

Online Comment

Application H04-0973-22
Location 18 High Street Donington Spalding PE11 4TA
Proposal Erection of 11 dwellings comprising 7 town houses & 4 detached dwellings and demolition of existing buildings - re-submission of H04-0035-22

Name Matthew Adams - Historic Environment Officer
Address Historic Environment Officer (Interim) Lincolnshire County Council
Lancaster House LN1 1XX

Date Submitted 29-06-23
For/Against Comments

This office has previously commented on proposals for this site and our earlier comments remain relevant for this new application.

The proposed development is within the historic core of the settlement of Donington adjacent to its principal street. It is therefore in an area where buried remains from the early medieval period may be anticipated. Medieval pottery has previously been identified to the rear of properties on the southern side of the High Street, and a cist burial on the north side a little further east on the site of the Grammar School. Historic maps from the 19th century also show that the frontage has been developed since at least that period, with a historic chapel and Sunday school standing on part of the site until demolition in the later 20th century.

The proposal to construct 11 dwellings on the site will include highly intrusive groundworks which will remove any surviving archaeological remains either wholly or in part.

Further evaluation of the site will be necessary to properly assess the impact of the proposed development on any surviving archaeological remains present.

Given the proposal requires demolition of the existing structures, the archaeological evaluation will need to be undertaken following demolition of the existing structures to slab level and prior to any further ground disturbance from both demolition and construction work. This will necessarily have to be undertaken as a condition of consent if permission is granted.

Recommendation:

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 approach of investigation followed by archaeological mitigation work should it be necessary.

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 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 194 and 205.