Online Comment

Application	H23-0022-25
Location	Adjacent to Primrose Cottage Church Gate Whaplode PE12 6TA
Proposal	Demolition of existing shop & erection of bungalow

Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	06-02-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed site is located in an area of high medieval archaeological potential. The Historic Environment Record (HER) includes information on several known heritage assets in close proximity to the site. Firstly, the Scheduled Monument: Churchyard Cross, St Mary's Churchyard (1010673) is located approximately 50 metres from the proposed site. Given its significance, Scheduled Monuments hold the highest level of heritage protection as designated heritage assets. Secondly, St Mary's Church is a Grade I Listed Building which is recorded also as Monument record MLI22187 - St Mary's Church and Churchyard. Moreover, another heritage asset is near the proposed site: MLI98323. Two archaeological interventions have evidenced the high archaeological potential of the area. ELI2578 - St Mary's Church exposed medieval archaeological remains, including a burial. And ELI6724 - A watching brief at St Mary's Church exposed stone coffin lids, medieval tiles and pottery, fragments of human bone were also encountered. Two further interventions near the proposed site exposed archaeological remains. ELI6978 and ELI11034.
The proposed development comprises 'Demolition of existing shop & erection of bungalow". The proposed development 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.
As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218).
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 post demolition 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 207 and 218 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. Ten days' notice is required before commencement of any archaeological works.
We defer any comments on the potential indirect impact (setting) on the Listed I Listed Building (St Mary's Church) to the SHDC Conservation Officer and any comments on the potential indirect impact on the setting of the Scheduled Monument to Historic England.