Online Comment

Application	H16-0210-18
Location	BROAD STREET BUSINESS CENTRE 10 BROAD STREET SPALDING
Proposal	Demolition of existing class B1 commercial building and construction of 26 new dwellings and associated external works including landscaping.

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted	07-03-18
For/Against	Comments

The proposed development is certainly an improvement on both the present building and previous proposals for this sensitive site, adjacent to a number of listed buildings and within the Spalding Conservation Area. The Council's most recent appraisal of the conservation area also identifies this site as one that detracts from the conservation area, which would benefit from high quality re-development, and I am satisfied that the proposed development would strike the balance required between responding to the character of its historic setting and high quality modern design.

With this in mind, both the proposed building and the removal of the present structure can be seen to meet the criteria for new development within conservation areas as set out in the National Planning Policy Framework (section 12, para 137) and the South East Lincolnshire Local Plan (Policy 26).

However, I am disappointed that the Heritage Statement produced by the applicant states that it will "not look into the impact of the proposal upon any known, or hitherto unearthed, archaeological assets in the vicinity" (pg 1, section 1.3).

I would like to reiterate this office's previous comments regarding the high archaeological potential of this site.

The site occupies a large area in the historic core of Spalding and within its medieval street pattern. It is recognised that this site has been disturbed, but given the present structure's portal frame construction there is a likelihood that archaeological remains still survive, and these could inform our knowledge of the development of Spalding during this formative period. As the site has been disturbed the appropriate level of archaeological input should be to record any surviving archaeological remains during the removal of the existing foundations, as well as during the groundwork phase of the proposed development.

Therefore 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 Council's 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.