

Online Comment

Application	H04-0807-18
Location	Church Street Donington Spalding PE11 4UA
Proposal	Proposed residential development - up to 8 dwellings (including access)

Name	Ian Marshman, Historic Environment Officer
Address	Lincolnshire County Council Places Team Lancaster House 36 Orchard Street LN1 1XX

Date Submitted	14-09-18
For/Against	Comments

We agree with the conclusions of the Heritage Impact Assessment that appropriate residential development on this site has the potential to enhance the adjacent Donington Conservation Area, and to make a positive contribution to the setting of the Grade I Listed Church of St Mary & the Holy Rood, and nearby non-designated heritage assets such as the former Sunday School (now Church Hall). This would of course be subject to sensitive design proposals at reserved matters stage. To this end, we recommend consideration be given to the retention of the existing estate railings along the frontage.

This office was consulted at pre-application stage and we would like to reiterate our earlier advice regarding the impact on below ground archaeology.

The proposed development is located less than 100 m from Donington's medieval parish church on the historic main road from Boston, so it is quite possible that this site was developed in the medieval or earlier Saxon period, evidence of which may survive here. The early development of Donington is not fully understood, but as shown by settlements such as nearby Quadring, it is common for there to be a movement away from an early centre around the church because of the pull of other factors, in this case potentially the focus trade around the Market Place at the junction of routes between Boston, Spalding and Grantham. It should also be noted that the 1905 OS Map shows buildings opposite the site on Church Street before the realignment of the road and the creation of the A52 bypass, suggesting settlement once existed in this area. It can also be noted that a range of artefacts of Roman, Anglo Saxon and medieval date have been uncovered east of the site.

Because of the potential for archaeological evidence to survive within the site that could shed light on the early development of Donington, it is recommended that more information be required from the developer, in the form of an archaeological evaluation to be considered alongside the application. This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should consist of trial trenching, focused on areas of existing open space within the site that have not been disturbed by more recent development.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." National Planning Policy Framework revised July 2018, section 16, paragraph 189.

Please ask the developer to contact this office and we will prepare a brief for the works.