

Online Comment

Application H16-0552-26
Location Land off Shakespeare Way Holland Park Spalding PE11 1GU
Proposal Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures

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For/Against Comments

The submitted PH/623/26 Design & Access Statement & Planning Statement - 19 May 2026 provides information partially in accordance with paragraph 207 of the NPPF. However, the submitted information remains insufficient to understand the significance of any buried archaeological remains that may be affected by the proposed development, or the potential impact of the proposal upon that significance.

The HER records later prehistoric, Romano-British and possible early medieval activity in the wider area, including Late Iron Age/Roman activity, a Roman road, cropmark complexes, farmsteads, a possible saltern and possible Saxon enclosures (MLI20553, MLI22343, MLI22345, MLI23204, MLI81540, MLI82036, MLI89349, MLI97406, MLI99155, MLI122773, MLI122774). Positive events at Holland Park, Horseshoe Road, Bourne Road and The Raceground (ELI13300, ELI1863, ELI1867, ELI1868, ELI1869, ELI2391, ELI2690, ELI2981, ELI2983, ELI4208, ELI6216, ELI7246, ELI9041), together with recent unpublished interventions at Ivanda Nursery, Monks Way, Monks Way Lane and west of the site, support archaeological potential, particularly for later prehistoric/Romano-British remains.

The proposed development comprises "Erection of a 3-storey care home development with associated car parking, amenity space and ancillary structures."

Recommendation: Currently there is insufficient specific information on the archaeological significance for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a Heritage Impact Assessment informed by appropriate archaeological field evaluation of the proposed development. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207, 208, 216 & 218) and the South East Lincolnshire Local Plan (Policy 29). The applicant has not adequately described the significance of any underground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance ('the heritage assets')" (Paragraph 207 of the National Planning Policy Framework (NPPF)). This in turn does not allow the Local planning authority to "identify and assess the particular significance of any heritage asset that may be affected by a proposal." (Paragraph 208 NPPF).

Given the identified archaeological potential, we recommend that this application be accompanied by a Heritage Impact Assessment informed by a Historic Environment Desk Based Assessment, Geophysics Survey, specific Geoarchaeological Assessment and full standard Trial Trench Archaeological Evaluation in order to properly assess the site's significance, inform appropriate archaeological planning advice, and design a suitable mitigation strategy should consent be granted.

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.