Online Comment

Application	H16-0679-25
Location	12 New Road Spalding Lincolnshire PE11 1DQ
Proposal	Change of use, conversion & extension of The Black Swan to retail unit & 10 self-contained apartments

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Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	28-08-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has provided a brief assessment of the archaeological or heritage potential of the site, as outlined in the NPPF (paragraph 207).
The site lies within an area of medieval and post medieval archaeological potential. It is located within the area of the Medieval Settlement of Spalding (MLI23602) and the Post-Medieval Settlement of Spalding (MLI23604). Archaeological work in the immediate vicinity has demonstrated the potential for significant remains. At the Punch Bowl Public House, New Road, a watching brief in 2004 (ELI5602) recorded repeated flooding of the culverted West Lode channel between the 13th and 16th centuries, along with two hearths possibly linked to salt production and a pit containing butchery waste. Further work at 18-19 New Road (ELI7590) identified medieval and post-medieval structural remains following evaluation and excavation prior to development. Together, this evidence highlights the potential for well-preserved archaeological deposits of medieval and later date within the proposed development area.
The proposed development comprises 'Change of use, conversion & extension of The Black Swan to retail unit & 10 self-contained apartments.". The proposed development groundworks and any temporary works associated with the development (including foundations, drainage connections and utilities) will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present.
As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218). There is archaeological potential, and we do not possess evidence that previous limited construction activity entirely or vegetation disturbed/truncated possible present heritage assets.
I recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site. This will comprise a phased approach of archaeological investigation and mitigation work.
This will initially comprise but may not be limited to a trial trench evaluation of the site which should aim to determine the presence, absence, significance, depth and character of any archaeological remains which could be impacted by the proposed development as noted above and to inform a programme of further archaeological mitigation work which may be required if archaeological remains are identified in the evaluation.
This will enable any remaining archaeology which currently survives on this site to be properly assessed and recorded prior to their alteration or destruction.
This should be secured by South Holland District Council's standard conditions AR01, 02 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 and the South East Lincolnshire Local Plan (Policy 29).
With respect to the attached archaeological conditions, 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.
It is recommended the resulting mitigation strategy and Written Schemes of Investigation are approved by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority. Ten days' notice is required before commencement of any archaeological works.
Finally, considering the proposal is for a development within the Spalding Conservation Area, the SHDC Conservation officer must be consulted before a decision is made.