

Online Comment

Application H16-0437-24
Location ASHWOOD NURSING HOME 43 SPALDING COMMON SPALDING
PE11 3AU
Proposal Erection of two storey rear extension to provide additional bedrooms, day space, storage, nurses station, assisted bathrooms and additional car parking spaces.

Name Ruben Lopez, Historic Environment Officer
Address Lincolnshire County Council County Offices, Lancaster House Newland,
Lincoln LN1 1YL

Date Submitted 14-06-24
For/Against Comments

Thank you for consulting us on this application.

The proposed development lies in an area of high archaeological potential.

The Lincolnshire HER records multiple near monuments and sites: MLI90797 - Cropmark undated enclosures and ditches. MLI90796- Cropmark prehistoric or Romano-British enclosures and ditches. MLI98977 - Undated Curvilinear Features. MLI23620 - Undated Cropmarks, MLI23621 Possible part of undated drove way, MLI98976 Undated Rectilinear Enclosure. Within the wider area, such cropmark evidence frequently corresponds with archaeological traces of Romano-British settlement.

Between November 2023 and April 2024, as a result of planning application (SHDC Planning Ref. H-16-0668-16), a scheme of archaeological works took place in the adjacent Millfield Nursery Site NGR:TF 2344 2004. This included an Archaeological Trial Trench Evaluation followed by a Strip map and record. The archaeological works revealed an additional settlement to add to the distribution of Romano-British settlement sites in the area around Spalding. This included settlement and agricultural evidence as well as human remain burials.

There is therefore a high potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction.

The applicant has not provided an assessment of archaeological/heritage potential for the site as required in the NPPF (paragraph 200).

The proposed development comprises the erection of two storey rear extension to provide additional bedrooms, day space, storage, nurses station, assisted bathrooms and additional car parking spaces. Also, potential drainage and services connections.

Groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.

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 archaeological investigation and mitigation work.

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 will enable any remaining archaeology which currently survives on this site to be properly assessed and recorded prior to their alteration or destruction.

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 200 and 211 and the South East Lincolnshire Local Plan (Policy 29).

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, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss the requirements and request preparation of a brief for the works.

It is recommended 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.