

Online Comment

Application H16-0707-22
Location Land adj. 19 Station Street Spalding PE11 1EB
Proposal Demolition of existing air raid shelter and construction of terrace of 3 two bed dwellings

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For/Against Comments

This office has commented on a number of previous proposals for this site. As raised on previous occasions we would like to recommend that the Second World War air raid shelter on the site is subject to historic building recording prior to demolition. Such shelters are rare survivals and are important reminders of this recent period in the community's history and it is therefore of benefit to ensure a record is made of their fabric prior to demolition.

The site is also located in an area of archaeological interest within the centre of the medieval settlement of Spalding and on the boundary of the town's priory. A previous archaeological evaluation took place on this site in 2003 and found medieval pottery and traces of an almost completely dismantled medieval wall, which could have been the outer wall of the precincts of Spalding Priory. However the evaluation trench covered almost the entire plot, which had been heavily disturbed, so it is not felt likely that further archaeological monitoring would contribute meaningful additional information.

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). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03. Initially, it is envisaged that this would involve full historic building recording of the air raid shelter.

"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 16, paragraph 205.