

Online Comment

Application H23-1087-24
Location Oak Lodge Saltney Gate Saracens Head PE12 8AT
Proposal Proposed new dwelling including the demolition of existing domestic workshop

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Date Submitted 04-02-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has not provided an assessment of the historic environment potential of the site, as outlined in the NPPF (paragraph 207).

The proposed development is located in an area of Saxon and Medieval archaeological potential. 'Roman Bank' is located to the north of the site and salt production sites are also known from this area. The Historic Environment Record (HER) confirms that the site is within Monument record MLI20379 - medieval salterns. Other monuments are near the proposed site: MLI82493 - Undated Hearth Lining, Roman Bank 'An undated ditch and pit was recorded during a watching brief. Burnt clay was also recorded representing remains of hearth linings, one hearth appears to have been used more than once, rather than just a bonfire': MLI83389 - Post medieval activity and MLI83388 - Undated deposit. As a result, previous archaeological interventions have taken place in the area: ELI2701 - Roman Bank, Sarcens Head 'The watching brief also recorded two pits which contained burnt clay fragments, possibly the remains of a hearth lining, and may suggest that settlement was located nearby'.

The proposed development comprises 'Proposed new dwelling including the demolition of existing domestic workshop'. 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).

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.