Online Comment

Application	H05-0890-21
Location	Adj. The Chestnuts Church End Fleet PE12 8NQ
Proposal	Proposed residential development for one house

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX
Date Submitted	14-12-21
For/Against	Comments

The proposed development would involve the demolition of a small 19th century outbuilding within the Fleet Conservation Area. This office would support the Local Planning Authority Conservation Officer's advice that if permission is forthcoming the building should be subject to a photographic recording internally and externally in order that a basic record is made prior to demolition. A copy of which should also be provided to the Lincolnshire Historic Environment Record to ensure that it is preserved and made publicly accessible.

The proposed development is also situated within the settlement core of the historic village of Fleet, close to the medieval parish church and adjacent to one of the main streets. This site is also situated within what is thought to be the part of the course of the former River Fleet, which once ran adjacent to Hall Gate, between the road and the church. Much of this former course is shown as undeveloped land on the tithe map of the village in 1840. Development along the west side of Hall Gate (including the building proposed for demolition) appears to date largely from the 19th century onwards, by which time the river had evidently ceased to flow. A previous archaeological watching brief on land next to the former Crooked Billet to the north of this site and also on the west side of Hall Gate identified what was thought to be the potential course of the river as well as finds of medieval pottery.

A member of the public commenting on the application has noted the presence of two small carved stones on the site which they thought could be gravestones. These do not appear to be in situ as neither is set into the ground, and they appear to have been propped up here adjacent to the building for reuse/transportation. Without more information it cannot be certain where they came from. However, this form and size of stone was commonly used for parish and estate boundary markers. The inscription is difficult to discern but includes to include pairs of initials and dates in the 1870s. If they are grave markers they would be unusually small, and likely to be either for animals or people then deemed to be of low status. It may be possible for the developer/landowner to provide additional information on where the stones came from. However, we are not aware of any other evidence, such as from historic mapping, to indicate that there was a graveyard here in the late 19th century.

The high potential for archaeological remains associated with the use and development of the settlement of Fleet and the course of the River Fleet during the medieval period mean that we would recommend that the developer be required to commission a scheme of archaeological works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Council's standard conditions AR01, 02 and 03. An additional further condition should also be added to require the submission of a photographic record of the exterior and interior of the small 19th century building (including any doors, windows, roof structure, date stones, historic machinery or equipment, or any other architectural details) prior to its demolition.

"They [The local planning authority] should.... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" National Planning Policy Framework section 16, paragraph 205.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.