

Online Comment

Application	H17-0503-26
Location	Rear of The Mermaid Inn 2 Gosberton Road Surfleet PE11 4AB
Proposal	Demolition of existing building, re-location of existing access and erection of 2 No dwellings

Name	Ruben Lopez Catalan
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Date Submitted	30-06-26
For/Against	Comments

Thank you for consulting us on this application.

It is noted that the applicant has submitted only a partial assessment of the proposal, which does not provide sufficient information to fully satisfy the requirements of paragraph 207.

The proposal lies within an area of medieval archaeological potential, close to the historic core of the medieval village. Its location adjacent to the River Glen is likely to have attracted past activity, as reflected in the Historic Environment Record (HER). Relevant HER entries within the study area include the Medieval Settlement of Surfleet (MLI20139), Medieval Pottery (MLI20141), Medieval Pottery, Surfleet (MLI22467), Medieval Saltmaking Waste at Sunnydale Close (MLI124942), Medieval Pit at Sunnydale Close (MLI124944), Medieval Pottery Scatter at Sunnydale Close (MLI124945), and Early Medieval/Medieval activity on land at 20 Gosberton Road, Surfleet (MLI127633). The existing building proposed for demolition is shown on the 1892-1914 OS map and may form part of the curtilage of the Mermaid Inn Grade II Listed Building.

The submitted Statement of Heritage Significance does not consider below-ground heritage assets and therefore provides an insufficient assessment of the site.

The proposed development comprises: 'Demolition of existing building, re-location of existing access and erection of 2 No dwellings.'

The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving historic fabric, archaeological remains, resulting in total or partial loss, if present.

We 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 pre-construction phased approach of archaeological investigation and mitigation work.

This should initially comprise two elements. First, a Historic Building Record of the existing building, prepared in accordance with Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice. Secondly, a trial trench evaluation of the site, designed to establish the presence or absence, significance, depth and character of any archaeological remains that may be affected by the proposed development. The results of the evaluation should then be used to inform any further archaeological mitigation that may be required. 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, 03, 04 and 05 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).

Finally, the SHDC Conservation Officer should be consulted regarding potential indirect impacts on the setting of the Mermaid Inn.

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.