

Online Comment

Application H16-1070-20
Location Millfield Nursery Spalding Common Spalding PE11 3AU
Proposal Erection of 95 Dwellings - outline approval H16-0668-16.

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Date Submitted 16-12-20
For/Against Comments

We would like to remind the developer of our earlier comments on the original outline application.

Outline permission was granted subject to a number of archaeological conditions numbered 20, 21 and 22. This was to ensure that heritage assets both above and below ground are recorded prior to their destruction. Condition 20 requires the production of a written scheme of archaeological investigation prior to any development.

This should include provision for historic building recording of the windmill on the site which dates back to 1816, prior to its demolition.

This site lies within an area of extensive prehistoric and Roman cropmarks and it is likely that these remains survive to some extent under the buildings and hardstanding on the site.

This is a large site and if it hadn't already been developed this section would require more information at the outline application stage about what survives on site and the importance of these remains. However, the site has been developed and so a mitigation strategy needs to be devised in order to record these remains prior to destruction.

Although it is perfectly possible to have the all of the groundworks for the entire development monitored by an archaeologist during development it would probably be advisable to have an evaluation stage after demolition of existing structures on the site.

This would mean that archaeological monitoring, if required, could be targeted at areas where remains survive rather than undergo blanket recording across the entire site including areas where they may already have been impacted.

'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 199.