

Online Comment

Application H16-0668-16
Location Millfield Nursery Spalding Common Spalding PE11 3AU
Proposal Residential development

Name Louise Jennings Historic Environment Officer
Address Historic Environment Officer Lincolnshire County Council Witham Park
House LN5 7JN

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For/Against Comments

The issues on this site are two fold, below ground archaeological remains and upstanding historic assets.

The windmill on this site was built in about 1816 and was in full working order until 1934, the sails were removed in approximately 1939 and the upper part of the mill dismantled in 1943 leaving the now derelict stump. Windmills, even those which are ruinous are a much loved and they still play an integral part in giving our landscape a sense of place and character. Removal of any windmill is detrimental and we would like the developer to see if it is possible for the windmill to form part of the proposed development on this site.

This section recommends refusal on the grounds that an important local historic asset would be destroyed if these current proposals were to be given consent.

However if the local planning authority are minded to grant permission, which includes demolition of the windmill, we would like provision to be made to have the windmill fully recorded prior to demolition.

Therefore given this it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2012)). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

'They [The local planning authority] should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible' National Planning Policy Framework Section 12, para 141.

This site lies within an area of extensive prehistoric and Roman cropmarks and it is likely that these remains survive to some extent under the buildings and hardstanding on the site. This is a large site and if it hadn't already been developed this section would require more information at this stage about what survives on site and the importance of these remains. However the site has been developed and so a mitigation strategy needs to be devised in order to record these remains prior to destruction. Although it is perfectly possible to have the entire development recorded during development it would probably be more advisable to have an evaluation stage after demolition. This would mean that archaeological monitoring, if required, could be targeted rather than undergo blanket recording across the entire site.

Therefore given this it is recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2012)). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03.

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Initially I envisage that this would involve monitoring of all groundwork's, with the ability to stop and fully record archaeological features.