

Online Comment

Application H21-0936-23
Location Adj Tysdale Bungalow Common Way Tydd St Mary PE13 5QH
Proposal Erection of two single dwellings and garages

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Date Submitted 22-01-24
For/Against Comments

The site is located in a field which has not been developed since at least the late 19th century, as can be seen in the 1st edition 25 inch Ordnance Survey map. The site is located within the medieval settlement of Tydd St Mary, close to recorded saltern mounds. Any potential archaeological remains are likely to survive due to the undisturbed nature of the ground. However, we do not have enough information about what potential archaeological remains survive or their significance.

The Conservation Officer that advises the Local Planning Authority should be consulted as to the proposal's effect on the Tydd St Mary Conservation Area.

The proposed development consists of the construction of two dwellings and garages. Any groundworks associated with this are likely to have an impact on any surviving archaeological remains.

Recommendation:

Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development.

Given the known high archaeological potential, but as yet unknown character and extent, I recommend that the applicant submit the results of a trial trench evaluation which should aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which could be impacted by the proposed development as noted above.

Trenching results are also essential for effective risk management and to inform programme scheduling and budget management. Failing to do so could lead to unnecessary destruction of heritage assets, potential programme delays and excessive cost increases that could otherwise be avoided.

It should also be noted that preferred mitigation strategies will include preservation in situ (avoidance of sensitive areas) where possible and open area excavation where not. It is important that the archaeological implications for this development have been fully considered as part of the application process and in the project feasibility assessment. In short, archaeology may be a significant element of this project and early understanding of the site resource and mitigation requirements will be essential.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 200 and 211.

This will also help inform an appropriate mitigation strategy for the proposed impact if necessary and should permission be subsequently granted.