

Online Comment

Application H01-0517-22
Location Land at 110 & 112 Barrier Bank Cowbit Spalding PE12 6AQ
Proposal Residential Development

Name Ian Marshman, Historic Environment Officer
Address Lincolnshire County Council Lancaster House 36 Orchard Street LN1 1XX

Date Submitted 07-06-22
For/Against Comments

The proposed development is situated within the historic core of the medieval settlement of Cowbit close to the Grade I Listed medieval parish church. The village is thought to have developed during the 13th century along the new Fendyke. Although earlier 11th century pottery has been found that may indicate that it had an earlier origin. Extensive Roman remains of settlement and salt production are also known within the village environs. There is thus a high potential for the proposed development to have an impact on as yet unrecorded archaeological remains.

The outline plans proposed are lacking in detail but it would appear that the proposed development would also involve demolition of the historic former post office and village stores, which is an attractive early 19th century building with a number of surviving historic features including bay windows featuring early 20th century stained glass, original post box, and perforated 'dagger board' canopy. It would also involve the demolition of part of an earlier 18th century house (which is now a separate dwelling No. 114 Barrier Bank). Both No. 114 and the former post office and village stores could be considered to be non-designated heritage assets in the terminology of the NPPF, and together these buildings contribute to the character and local distinctiveness of the historic core of the village and the street scene along Barrier Bank.

Despite this the developer has not provided any information on the potential impacts on the historic environment, which is not in accordance with the minimum requirements for development proposals in the National Planning Policy Framework (paragraph 194) or South East Lincolnshire Local Plan Policy 29f. Insufficient information has therefore been provided to enable the local planning authority to make any reasoned decision on the impacts of the proposal on the village's historic environment.

It is recommended that the developer be required to provide the missing information, which should be produced using appropriate expertise where necessary and include both above and below ground heritage assets. In light of the potential impacts on below ground archaeology it is recommended that the developer be required to carry out a field evaluation to provide the local planning authority with site specific information on the survival and significance of any below ground remains which may be impacted by the proposed development as required by NPPF 194 and Policy 29f of the South East Lincolnshire Local Plan.