

Online Comment

Application	H01-0779-24
Location	83 BACKGATE COWBIT SPALDING PE12 6AP
Proposal	Proposed single storey rear extension & internal alterations

Name	Ruben Lopez Catalan
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Date Submitted	31-10-24
For/Against	Comments

Thank you for consulting us on this application.

The proposed development lies on the edge of the presumed extent of the medieval settlement of Cowbit MLI23106. It also lies close Iron Age and Roman settlement evidence. The Lincolnshire HER records multiple monuments and events near the specific proposed site:

MLI20314 - area of cropmarks, possible saltmaking/settlement to the east. Monument record MLI98782 - Late 1st to 2nd century gully containing industrial waste and possible associated features, Backgate, to the south. Monument record MLI23146 - iron age saltern site to the west. Monument record MLI81603 - Romano-British Settlement Site, Backgate to the north. ELI4452 - Archaeological watching brief on land at Backgate, Cowbit exposed a high status Roman farmstead. ELI13659 - 83 Backgate, Cowbit - a watching brief recovered 15C pottery. ELI9183 - Trial Trenching on Land at 78 Backgate, Cowbit exposed an undated ditch. ELI11368 - Land Adjacent to Highgate House, Backgate, Cowbit: Late 1st to 2nd century domestic occupation, undated features and 16th to 18th century features were revealed. Finally, The PAS database records several archaeological finds in the field located to the east of the proposal.

The proposed development comprises "Proposed single storey rear extension & internal alterations". The proposed single storey rear extension 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 211).

I 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 programme of archaeological mitigation work including, but not limited to a continuous archaeological monitoring (watching brief) to enable any remaining archaeology which currently survives on this site to be properly recorded prior to its 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 200 and 211 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.