

Archaeological advice

Application No: B/24/0121

Location: Agricultural land adjacent to White House Lane, Fishtoft, Boston, PE21 0BE

Proposal: Construction of 102no. residential dwellings

Archaeological background:

The site for the proposed development lies in an area of archaeological interest. The proposal is located to the northwest of Fishtoft village, where archaeological excavation has identified middle Saxon settlement. Settlement at Fishtoft was located on a north-south aligned moraine, with slightly higher ground continuing to the north. Evidence of occupation, particularly of earlier periods is likely to be focussed on raised, habitable land within the marshes.

Evidence of Roman and medieval remains have been recorded off White House Lane and in the vicinity of proposed development.

Archaeological investigations on the west side of White House Lane (opposite the proposed development area) revealed evidence of archaeological remains dating to the late Saxon (late 9th/early 10th century) and early medieval periods (13th century). Fieldwalking in the area had recorded a considerable density of late Saxon/early medieval pottery together with concentrations of iron smithing slag, subsequent excavation revealed late Saxon settlement features and medieval remains.

Recommendation:

It is considered that the site offers a potential for archaeological remains to be present based on the extent and type of remains recorded in the vicinity. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

Therefore, given this it is recommended that the developer should be required to commission a Scheme of Archaeological Work, in the form of an archaeological evaluation to determine the presence, character and date of any archaeological deposits present at the site. This evaluation should initially consist of geophysical survey followed by a programme of trial trenching.

...‘Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. National Planning Policy Framework 2023, Section 16, para 200.

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15th April 2024