DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H23-1223-25**	**Applicant:**	**M Kirk**
Proposal:	Details of Written Scheme of Archaeological Investigation (Condition 4 of H23-1046-24)		
Location:	Pipwell Manor Washway Road Saracens Head		
Terminal Date:	6th February 2026		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

National Guidance

National Planning Policy Framework December 2024

Representations:

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

CASE OFFICER ASSESSMENT

Description of Proposal

This application seeks to discharge condition 4 of H23-1046-24 relating to details of Written Scheme of Archaeological Investigation.

Site Description

Pipwell Manor is a Grade II listed former manor and farmhouse, comprising a two-storey dwelling of brick construction under a concrete tiled roof, with associated outbuildings located to the rear. The dwelling is situated within the settlement of Saracens Head, and the site is located within Flood Zone 3. The property is set within landscaped gardens, the trees to the site frontage are safeguarded by a Tree Preservation Order.

The property was listed on 30th June 1966 and the list description reads:

"Farmhouse. Late C18. Red brick. Concrete tiled roof with brick coped gables and 2 gable stacks, 2 storeys, 5 bay front with central doorway with fluted pilastered doorcase, entablature, cornice, overlight and panelled door. Above are 3 glazing bar sashes flanked by outer, single, blind panels. All openings and blind openings with segmented heads."

History

H23-0997-24: Proposed garden room extension and alterations. Approved: 26.03.2025.

H23-0998-24: Listed building consent for proposed garden room extension and alterations. Approved: 26.03.2025.

H23-1092-24: Proposed wall with wrought iron railings and gate. Approved: 01.04.2025.

H23-1093-24: Listed building consent for proposed wall with wrought iron railings and gate. Approved: 02.04.2025

H23-1046-24: Proposed three bay oak framed Cart Lodge, replacement of perimeter boundary with estate railing, various hard and soft landscaping alterations, relocation of existing oil tank and erection of timber summerhouse. Approved 25.04.2025

Consultation Responses

The responses received from consultees during the initial consultation exercises, which can be viewed in their entirety through the South Holland website, can be summarised as follows:

Historic Environment Officer

Initial Response, received 18/12/25

"Thank you for consulting us on this. The submitted archaeological WSI does not meet the required standards, and we cannot recommend the full discharge of Condition 4 (H23-1046-24): Details of Written Scheme of Archaeological Investigation."

Revised Response, received 16/01/26

"Just a brief note to confirm that the adjusted WSI now complies with our expectations, and we are in a position to recommend the discharge of the Details of Written Scheme of Archaeological Investigation (Condition 4 of H23-1046-24)."

Public Representations

This application has been advertised in accordance with the Development Procedure Order and the Council's Statement of Community Involvement. In this instance, no letters of representation have been received.

Key Planning Considerations

Condition 4

Wording

"No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. 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 Local Planning Authority:

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."

Assessment

Following revisions to the submission, it has been indicated by the relevant consultee from the Lincolnshire County Council Historic Places Team that the written scheme of investigation is acceptable and meets the requirements of Condition 4.

On this basis, Condition 4 of H23-1046-24 can be 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 submitted details achieve the aims of the conditions and are considered acceptable. Condition 4 of H23-1046-24 can be discharged.

Recommendation

Based on the assessment detailed above, it is recommended that the proposal should be approved under Delegated Authority.