Online Comment

Application	H01-0509-23
Location	Pumping Station Mill Drove South Cowbit PE12 6FS
Proposal	Proposed Residential Development of Five Detached Houses

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Name	Nicola Grayson
Address	Lincolnshire County Council County Offices, Newland Lincoln

Date Submitted	18-07-23
For/Against	Comments

This office provided advice on a previous application for the site in 2018 (H01-0871-18). I refer to the recommendation made at that time and reiterate the comments made by my former colleague - The goods shed, built in 1867, provides character, interest and is part of the historic narrative of Cowbit, options should be explored for working with this non-designated heritage asset rather than demolishing it. Whilst not Listed, the Cowbit good shed is featured in Historic England's 2016 publication 'The Railway Goods Shed and Warehouse in England'. Retaining the shed could provide a unique opportunity to preserve part of a lost historic aspect of the settlement and create a unique selling point for the development. Once the options have been explored, it will still require a programme of historic building if it is to be converted or demolished.
There is also potential for archaeological remains dating from the prehistoric period on-wards to be present in the vicinity. Archaeological fieldwork in advance of the construction of the A16 bypass revealed evidence of Roman settlement and salt working site around 100m from the proposed development. The field south of Croft House Nurseries has recently been subject to archaeological evaluation (H01-0035-17) which revealed that Roman settlement also extended into this area. It is therefore likely that similar remains could exist on this site, which would be destroyed during groundworks. Cowbit is also a later medieval settlement with potential for earlier origins, evidence for which may be present within the site. Insufficient information is available at present with which to make any reliable observation regarding the impact of this development upon any archaeological remains. It is therefore recommended that a programme of archaeological investigation take place which would potentially highlight some of the unknown archaeology and history of Cowbit and the surrounding area.