Online Comment

Application	H16-0666-21
Location	Broad Street Business Centre 10 Broad Street Spalding PE11 1TB
Proposal	Demolition of existing class B1 commercial building and construction of 26 new dwellings and associated external works including landscaping - approved under H16-0210-18. Modification of Conditions 2 (Determined Plans), 3 (Archaeological Scheme), 6 (Construction Process Management Plan), 7 (Re-Development Contract), 8 (Contaminated Land Scheme), 9(Details of Refuse Storage) & 12 (Foul water strategy).

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX

Date Submitted	16-07-21
For/Against	Comments

This office recommends that the proposed modification of Condition 3 should not be permitted in its current form.

In our original advice we recommended that:

"- the appropriate level of archaeological input should be to record any surviving archaeological remains during the removal of the existing foundations, as well as during the groundwork phase of the proposed development".

However, the proposed rewording would remove the ability to require the archaeological monitoring of the excavations to remove existing foundations and concrete slab. This is because the requirement for a written scheme of archaeological investigation (WSI) would no longer apply until after demolition was already complete.

That demolition will include such excavation work is stated in the developer's Pre-planning method statement at paragraph 30.35: "The 360 excavators with attachments shall proceed to grub up all floor slab, foundations and footings and gather all arisings into a neat stockpile within the centre of site awaiting clearance works to proceed."

We would therefore recommend that Condition 3 should be left unmodified in order to ensure that archaeological remains impacted during the removal of the slab and footings are properly recorded, in accordance with the requirements of paragraph 199 of the NPPF.

Alternatively the proposed modification could be considered if demolition works could be limited to demolishing the present building to the current ground level only, with any grubbing out of existing foundations or disturbance beneath the concrete slab only taking place during the next phase of construction after a WSI has been submitted and approved by the local planning authority.