Online Comment

Application	H05-0872-24
Location	TORRINGTON LODGE TORRINGTON LANE FLEET PE12 8NJ
Proposal	Proposed Double Garage

Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted	12-11-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development is located in an area with archaeological potential, near the site of a possible motte and bailey castle on the opposite side of Bens Gate. This location is believed to have been a manorial center from the Saxon period onwards, documented as Monument MLI22265/6 - "Saxon Pottery and Earthwork Mound, Fleet," which was excavated in 1913. Additional heritage assets have also been identified in this area, including: MLI23005 - "Iron Age pottery found on a medieval site." And MLI20439 - "Post-medieval remains." Cropmarks associated with the motte site can be seen in satellite images centred at grid reference TF385231. Moreover, the site is situated northwest of Monument record MLI20437 - "Land owned by the templars." Lastly, a Portable Antiquities Scheme (PAS) find, reference LIN-A52493, was discovered southwest of the proposed development. This find was a gold finger ring from the 15th century, characterized by a circular hoop with a D-shaped cross-section and decorated with diagonal bands. The bezel is flat and oval, featuring an incised religious scene depicting the Trinity.
The proposed development comprises "Proposed Double Garage", in addition, plan reference SD24-012/8 also shows two proposed house extension. The proposed development groundworks and any temporary works associated with the development 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 211).
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 200).
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 programme of archaeological mitigation work including, but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its 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 200 and 211 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.