23-0686-26: Land to rear of Westerly

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SHDC H23-0686-26
531719 , 313391

Dear Catherine,

Please accept this email as our formal response to the above consultation. I will also try to submit the comments through the portal, but it is not currently working.

All the best,

Ruben

SHDC H23-0686-26
Ruben Lopez
Historic Environment Officer
Thank you for consulting us on this application.

It is noted that the applicant has submitted a WSI for archaeological evaluation in connection with the previous equivalent application, H23-0698-22. Although the planning reference has not been updated, the document remains acceptable and was previously agreed in principle with this office.

The proposed development is situated within an area of high archaeological potential. A spread of Roman pottery and Roman coins was reported within the ploughsoil of the field in 1961, indicating the potential for disturbed archaeological material and associated buried remains to survive within the site. Cropmarks interpreted as Roman settlement are also recorded to the north, west and east, forming part of an extensive Roman landscape. Previous archaeological investigations in the wider area have additionally identified Roman, Saxon, medieval and post-medieval activity, including possible Roman remains, medieval features, buried soils and later settlement evidence.

The proposed development comprises ‘*Erection of 3 dwellings, access, landscaping and infrastructure (permission extant on site for 2 dwellings).*’. The proposed development groundworks and any temporary works associated with the development (including temporary works, landscaping, drainage/services connections and BNG planting) 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). There is archaeological potential, and we do not possess evidence that previous limited agricultural activity truncated possible present heritage assets.

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 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, 03 and 05. This 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 that the Written Schemes of Investigation (evaluation/mitigation strategy) are agreed by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority for approval. Ten days' notice is required before commencement of any archaeological works.

Ruben Lopez Catalan
Historic Environment Officer
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From: planningadvice@sholland.gov.uk <planningadvice@sholland.gov.uk>
Sent: 30 July 2026 13:48
To: Archaeology <Archaeology@lincolnshire.gov.uk>
Subject: Consultation - H23-0686-26: Land to rear of Westerly

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PLANNING CONSULTATION

Reference Number: H23-0686-26

Type: **FULL**

Proposal: Erection of 3 dwellings, access, landscaping and infrastructure
(permission extant on site for 2 dwellings)

Location: Land to rear of Westerly Back Bank

Applicant: L G Design & Build Ltd.

The Council have received the above application and would be pleased to receive any observations you may wish to make. You can make comments by clicking on the link below and using the **Enter Comment** button to leave your observations.

[Click here to view the application](#)

The deadline for submission of comments is **20th August 2026** and please be aware that representations submitted in relation to planning applications will be available for public inspection.

If you need any assistance please contact **Catherine Sutton** who is dealing with this application.

Note:

In the event of an appeal against a refusal of planning permission, which is to be dealt with on the basis of the written representation procedure, any representations made during this application will be sent to the Secretary of State and there may not be any further opportunity for you to comment at appeal stage.