Online Comment

Application	H16-0775-26
Location	The Corner Shop 4 Winsover Road Spalding PE11 1EH
Proposal	Proposed two-storey rear and side extension to existing shop, providing additional retail floorspace, delivery/store area, first-floor storage/staff facilities and separate access to the existing flat

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	17-09-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not submitted an assessment of the heritage significance of the site, as required by Policy HE5 of the NPPF.
The proposed development is situated within an area of archaeological potential as recorded in the HER (Historic Environment Record). Several archaeological assets are recorded in the vicinity of the proposal, including the Priory of St Mary, Spalding (MLI22355), the site of the Pinfold at The Gore (MLI23229), the Medieval Settlement of Spalding (MLI23602), the Settlement of Spalding (MLI23603), and the Post-Medieval Settlement of Spalding (MLI23604). The presence and proximity of these recorded heritage assets indicate potential for associated buried archaeological remains, particularly relating to the medieval and post-medieval development of Spalding, to extend into and survive within the proposed development site.
The proposed development comprises 'Proposed two-storey rear and side extension to existing shop, providing additional retail floorspace, delivery/store area, first-floor storage/staff facilities and separate access to the existing flat.'. The proposed development groundworks and any temporary works associated with the development (including landscaping, drainage/services connections and BNG planting) 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 in accordance with Policies HE10 and HE11 of the NPPF. There is archaeological potential, and we do not possess evidence that previous limited development activity truncated possible present heritage assets. The presence of existing hardcore and previous ground disturbance should not be taken as evidence that archaeological remains are absent or have been comprehensively truncated.
We recommend that if permission is granted, there be an archaeological condition for a mitigation strategy to effectively deal with this site.
This will initially comprise but may not be limited to a continuous archaeological monitoring (watching brief) of the site during all groundworks.
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. This is in accordance with Policies HE5 and HE10 of the National Planning Policy Framework and Policy 29 of the South East Lincolnshire Local Plan.
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 that the Written Schemes of Investigation (mitigation strategy) are agreed by the LCC Historic Environment Officer prior to formal submission to the Local Planning Authority for approval. Ten days' notice is required before commencement of any archaeological works.