

Online Comment

Application H16-0584-25
Location Land off Monks House Lane Spalding PE11 3LH
Proposal Hybrid application: Full planning application for the erection of 160 dwellings and associated infrastructure, demolition of existing buildings and outline planning application for the erection of up to 274 dwellings.

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LN1 1YL

Date Submitted 10-07-25
For/Against Comments

Thank you for consulting us on this application.

It is noted that the applicant has undertaken a pre-determination trial trench evaluation following pre-application advice, as outlined in the background document 'Written Scheme of Investigation for an Archaeological Evaluation - March 2025'. However, the corresponding evaluation report (point 12 of the above WSI) has not been submitted.

Recommendation:

Currently there is insufficient specific information on the heritage potential for the site and the extent of impact to the historic environment from the proposed development.

I recommend that the applicant submit the report describing the results of the Archaeological Trial Trench Evaluation.

This report will establish the significance and character of any heritage assets which could be impacted by the proposed development as noted above.

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 207 and 218.

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

No objection about the demolition of existing buildings.

With respect to the attached recommendation, please contact the Historic Places team at Lincolnshire County Council, Lancaster House, 36 Orchard Street, Lincoln, LN1 1XX, 07386 656079, email ruben.lopez@lincolnshire.gov.uk to discuss any requirements.