Online Comment

Application	H06-0233-24
Location	Rear of Rampart Cottage Chapelgate Gedney PE12 0BJ
Proposal	Proposed Dwelling & Garage

Name	Ruben Lopez, Historic Environment Officer
Address	Lincolnshire County Council County Offices, Lancaster House Newland, Lincoln LN1 1YL

Date Submitted	08-04-24
For/Against	Comments

Thank you for consulting us on this application.
The site lies within an area of medieval settlement of archaeological potential associated with possible Medieval and Post-Medieval rural agricultural activity. The site is close to the Old Manor House (MLI89873) and Chapel (MLI22285).
The Lincolnshire HER records multiple near sites (LHER: MLI88510, MLI23017, MLI88515, MLI88509, MLI88676, MLI23624,) lying in the near plots to the north, northeast and southwest of the site. This includes pits, ditches, medieval pottery, a hardstanding area, subsoil, demolition deposits, wall foundations, ponds and a trackway.
The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 200).
The proposed development comprises residential development comprising one single detached dwelling and one garage in addition to associated potential works including access, drainage, and services. Groundworks associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.
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 an archaeological monitoring (watching brief), to enable any remaining archaeology which currently survives on this site to be properly recorded during the construction phase, prior to its alteration or destruction.
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 200 and 211.
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.