

Online Comment

Application H16-0278-26
Location Land off Meadow Way Spalding
Proposal Demolish existing factory/warehouse to facilitate proposed residential development consisting of 230 dwellings including associated infrastructure and public open spaces.

Name Ruben Lopez Catalan
Address Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
LN1 1YL

Date Submitted 15-09-26
For/Against Comments

Thank you for consulting us on this application.

It is noted that additional archaeological trial trenching has now been undertaken within Phase 1 of the proposed development.

We do not consider that the results of the Phase 1 evaluation provide sufficient evidence to justify extrapolation to the unevaluated Phase 2 area. The extent and depth of previous limited potential truncation, and consequently the survival or otherwise of archaeological deposits within Phase 2, have not been sufficiently demonstrated through intrusive archaeological evaluation.

Moreover, the proportion of the site evaluated is below that anticipated by the agreed evaluation methodology. The trenching undertaken does not achieve the expected level of coverage across the development site.

Further archaeological evaluation is therefore required within Phase 2 to establish the presence or absence, character, depth, preservation and significance of any surviving archaeological remains.

We recommend that, if planning permission is granted, this outstanding archaeological work is secured by condition through a post-demolition phased programme of archaeological investigation covering those areas which have not previously been adequately evaluated. This should initially comprise, but may not be limited to, trial trench evaluation of the currently unevaluated areas, in accordance with the scope agreed with the archaeological consultant on 28/07/2026. The results should inform any subsequent archaeological mitigation required.

This should be secured by South Holland District Council's standard conditions AR01, AR02, AR03 and AR05 and is in accordance with Policies HE5, HE7 and HE10 of the National Planning Policy Framework (2026) and Policy 29 of the South East Lincolnshire Local Plan. With respect to the attached archaeological conditions, please contact the Historic Places Team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1YL, to discuss the requirements and request preparation of a brief for the works.

It is recommended that the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.