HERITAGE IMPACT STATEMENT
JAMES ROAD,
CROWLAND,
LINCOLNSHIRE
(CRJR 14)

Work Undertaken For
Crowland Parish Council

February 2015

Report Compiled by
Paul Cope-Faulkner BA (Hons)

National Grid Reference: TF 2448 0983

APS HS Report No. **HS/026**

ARCHAEOLOGICAL
PROJECT
SERVICES

DISCLAIMER

THE MATERIAL CONTAINED IN THIS REPORT WAS DESIGNED AS AN INTEGRAL PART OF A REPORT TO AN INDIVIDUAL CLIENT AND WAS PREPARED SOLELY FOR THE BENEFIT OF THAT CLIENT. THE MATERIAL CONTAINED IN THIS REPORT DOES NOT NECESSARILY STAND ON ITS OWN AND IS NOT INTENDED TO NOR SHOULD IT BE RELIED UPON BY ANY THIRD PARTY. TO THE FULLEST EXTENT PERMITTED BY LAW ARCHAEOLOGICAL PROJECT SERVICES WILL NOT BE LIABLE BY REASON OF BREACH OF CONTRACT NEGLIGENCE OR OTHERWISE FOR ANY LOSS OR DAMAGE (WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OCCASIONED TO ANY PERSON ACTING OR OMITTING TO ACT OR REFRAINING FROM ACTING IN RELIANCE UPON THE MATERIAL CONTAINED IN THIS REPORT ARISING FROM OR CONNECTED WITH ANY ERROR OR OMISSION IN THE MATERIAL CONTAINED IN THE REPORT. LOSS OR DAMAGE AS REFERRED TO ABOVE SHALL BE DEEMED TO INCLUDE, BUT IS NOT LIMITED TO, ANY LOSS OF PROFITS OR ANTICIPATED PROFITS DAMAGE TO REPUTATION OR GOODWILL LOSS OF BUSINESS OR ANTICIPATED BUSINESS DAMAGES COSTS EXPENSES INCURRED OR PAYABLE TO ANY THIRD PARTY (IN ALL CASES WHETHER DIRECT INDIRECT OR CONSEQUENTIAL) OR ANY OTHER DIRECT INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE.

JAMES ROAD
CROWLAND
LINCOLNSHIRE

Heritage Impact Statement

Contents

1 INTRODUCTION 1
1.1 Project Background 1
1.2 The Site, location and geology 1
2 METHODOLOGY 1
2.1 Aims and scope 1
3 ARCHAEOLOGICAL AND HISTORICAL CONTEXT 2
3.1 Introduction 2
3.2 Archaeological and historical evidence 2
4 DEVELOPMENT PROPOSALS AND PAST IMPACT 3
4.1 Development proposals 3
4.2 Past impacts 4
5 POTENTIAL IMPACTS TO HERITAGE RESOURCES 4
5.1 Physical Impact 4
5.2 Visual Impact 4
6 CONCLUSIONS AND RECOMMENDATIONS 5
6.1 Summary of presence and survival of heritage resources within the Site and impact on these and nearby heritage resources 5
6.2 Recommendations 5
7 ACKNOWLEDGEMENTS 6
8 REFERENCES 6

List of Figures

Figure 1 Site location plan

Figure 2 Heritage assets located within 450m of the Site

Figure 3 Results of Site visit

List of Plates

Plate 1 View looking north across the current allotment area towards Crowland Abbey

Plate 2 View overlooking James Road with allotment area (left)

Plate 3 View looking into the new plantation

Plate 4 View showing the proposed cemetery area

Plate 5 View looking over the proposed new allotment area. Crowland Abbey spire visible to left

Plate 6 View looking towards the Site from the graveyard south of Crowland Abbey

Plate 7 View towards the Site from 36-38 South Street

JAMES ROAD
CROWLAND
LINCOLNSHIRE

Heritage Impact Statement

1 INTRODUCTION

1.1 Project Background

1.1.1 Archaeological Project Services (APS) was commissioned by the Robert Doughty Consultancy Limited, on behalf of Crowland Parish Council, to produce a Heritage Impact Statement to be submitted in support of a planning application for development of land adjacent to James Road, Crowland, Lincolnshire, hereafter the 'Site'.

1.2 The Site, location and geology

1.2.1 The Site is the proposed location for the construction of a new cemetery, including an area for woodland burial, a small area of housing and the re-siting of allotments on land either side of James Road, Crowland, Lincolnshire.

1.2.2 The Site is located approximately 600m southeast of the centre of Crowland as defined by the Crowland Abbey, on either side of James Road, close to its junction with Thorney Road, centred on National Grid Reference TF 2454 0986 (Fig. 1).

1.2.3 The Site is comprised of two separate blocks separated by James Road. To the northwest side of the highway is a trapezoidal piece of land currently used as allotments, bounded by 20th century housing to the west and fields to the north and east. On the southeast side of James Road is an irregular area of land, thickly planted with saplings in the north, with fields in the southern part. Together the two parcels occupy some 6.47 hectares, on generally level ground at a height of *c.* 2.5m OD.

1.2.4 Local soils are of the Downholland 1 Association, typically clayey humic alluvial gley soils formed over former creeks (Hodge *et al*. 1984, 166). These soils are developed on a drift geology of older marine alluvium which overlies a solid geology of the Jurassic Oxford Clay Formation (BGS 1984).

2 METHODOLOGY

2.1 Aims and scope

2.1.1 The aim of this assessment is to establish the known and potential heritage resource within the Site, which may be affected by the proposed development. The assessment has been undertaken in accordance with the principles presented by the *National Planning Policy Framework* (DCLG 2012, 30).

2.1.2 This document does not comprise a full desk-based assessment but instead represents a tightly focused assessment of the Site. It seeks to identify the resource through consideration of previous discoveries, archaeological investigations and data, with a view to producing recommendations on the need for and appropriateness of further work in this area. Data obtained from the Heritage

Gateway website has been used, in addition to information held in the parish files maintained by Heritage Lincolnshire. Details of archaeological sites and findspots in the vicinity of the Site are shown in **Table 1**.

2.1.3 Reference has been made to guidance documents produced by English Heritage that deal with issues of setting (2011a; 2011b). It is acknowledged that these documents were produced to provide guidance with reference to *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) and this has now been superseded by the *National Planning Policy Framework* (NPPF). The guidance documents are in the process of revision but English Heritage maintains that they contain useful advice. Therefore, pending the publication of the revised guidance, the existing guidance documents have been made use of for the present heritage impact assessment.

3 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

3.1 Introduction

3.1.1 Records exist of various heritage resources and assets in close proximity to the Site, including archaeological investigations, sites, finds and Listed Buildings. Documentation associated with these is available online and through the Lincolnshire Historic Environment Record, with many records also held by Heritage Lincolnshire. Documentation examined as part of this work is listed in the References at the end of this report.

3.2 Archaeological and historical evidence

3.2.1 No prehistoric material is known from the immediate vicinity of the Site. It is likely that any such material lies buried beneath alluvial deposits, though the sand and gravel island upon which Crowland sites contains evidence spanning the Neolithic to Bronze Age periods.

3.2.2 Lidar shows the southern area, south of James Road, as partly lying over an infilled creek. This creek is thought to have been active during the Neolithic and early Bronze Age with the area of the Site becoming fen into the medieval period (Hayes and Lane 1992, 192-202).

3.2.3 Although such infilled creeks were attractive for settlement during the Iron Age and Roman periods, the area surrounding the Site never seems to have been occupied during these periods. Settlement would appear to be concentrated on the gravel peninsula beneath Crowland.

3.2.4 Crowland is first mentioned in the mid 8th century by Felix, the biographer of St Guthlac. Referred to as *Crugland*, *Cruuulond* and *Cruwland,* the name is derived from the Old English *cruw* or *crug*, meaning a bend, referring to a bend in the River Welland (Cameron 1998, 35). Throughout the Middle Ages Crowland was often referred to as Croyland, the modern spelling becoming commonplace after 1700.

3.2.5 Felix was writing about St Guthlac *c.* 745, several years after the saint's death. Guthlac was a member of the Mercian royal family and gave up the warrior life at the age of 24 to become a monk at Repton in Derbyshire. Two years later he left Repton and travelled to Crowland with two followers and established a hermitage (Page 1988, 105). Guthlac died in AD 714 and King Æthelbald of Mercia established a monastery on the island in 716, although this date has been refuted (Hayes and Lane 1992, 202).

3.2.6 Much of the subsequent history of Crowland is centred on the abbey and surrounding town. The Site lies south of the town within an area known as Alderlands. This area of land probably comprised part of the initial gift to the abbey, although it is not until 1155 that a genuine charter including this land is first documented (Page 1988, 107). It was unlikely that the area of the Site was farmed, although as a peat fen it would have been an important resource for wildfowling, thatching and seasonal grazing.

3.2.7 Post-medieval sites recorded at the HER are dominated by houses, many of which are listed, that also demonstrate the growth of Crowland during this period. One such house, Crawford House, had an associated area of parkland during this period.

3.2.8 No modern entries are recorded within close proximity of the Site at the HER. However, during the Second World War, there was an Auxiliary Unit Operational Base located in the vicinity. Its actual location is unknown but is believed to lie to the southeast of the Site. Also during the war, a fighter plan crashed near Crowland.

3.2.9 Site reconnaissance (undertaken on 13/01/2015) involved examination of the Site, with views taken to and from nearby heritage assets, including Crowland Abbey.

- The northern area is currently allotments and are generally cluttered and cultivated.
- Woodland occupies the northern part of the southern area with the remainder comprising a ploughed field.
- No earthworks were apparent although a slight ridge marks the course of a roddon, an infilled former creek.
- A single fragment of medieval green glazed pottery was found on the southern limit of the Site and is probably nothing more than casual loss or manuring scatter.
- South of James Road, parts of the Site (ie, those not wooded) are suitable for fieldwalking and geophysical survey. North of James Road, in the area of allotments, conditions for non-invasive archaeological evaluation are limited with the associated clutter rendering it unsuitable for geophysical survey.
- Views to and from Crowland Abbey, Crowland Conservation Area and Listed Buildings indicate partial screening by existing vegetation. This would be more pronounced when foliage was fully developed.

3.2.10 There have been previous archaeological investigations immediately southwest of the Site, along the new A16 road. A post-medieval to modern ditch was revealed in this location.

3.2.11 Of relevance to the Site itself, is the fieldwalking undertaken by the Fenland Survey around Crowland in 1983. The Site was walked and though conditions were fair (Type 2 survey) no archaeological material was recorded from the surface of the field (Hayes and Lane 1992, 192-204).

4 DEVELOPMENT PROPOSALS AND PAST IMPACT

4.1 Development proposals

4.1.1 Development proposals for the western part of the Site, located on the northwest side

of James Road and currently used as allotments, comprise the construction of housing with associated infrastructure. On the southeast side of James Road, in the area currently planted with saplings, the development proposals are for woodland burial. In the agricultural fields southeast of the area of saplings, the development proposals are for allotments in the western field and a cemetery in the eastern field.

4.2 Past impacts

4.2.1 Direct (physical) impacts

- Past physical impacts at the Site, since at least the post-medieval period to the present day, appear mostly to be related to agricultural and horticultural (allotment) activity with a significant proportion (approximately 2ha) of the Site having been planted with saplings.

4.2.2 Indirect (setting, visual) impacts

- Past indirect impacts in the vicinity of the Site are mostly of early modern, 20th century, date. Immediately west of the northern side of the Site (north of James Road) is a row of semi-detached houses constructed in the mid-20th century. The current James Road was created in the 1960s-early 1970s. At about the same time previously agricultural fields to the north of the Site were converted to sports pitches. Subsequently, the field northeast of the northern part of the Site has also been converted to sports pitches. Cumulatively, these create a zone of mid-late 20th century settlement-edge townscape.

5 POTENTIAL IMPACTS TO HERITAGE RESOURCES

5.1 Physical Impact

5.1.1 The physical impact of the proposed development on nearby known heritage resources will be NONE.

5.1.2 The physical impact on potential buried archaeological resources will be HIGH to the north of James Road, though this will be restricted to foundation and service trenches, and MODERATE to the south of James Road, due to the excavation of graves within the proposed cemetery. Allotment gardening will also have an impact, though this would be limited in depth and NEGLIGIBLE.

5.2 Visual Impact

5.2.1 There will be a LOW visual impact, due to existing tree belts, on views towards Crowland Abbey from the south looking over the proposed cemetery and allotment areas.

5.2.2 The proposed area allotted for housing will have a MODERATE visual impact on views towards Crowland Abbey, though the spire will rise above any development in this area.

5.2.3 Views from Crowland Abbey looking towards the south would not be adversely impacted.

5.2.4 Nearby listed buildings are largely screened from the Site by existing housing. There is some inter-visibility from 36-38 South Street towards the proposed housing area.

5.3 Setting Impact

5.3.1 The issues regarding setting have been limited to the Scheduled Monument of Crowland Abbey and Crowland Conservation Area (which includes a significant number of Listed Buildings).

5.3.2 Crowland Abbey provides a focal point of the Conservation Area. Its setting includes a vast tract of adjacent countryside due to its prominence within the low-lying land of the fens. Iconic views of the church tower are generally from the north and west, overlooking the River Welland. There are appreciative unfolding views of the church tower for travellers along the new A16 to the south of the Site.

5.3.3 The cemetery and allotment area would not adversely affect the setting of Crowland Abbey or its relationship with other medieval features in the locality.

5.3.4 The area assigned for proposed housing is likely to have an impact on the setting of the abbey. This would be localised and effect views from the southeast which also include housing along Thorney Road. The height of proposed houses and their massing should be given due consideration so as to limit potential impacts on the setting.

5.3.5 As stated, Crowland Abbey is a visible landmark and focal point to the Conservation Area. The remaining parts of the Conservation Area are defined by the roads which meet at Trinity Bridge (North Street, East Street, South Street and West Street). These streets generally curve along their lengths and as a result, the Conservation Area gently unfolds while travelling through it. Views from the Conservation Area outwards are generally very limited.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of presence and survival of heritage resources within the Site and impact on these and nearby heritage resources

6.1.1 The Site has no previously recorded features of archaeological interest.

6.1.2 Archaeological interventions undertaken immediately adjacent to the Site did not reveal anything of archaeological interest pre-dating the post-medieval period.

6.1.3 Direct (physical) impacts

- In consideration of the foregoing, the physical impact of proposed development upon the archaeological and historical resource within the Site is assessed as MODERATE-HIGH, though restricted to necessary trenching for buildings and excavation of graves.

6.1.4 Indirect (setting, visual) impacts

- In terms of the impact of the proposed development on the setting of nearby heritage assets, this is assessed as LOW-MODERATE overall, being LOW for the proposed cemetery and allotments and MODERATE for the proposed housing.

6.2 Recommendations

6.2.1 Geophysical survey and fieldwalking may better define the heritage resource within

the Site, though such non-invasive investigative methods across the area may be limited to just geophysical survey as past fieldwalking did not identify any archaeological material and the use of this technique is perhaps unnecessary.

6.2.2 Consideration to planning the proposed housing should pay attention to building materials, building heights, massing and landscaping to reduce the impacts on the setting of Crowland Abbey and Crowland Conservation Area.

7 ACKNOWLEDGEMENTS

7.1 Thanks are due to Julie Robinson of the Robert Doughty Consultancy Limited who commissioned this work and provided plans of the Site on behalf of Crowland Parish Council. Elizabeth Bates kindly allowed access to the parish files and library maintained by Heritage Lincolnshire. Paul Cope-Faulkner of Archaeological Project Services carried out the research and report compilation and the site reconnaissance was undertaken by Chris Moulis.

8 REFERENCES

BGS, 1984 *Peterborough: Solid and Drift Edition*, 1:50 000 map sheet **158**

Cameron, K, 1998 *A Dictionary of Lincolnshire Place-Names*, English Place-Name Society Popular Series No. **1**

Cope-Faulkner, P, 1998 *Archaeological Implications of the Appraisal of Crowland Conservation Area, Crowland, Lincolnshire (CCA98)*, unpublished APS report **83**/**98**

Cope-Faulkner, P, 2014 *Archaeological Desk-Based Assessment of land at Peterborough Road, Crowland, Lincolnshire*, unpublished APS report **53**/**14**

DCLG, 2012 *National Planning Policy Framework*

English Heritage, 2011a *The Setting of Heritage Assets*

English Heritage, 2011b *Seeing the History in the View*

Hayes, PP and Lane, TW, 1992 *The Fenland Project, Number 5: Lincolnshire Survey, The South-West Fens*, East Anglian Archaeology **55**

Hodge, CAH, Burton, RGO, Corbett, WM, Evans, R and Seale, RS, 1984 *Soils and their Use in Eastern England*, Soil Survey of England and Wales Bulletin No. **13**

Page, W, 1988 *The Victoria History of the County of Lincoln*, **II** (reprint)

Abbreviations

APS Archaeological Project Services

BGS British Geological Survey

DCLG Department for Communities and Local Government

HER Historic Environment Record

Lidar Light Detection and Ranging

Table 1: Archaeological sites and findspots in the vicinity of the Site

Map Code	HER Ref	Description	National Grid Reference
1	MLI20268 MLI20551	Medieval settlement of Crowland and abbey precinct (Scheduled)	TF 243 104
2	MLI25279	36, 38 South Street – 17th century house – Listed Grade II	TF 2407 1018
3	MLI25228	53 South Street – 18th century cottage – Listed Grade II	TF 2409 1011
4	MLI94423	Crawford House - !7th century house – Listed Grade II	TF 2414 0996
5	MLI92292	Crawford House Park	TF 2414 0987
6	MLI86354	Excavated ditch – post-medieval	TF 2448 0941
7	-	Auxiliary Unit Operational Base - modern	TF 2478 0986
8	-	Airplane crash site - modern	TF 2410 1001



Plate 1 – View looking north across the current allotment area towards Crowland Abbey



Plate 2 – View overlooking James Road with allotment area (left)



Plate 3 – View looking into the new plantation



Plate 4 – View showing the proposed cemetery area, looking northwest



Plate 5 – View looking over the proposed new allotment area. Crowland Abbey spire visible to left



Plate 6 – View looking towards the Site from the graveyard south of Crowland Abbey



Plate 7 – View towards the Site from 36-38 South Street

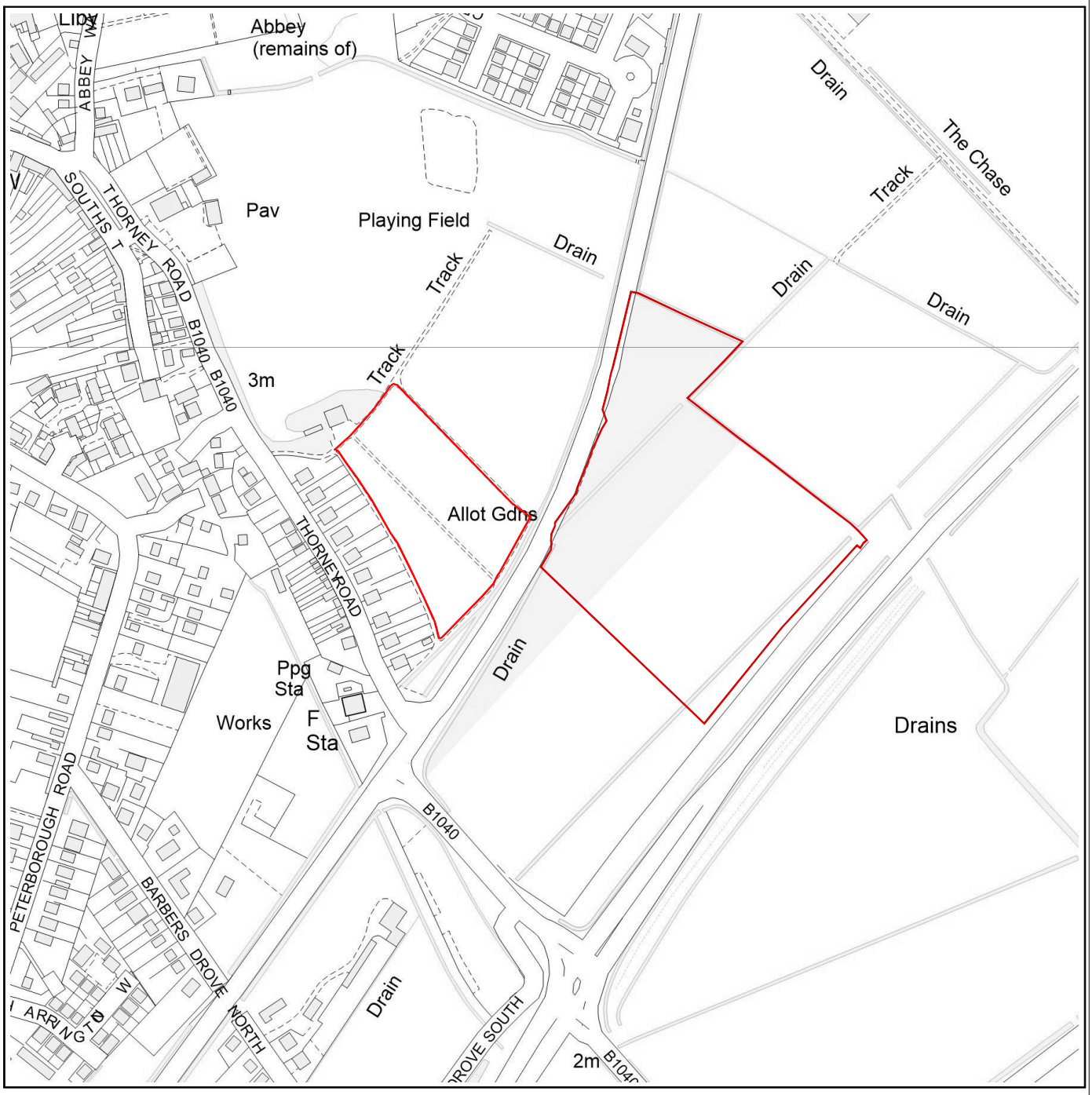


Figure 1 - Site location plan

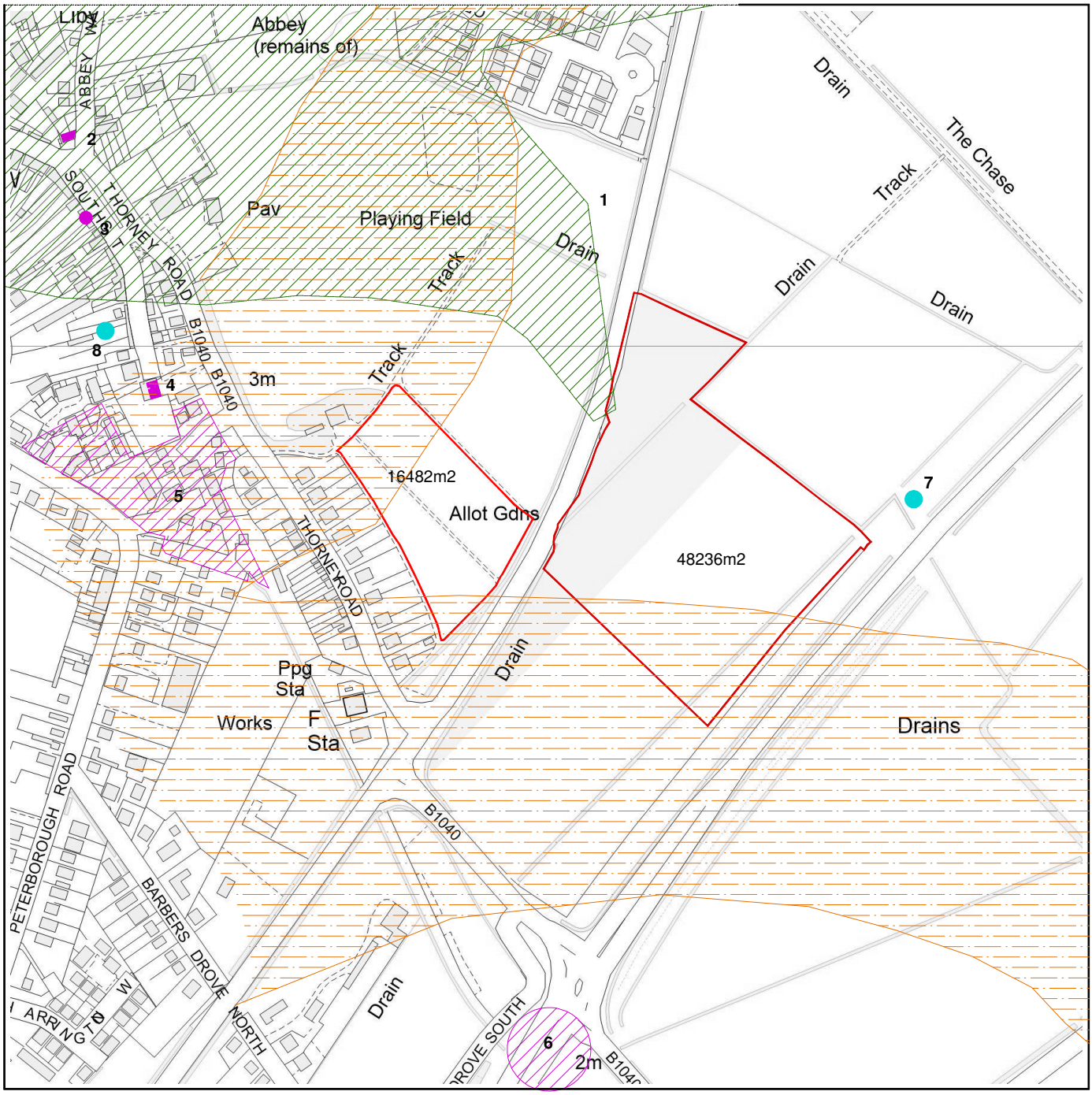


Figure 2 - Heritage assets located within 450m of the Site

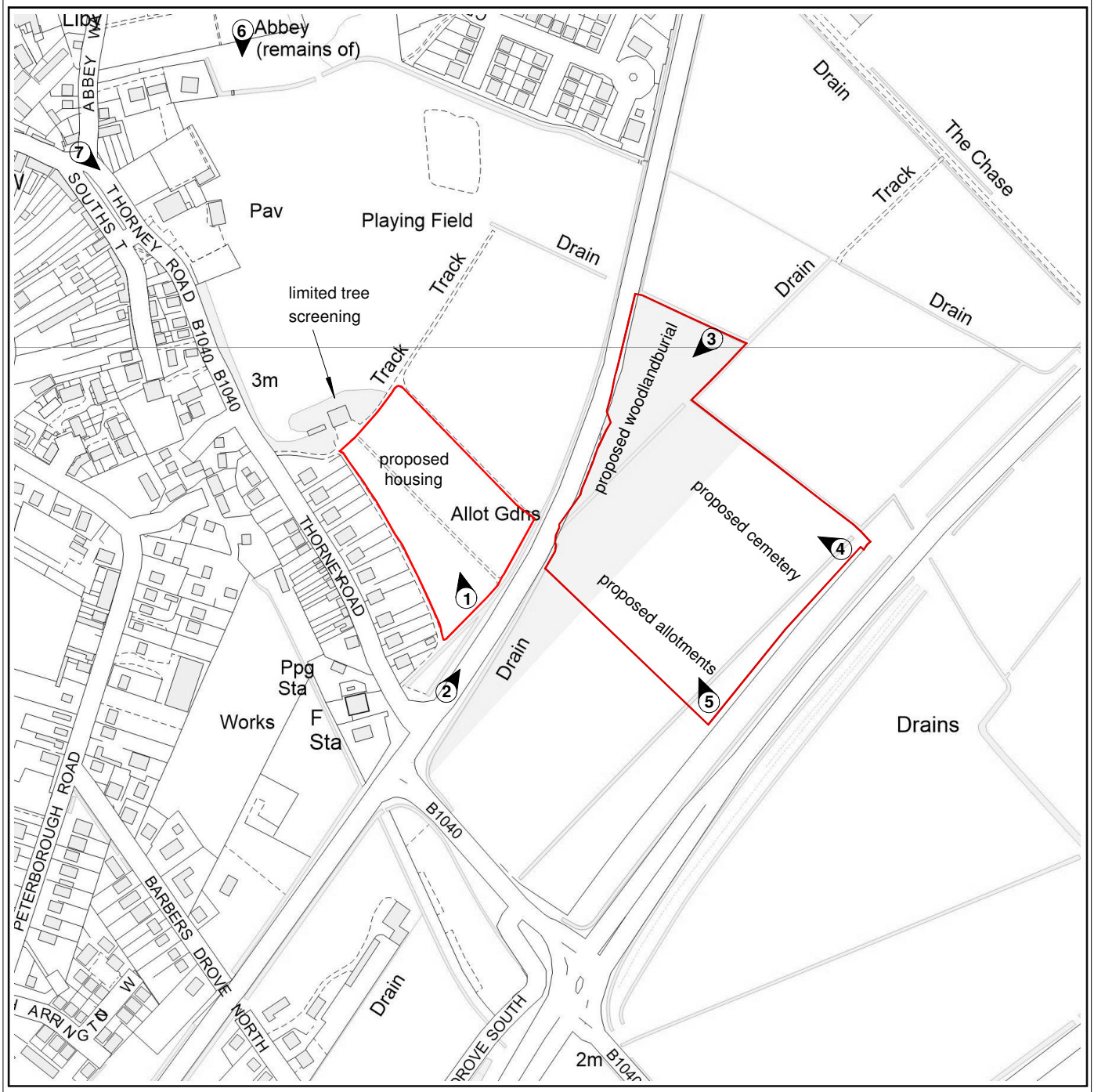


Figure 3 - Results of Site visit