

Online Comment

Application H16-0295-23
Location Rear of 59 Westlode Street Spalding PE11 2AE
Proposal Erection of two 1.5 storey dwellings

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

Date Submitted 12-04-23
For/Against Comments

The proposed development is situated between the River Welland and the course of the ancient Westlode watercourse within the centre of historic Spalding. During the medieval period this area was formerly fenland subject to inundation by the two waterways. A number of excavations in the Westlode Street and Double Street area have uncovered surviving flood and levelling deposits as well as some buried medieval features.

The site of the proposed development has itself been subject to an archaeological evaluation, carried out in 1996 in association with previous development proposals for the site. This revealed evidence for a number of refuse pits and remains of buildings within the former yard of the Angel Inn that fronted Double Street. These contained medieval and post-medieval pottery, bottles and window glass, and may represent material associated with the occupation and use of the inn. The proposed development would likely have an impact on these buried remains through the digging of foundations and any trenches for new services.

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). 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 16, paragraph 205.

Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.