Online Comment

Application	H22-0349-24
Location	FLAMINGO FLOWERS LTD STONE GATE WESTON PE12 6HP
Proposal	3 sunken bays and relocation of existing offices and plant room (retrospective)

Name	Historic Environment Officer
Address	Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX
Date Submitted	24-05-24
For/Against	Comments

Thank you for consulting us on this application.
The site lies in an area of high archaeological potential. It is located close to finds of roman, late Saxon and medieval remains uncovered during the construction of the Weston Bypass in the early 2000s. These were spread across an area between the proposed development and the medieval parish church of Weston to the south and the site of Wimberley Hall manor house opposite on the other side of Stone Gate.
The proposal is for retrospective planning permission for the construction of 3 sunken bays and relocation of existing offices and plant room. The sunken bays will be excavated to a maximum depth of circa 1250mm below the current ground level according to the proposed sections provided by the applicant. The depth of any potential existing ground disturbance (ie: the canopies above the proposed development area) is unknown. The Weston Bypass archaeological works exposed Roman, Saxon and Medieval archaeological remains 500mm below the current ground level. Therefore, construction activity, considering its scale and design, will have a significant impact on any surviving archaeological remains present.
The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (Paragraph 200).
According to NPPF, developers should be required to record and advance understanding of the significance of any heritage assets to be lost and make this evidence publicly accessible (Paragraph 211).
This office previously commented on a part retrospective application H22-0751-20 in the same site: After assessing the archaeological potential of the site, it was recommended that the developer should be required to commission an Archaeological Scheme of Works.
Had the current application been submitted prior to the work being undertaken, I would have recommended evaluation of the 3 sunken bays areas to establish the site-specific archaeological potential and to inform a programme of mitigation work, if necessary. This could have been undertaken as a condition of consent if granted.
Given the high potential for significant archaeological remains within the site and considering the previous recommendation from this office, it is very concerning that this work has been undertaken without planning permission and the necessary pre-commencement surveys.
Recommendation:
I reiterate the previous advice. If permission is granted, I recommend there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of investigation followed by archaeological mitigation work should it be necessary.
This will initially comprise but may not be limited to an archaeological monitoring of all groundworks associated with the 3 sunken bays, with the ability to fully record archaeological features. 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 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.