Online Comment

Application	H06-0416-24
Location	Former car park to The Chequers Public House Main Street Gedney Dyke PE12 0AJ
Proposal	Erection of single dwelling

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

Date Submitted	07-06-24
For/Against	Comments

Thank you for consulting us on this application.
The proposed development is in an area of archaeological interest, within part of an industrial medieval landscape containing extensive remains relating to salt making (LHER: MLI20457). In some areas in the field to the west of the site, the saltern mounds, which is the waste material from salt making, are still visible. It is very possible that there were more saltern mounds in the development site and that the area that was used for processing may still survive here also: hearths, filtration beds, brine collection vats and other associated works.
There is therefore potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction.
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 including one single dwelling, drainage and services connections.
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.
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 approach of archaeological investigation and mitigation work.
This will initially comprise, but may not be limited to a trial trench evaluation 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 and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation.
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 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. Forteen days' notice is required before commencement of any archaeological works.