Online Comment

Application H16-0637-23
Location Rear of 14 Market Place Spalding PE11 1SL
Proposal Erection of 2 bedroom dwelling - re-submission of H16-0323-23

Name Jim Bonnor
Address Historic Places Team Lincolnshire County Council

Date Submitted 14-08-23
For/Against Comments

The proposed development is located within the centre of the historic town of Spalding in an area with a high potential for archaeological remains. The site is located in the vicinity of the projected alignment of the precinct wall of the medieval Spalding Priory, which ran behind the properties on Hall Place and Market Place from the surviving medieval turret known as the Prior's Oven. The adjacent shops would likely have developed on the site of a medieval merchant's market which took place outside the priory walls. The lost medieval Chapel of the Holy Rood is also thought to have been located close to this site, on the line of the priory wall, although its exact location remains unknown. Human remains have also been revealed on a number of occasions associated with the burial ground of Spalding Priory to the southeast of the site, in an area to the rear of No. 1-8 Market Place and around Bridge Street.

There is insufficient site-specific information is available at present with which to make a reliable observation regarding the impact of this development upon any archaeological remains. We recommend that further information is required from the applicant in the form of an archaeological evaluation to be considered prior to determination, in accordance with the requirements of the National Planning Policy Framework paragraph 194 and Policy 29 of the South East Lincolnshire Local Plan (section C). This evaluation should provide the local planning authority with sufficient information to enable it to make a reasoned decision on this planning application. This evaluation should consist of trial trench excavation.

"Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation." - National Planning Policy Framework Section 16 paragraph 194.