Online Comment

Application	H23-1046-24
Location	PIPWELL MANOR WASHWAY ROAD SARACENS HEAD PE12 8AY
Proposal	Proposed three bay oak framed Cart Lodge, replacement of perimeter boundary with estate railing, various hard and soft landscaping alterations, relocation of existing oil tank and erection of timber summerhouse

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	09-01-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided a heritage design statement of the archaeological of heritage potential of the site, as outlined in the NPPF (paragraph 207).
The proposed development is located in an area with roman, medieval and modern archaeological potential, as stated in the heritage design statement. The proposal is within the setting of Building record MLI94340 - Pipewell Manor House, a Grade II listed farmhouse, dating from the late 18th century.
The proposed development comprises 'Proposed three bay oak framed Cart Lodge, replacement of perimeter boundary with estate railing, various hard and soft landscaping alterations, relocation of existing oil tank, erection of timber Summerhouse.'. 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 phased programme of archaeological mitigation work including, but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its 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).
Considering the listed building significance, and potential impacts to the setting, the SHDC Conservation officer must be consulted before a decision is made.
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.