

Online Comment

Application H16-0506-24
Location Castle Sports Complex Pinchbeck Road Spalding PE11 2AJ
Proposal Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (All matters reserved for future approval)

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Date Submitted 27-06-24
For/Against Comments

Thanks for consulting us on this application,

This office previously commented on application H16-0462-24 which includes the redline of the current proposal.

The site lies in an area of roman, medieval and post-medieval archaeological potential.

We are pleased that the applicant has submitted an Archaeological Desk based Assessment and a Built Heritage Impact Assessment.

The development is for: Replacement of existing swimming pool building with the erection of an extra care housing facility of up to 70 units together with related support infrastructure including substation, car parking and landscaping areas (All matters reserved for future approval)

This will include highly intrusive temporary works/groundworks which will remove any surviving archaeological remains either wholly or in part. Particularly outside the existing pool building.

Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development.

Tree planting can be very destructive to underlying archaeological remains, especially when the trees reach maturity.

The applicant's archaeological contractor also sent to this office a Geophysical WSI, which was approved, followed by the results of the Geophysical Survey. As a result, this office will provide a Design Brief for Archaeological Evaluation. The Brief should be responded to in a Written Scheme of Investigation (WSI) for submission to and approval by this office prior to commencement.

Given the archaeological potential, but as yet unknown character and extent, I recommend that the applicant submit as part of this application: the WSI and results of the Geophysical Survey, the trial trench evaluation Written Scheme of Investigation (WSI) for approval, followed by the results of the trial trench evaluation, which may need to be followed by further archaeological mitigation if required to allow for the proposed development.

The trial trench evaluation will aim to determine the presence, absence, significance, extent depth and character of any archaeological remains which could be impacted by the proposed development as noted above.

Trenching results are essential for effective risk management and to inform programme scheduling, budget management and the overall viability of the proposal. Failing to adequately investigate the archaeological potential could lead to unnecessary destruction of heritage assets, potential programme delays, consent for an undeliverable development and excessive cost increases that could otherwise be avoided.

This information should be provided with the application so that an informed planning recommendation can be made and to meet the requirements of the National Planning Policy Framework (NPPF) paragraphs 200 and 211 and the South East Lincolnshire Local Plan (Policy 29). Until the results of the required trial trench evaluation are submitted, this section cannot make an informed planning recommendation.

This will also help inform an appropriate mitigation strategy for the proposed impact if necessary and should permission be subsequently granted.

Part of the site lies within the setting of the Spalding Conservation Area. Regarding any indirect potential impacts to built heritage assets, I defer comments to the SHDC Conservation Officer.