

Online Comment

Application H04-0395-17
Location 12 Market Place Donington Spalding PE11 4ST
Proposal Re-modelling of existing dwelling with a residential development of up to 7 detached dwellings

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Date Submitted 12-05-17
For/Against Comments

This section advised that archaeological work would not be necessary during the previous application for two dwellings on this site. However this revised application is increasing this number significantly and also demolishing a house on the street frontage. The development site, borders the Church, and the churchyard may extend into the site as it is not unusual for churchyard boundary's to be changed eroded over time. There will also be development, albeit in an area of previous disturbance, along the street frontage which may have the potential to disturb finds and features relating to the medieval settlement. I recommend that a scheme of monitoring and recording be undertaken during development, the scope of this scheme will be set after the submission and approval of the reserved matters application as it is unlikely that it will be necessary to monitor all of the potential house plots.

Development in the area could disturb previously unknown archaeological finds and features which could further our knowledge of the development of this settlement.

Therefore given this it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

'They [The local planning authority] should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible' National Planning Policy Framework Section 12, para 141.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.