Online Comment

Application	H13-0612-23
Location	SNAKE HALL COTTAGE 105 EAUGATE ROAD MOULTON EAUGATE PE12 0TB
Proposal	Proposed garage with accommodation, ground & first floor side extension & internal alterations

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Name	Jim Bonnor
Address	Historic Places Team Lincolnshire County Council

Date Submitted	03-08-23
For/Against	Comments

The application site is in an area of archaeological sensitivity. The cottage itself is marked on the 19th century historic mapping and sits on the edge of a moated site associated with Snake Hall. A moat is recorded on the first edition Ordnance Survey map and while very little is known of its origins, Snake Hall dates to the late 18th century and the location of the moat remains visible as a cropmark/soilmark. Moats often have medieval or even Early Medieval origins and although they can have a range of functions are often associated with high status dwellings. Such features also have the potential to contain well preserved organic remains. The proposed extension and garage lie on the line of the moat itself and groundworks have the potential to remove any surviving archaeological remains either wholly or in part. As such evaluation of the site will be necessary to properly assess the impact of the proposed development on any surviving archaeological remains present. This will necessarily have to be undertaken as a condition of consent if permission is granted.

Recommendation:
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 investigation followed by archaeological mitigation work should it be necessary.
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 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 194 and 205.