Online Comment

Application	H16-0820-26
Location	Land at Chambers Court Spalding PE11 2QP
Proposal	Residential Development - Single Dwelling with Double Garage

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL

Date Submitted	23-09-26
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not submitted a heritage assessment in support of the proposal, which does not satisfy the requirements of paragraph HE5.
The site lies within an area of archaeological potential, as established by previous archaeological work in the area. Most recently, archaeological evaluation of the Former Castle Sports Complex in 2024 comprised 27 trial trenches and identified residual Roman material, medieval ditches, and a late medieval boundary. Earlier archaeological investigations along Albion Street also recorded undated and post-medieval features, including ditches, pits and structural remains, while evaluation at the Ivo Day Centre identified an undated linear feature and a large ditch.
The proposed development comprises: 'Residential Development - Single Dwelling with Double Garage.'. The proposed development groundworks and any temporary works associated with the development will have a significant impact on any surviving archaeological remains, resulting in total or partial loss, if present. We do not possess evidence that previous limited development activity entirely disturbed/truncated possible present heritage assets.
We 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 post demolition and post site clearance phased approach of archaeological evaluation and potential subsequent 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, 03 and 05 and is in accordance with National Planning Policy Framework Policies HE5, HE7 and HE10 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.