Online Comment

Application	H23-0794-25
Location	Broadgate Whaplode Drove Spalding PE12 0TN
Proposal	Residential Development

Name	Ruben Lopez, Historic Environment Officer
Address	Lincolnshire County Council County Offices, Lancaster House LN1 1YL

Date Submitted	19-09-25
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 site lies within an area of high archaeological potential, with evidence from the Roman, medieval and post-medieval periods. The Historic Environment Record (HER) contains information about several nearby assets, including Romano-British pottery at Whaplode (MLI22183, MLI22181, MLI20428) and a Romano-British cropmark complex with a possible field system, drove roads and settlement evidence (MLI20236). Furthermore, archaeological works carried out adjacent to the proposal site at Plot 1, Broadgate, exposed medieval and post-medieval remains.
The proposed development comprises 'Residential Development.". The proposed development groundworks and any temporary works associated with the development (including landscaping, drainage 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.
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.