Online Comment

Application	H01-0593-25
Location	Land at Stamford House Farm 24 Peak Hill Cowbit PE12 6AW
Proposal	Erection of a detached dwelling

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

Date Submitted	21-07-25
For/Against	Comments

Thank you for consulting us on this application.
It is noted that the applicant has not provided an assessment of the historic environment potential of the site, as outlined in the NPPF (paragraph 207).
The Historic Environment Record (HER) confirms that the site lies within an area of high archaeological potential. Cropmarks indicate the presence of prehistoric and Roman settlements both to the west and east of the present village, including an Iron Age saltern and domestic site (MLI23125), a Romano-British settlement (MLI23124), and Roman salt-making activity to the east of Stamford House Farm (MLI86347). Undated features, including an articulated dog burial, have also been recorded at Peak Hill (MLI98524). Although no site-specific investigations have yet been carried out, it is therefore likely that archaeological remains of a similar nature could survive within the site. The area also lies within the extent of both the recorded medieval (MLI23090) and post-medieval (MLI23091) settlements of Peakhill. Approximately 200 metres to the west, a Roman saltern was excavated and recorded as part of archaeological mitigation works undertaken during the construction of this segment of the A16.
The proposed development comprises: 'Erection of a detached dwelling'. 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.
As mentioned above, there is potential for development on this site to have an impact on buried remains that should be recorded prior to their destruction - NPPF (paragraph 218).
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 phased approach of archaeological investigation and mitigation work. This will initially comprise but may not be limited to an archaeological 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 and 03 and is in accordance with National Planning Policy Framework paragraphs 207 and 218 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.