

Online Comment

Application H05-1112-25
Location CREAM HOUSE CHURCH END FLEET PE12 8NQ
Proposal Proposed extension

Name Ruben Lopez Catalan
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LN1 1YL

Date Submitted 11-02-26
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 MLI20434 Settlement of Fleet, a settlement that has been in existence from the early medieval period and survives to the present day. It is located approximately 200 metres to the north-east of MLI20439 Post Medieval Remains, MLI22265 Motte, Fleet, MLI22266 Saxon Pottery and Earthwork Mound, Fleet, and MLI23005 Iron Age Pottery Found on Medieval Site, indicating a landscape of multi-period archaeological activity from at least the Iron Age through the medieval and post-medieval periods. The Historic Environment Record also identifies nearby archaeological intervention at ELI2009, approximately 100 metres to the north, where a watching brief undertaken during groundworks for a new bungalow produced positive results.

The proposed development comprises 'Proposed extension.'. The proposed development groundworks 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 development 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 mitigation work.

This will initially comprise but may not be limited to a continuous archaeological monitoring (Watching brief) 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.

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.