

Online Comment

Application H01-1034-25
Location Land at 110 & 112 Barrier Bank Cowbit Spalding PE12 6AQ
Proposal Residential Development - Outline approval H01-0517-22

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Date Submitted 14-11-25
For/Against Comments

Thank you for consulting us on this application.

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 proposed development comprises 'Residential Development - Outline approval H01-0517-22.". The proposed development groundworks and any temporary works associated with the development (including temporary works, landscaping, drainage connections and BNG planting) 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). There is archaeological potential, and we do not possess evidence that previous limited agricultural or development activity truncated possible present heritage assets.

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 approach of archaeological investigation and mitigation work.

This will initially comprise but may not be limited to a 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, 03 and 05 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.