Online Comment

Application	H16-1057-25
Location	Store & Premises 86 Winsover Road Spalding PE11 1HA
Proposal	Demolition of existing buildings and erection of 6 dwellings, gardens and car parking

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Name	Ruben Lopez Catalan
Address	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL LN1 1YL
Date Submitted	25-11-25
For/Against	Comments

Thank you for consulting us on this application. The site lies within an area of very high Roman archaeological potential, confirmed by previous work at Wygate Park and Ivanda Nursery.
Recommendation: Currently there is insufficient specific information on the archaeological potential for the site and the extent of impact to buried archaeological remains from the proposed development. Therefore, I recommend the applicant to provide the results of a DBA Desk based Assessment. This is in line with the guidance set out in the NPPF 2024 (paragraphs 207 & 218). The applicant has not adequately described the significance of any below-ground heritage assets that may be affected by the proposed development, and it is not "sufficient to understand the potential impact of the proposal on their significance (the heritage assets')" (Paragraph 207 of the National Planning Policy Framework (NPPF)).
With respect to the DBA, 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.