

Online Comment

Application H14-0109-19
Location SPALDING LIFESTYLE AND GARDEN CENTRE 210 SPALDING ROAD
PINCHBECK PE11 3PB
Proposal Erection of 72 dwellings, parking, landscaping and provision of public open space

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Address Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted 11-02-19
For/Against Comments

Relatively little was known about the archaeology of this area until recent archaeological evaluation ahead of the Spalding Western Relief Road have revealed a large area of Roman activity on the edge of the fens, which was then followed by early medieval activity in some parts. This was concentrated east of the junction with Enterprise Way less than 200m from the proposed development. Archaeological remains from similar activity may therefore exist within the site. It is noted that exploratory ground investigations (reports submitted on planning portal) have demonstrated that although some of the site has been developed with buildings and areas of made ground undisturbed ground does survive below 200mm, where archaeological remains may be preserved. These would be impacted by groundworks as part of this large development.

No information has been provided regarding the impact of the proposed development upon the historic environment, this is not in accordance with the National Planning Policy Framework.

"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.

Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains.

I recommend that further information is required from the applicant 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 excavation focused on areas found to be least disturbed during the ground investigation report.

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