

Online Comment

Application H16-0767-23
Location Former Bull And Monkie Church Gate Spalding PE11 2RA
Proposal Demolition of vacant former public house and erection of 88 bed care home including onsite parking amenity space and associated works.

Name Jim Bonnor
Address Historic Places Team Lincolnshire County Council

Date Submitted 12-10-23
For/Against Comments

This site is located within the heart of the medieval settlement of Spalding. The desk-based assessment accompanying the application correctly identifies that there is a moderate to high potential for significant archaeological remains dating from the early medieval to the post-medieval period. It also identifies that remains of earlier periods may extend into the site.

There is currently insufficient information to determine the significance of any archaeological remains on the site or how they may be impacted by the proposed development.

NPPF, para 194 states: '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.'

Policy 29 of the South Lincolnshire Local Plan includes the following statement: 'If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application.'

It is recommended, therefore, that the results of an archaeological trial trench evaluation should be submitted in support of the application. The current condition of the site would permit an evaluation to be undertaken before the current building needs to be demolished and so I see no reason why this evaluation should not be undertaken prior to determination of the application in order that the design of the building can take account of any archaeological remains.