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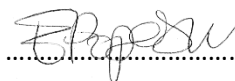


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Land off James Road, Crowland, Lincolnshire

Archaeological Desk-Based Assessment

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Summary

Oxford Archaeology (OA) were commissioned by Burmor Construction to undertake an archaeological desk-based assessment (DBA) of land off James Road, Crowland, Lincolnshire (centred on NGR TF 2450 0959). This DBA has been produced in relation to the application for a new development on the site, comprising residential homes, amenity space and infrastructure.

The site is situated to the south of Crowland town centre, on the edge of the settlement boundary and to the north of James Road. There are no designated heritage assets within the site. Three listed buildings (all Grade II) and two non-designated heritage assets fall within the 500m radius study area. The Crowland Conservation Area is located 230m to the north, whilst the Scheduled Monuments of Crowland Abbey and Trinity Bridge are just outside the search area (600m to the north and 620m to the north-west respectively).

The non-designated heritage assets recorded on the Lincolnshire Historic Environment Record (LHER) within 500m of the site are associated with the post-medieval development of the town, both being demolished 19th century farmsteads.

The site is located south of the historic core of Crowland, in an open field. The land has remained as fields throughout history, with historic mapping identifying the gradual approach of the town, and the fields only seeing significant change with new buildings in the western corner from the 1975 Ordnance Survey map onwards.

Due to Crowland's location on a gravel peninsula within a low-lying fenland landscape, the outskirts of the town remained as wetland until the stabilisation of the river systems, as has been demonstrated by previous works at Albion Street, Barbers Drove, North Street and West Street. The site sits on the edge of the peninsula and could contain wetland deposits in some form. Archaeologically, the site is most likely to contain drainage ditches and field boundaries.

Overall, it is considered there is a low potential for archaeological remains to be present within the site.

1 INTRODUCTION

- 1.1.1 Oxford Archaeology has been commissioned by Burmor Construction to prepare an archaeological DBA for land to the north-west of James Road, Crowland, Lincolnshire (National Grid Reference: TF 2450 0959), henceforth known as 'the site' (Figure 1).
- 1.1.2 The report has been prepared in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessments* (CIfA 2017).
- 1.1.3 The report provides an assessment of available Historic Environment, documentary and cartographic sources to identify the archaeological potential of the site, including previous impacts to the site and the identification of any potential impacts to the archaeological resource which could result from the proposed development of the site.
- 1.1.4 Assessment of the potential impacts to built heritage, or their setting, is not included in this DBA.

2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 2.1.1 Crowland lies within the county of Lincolnshire, the district of South Holland and the parish of Crowland. It is located in the low-lying fens to the north of Peterborough and has the River Welland to the west and A16 to the east.
- 2.1.2 The site is located to the south of Crowland town centre, with James Road forming its south-eastern boundary. The north-eastern boundary of the site is the Greenbank Drain, the north-western boundary a separate field, and the south-western boundary is Barbers Drove North. The total area of the site is approximately 1.3ha.
- 2.1.3 The site is situated at between 1 and 2m OD on superficial tidal flat deposits of sand and silt that overlie Oxford Clay Formation mudstone (BGS online Available: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>; accessed 11 August 2020). To the north-west is a peninsula of higher ground formed by gravel (known as Abbey Gravels) as a terrace of the River Welland and surrounded by fen deposits, with the surface soils off the peninsula deriving from Flandrian alluvium (Hayes and Lane 1992, 192). The River Welland is located approximately 1.6km to the north-west of the site. The southern limit of the Crowland town settlement is along James Road, the south-eastern boundary of the site. The topography of the site is flat, though slightly lower in the north-western half.
- 2.1.4 The site is situated within the Site Specific Safeguarding Area for Sand and Gravel. The Historic Landscape Characterisation Project for Lincolnshire (Lord and MacIntosh 2011) places Crowland within the southern fens and characterises it as part of the dispersed and linear small settlements, although it differs in that although it retains many of its historic features (such as the ruins of the abbey and Trinity Bridge), it is one that has been enlarged and expanded by the addition of modern residential estates (Lord and MacIntosh 2011, 48).

3 AIMS AND OBJECTIVES

- 3.1.1 The purpose of this report is to determine – as far as reasonably possible, from existing records and observations – an understanding of the historic environment within the site to ensure that the archaeological potential and significance which might be impacted by the proposed development is thoroughly understood. This is achieved through:
- providing an assessment of the potential for archaeological remains to survive within the site (including geoarchaeological deposits);
 - assessing the significance of known and predicted archaeological remains;
 - assessing the likely impacts of previous development upon the survival of any archaeological remains;
 - assessing the potential for impacts from the proposed development on the surviving archaeological resource; and
- 3.1.2 This DBA does not assess the built heritage resource of the study area or any potential effects upon the setting.

4 PLANNING BACKGROUND

4.1 Ancient Monuments and Archaeological Areas Act 1979

- 4.1.1 This Act states that any archaeological site or historic building of national importance can be designated as a Scheduled Monument and registered with the Department of Culture, Media and Sport (DCMS). Any development that may physically affect the monument is subject to the granting of Scheduled Monument Consent. Historic England advises on individual cases for consent and offers advice on the management of Scheduled Monuments.

4.2 Planning (Listed Buildings and Conservation Areas) Act (1990)

- 4.2.1 This Act covers the registration of Listed Buildings (buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character of which is desirable to preserve or enhance). A building may be listed as grade I, II* or II and may not be demolished, altered or extended without Listed Building Consent being granted.

4.3 Historic Buildings and Ancient Monuments Act (1953)

- 4.3.1 Amongst other content, this act makes provision for the compilation of a register of gardens and other land which is of special historic interest. This covers the designation of Registered Parks and Gardens and Registered Battlefields.
- 4.3.2 The Register of Parks and Gardens is held by Historic England, which grades Registered Parks and Gardens as Grade I, II* or II, along the same lines as Listed Buildings. The National Planning Policy Framework (NPPF; Ministry of Housing, Communities and Local Government (MHCLG) 2019) defines them as a designated heritage asset and as such their conservation is an objective of sustainable development.

4.4 Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002

- 4.4.1 These regulations define which hedgerows within England are identified as important and protected against removal and various other works. Heritage-specific criteria for precluding removal of a hedgerow includes: if the hedge forms a historic parish or township boundary; it incorporates an archaeological feature which is a Scheduled Monument; or is part of a field system forming part of a key landscape characteristic, such as a Registered Park and Garden.

4.5 National Planning Policy

- 4.5.1 Section 16 of the NPPF (MHCLG 2019) sets out the Government's planning policies in relation to the conservation and enhancement of the historic environment.
- 4.5.2 Paragraphs 189 and 190 state:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be

proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

4.5.3 Paragraph 199 states:

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.6 Local Planning Policy

4.6.1 The South-East Lincolnshire Joint Strategic Planning Committee (JSPC) was responsible for producing the South-East Lincolnshire Local Plan (henceforward the Local Plan; JSPC 2019), building on the NPPF and National Planning Policy Guidance (NPPG), covering the area of Boston Borough and South Holland District and was adopted in March 2019. This area covers two historic towns (Boston and Spalding); six small towns/larger villages (Crowland, Donington, Holbeach, Kirton, Long Sutton and Sutton Bridge); and more than 60 smaller settlements. It has been designed to protect and meet the development needs of the area until 31 March 2036.

4.6.2 Although there are numerous references to heritage and the historic landscape throughout the Local Plan – especially with regard to historic street patterns and respecting the character of a place and nearby buildings of historic or archaeological importance (Paragraph 3.4.4); the rural character of South East Lincolnshire and the finite resource of historic buildings (Sections 5.14 and 5.15) – heritage is covered under *Strategic Policy 29: The Historic Environment* and covered in Section 7.3 of the Local Plan document, with Paragraph 7.3.2 stating that:

the area has a diverse historic environment with a rich variety of heritage assets: Archaeology, Scheduled Monuments, Listed Buildings and Conservation Areas which contribute to local identity and character. In addition there are non designated heritage assets and potential for new archaeological remains to be found during development, that add to the local context.

4.6.3 As part of the policy, it is stated that:

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

- *The historic archaeological and drainage landscape of the Fens;*
- *The distinctive character of South East Lincolnshire market towns and villages;*
- *The dominance within the landscape of church towers, spires and historic windmills.*

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

4.6.4 Within this, a heritage asset is defined as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

4.6.5 With regard to archaeology in particular, the Local Plan states in Strategic Policy 29 Section C that:

1. *Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.*
2. *Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.*
3. *If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.*
4. *Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted.*

4.6.6 And that:

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) (Section F).

4.6.7 Paragraph 7.3.15 states that:

Local Planning Authorities may require developers to assess the potential impacts of their proposal on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the Local Planning Authority to devise a scheme for mitigating such impacts, which may form part of a planning condition or a planning obligation. Such conditions are designed to ensure that such remains are either preserved in situ or recorded.

4.6.8 Within the wider document this ensures that the historic environment is considered in all developments and that any development considers the setting and significance of heritage assets and their settings, whilst within the specific policy it ensures that mitigation strategies are put in place for investigating, and preserving in some form, the heritage assets.

4.6.9 Within Crowland there are six areas of housing allocation, covering a total of 10.19ha and a total of 205 homes, that have been designated for the distribution of new housing (Policy 11). These areas do not have natural or historic environment constraints placed upon development taking place, but mitigation may still be necessary through *Policy 28: The Natural Environment* and *Policy 29: The Historic Environment*. The site itself forms part of the Cro011 (Land north of Barbers Drove North) housing allocation – an area of 1.54ha – and that contains part of a filled in dyke (Greenbank) and is within Flood Zone 3a. The Cro011 housing allocation details that the current site is appropriate for development that could be up to 31 houses.

4.6.10 A total of four tree preservation orders are in place for trees near the northern corner of the site (TPO/002/04/1985, TPO/002/08/1989, TPO/002/08/1989 and TPO/002/08/1989), although these trees appear to fall just outside the boundary of the site.

4.7 Guidance

4.7.1 National Planning Policy Guidance (NPPG) is provided by the Government on how the historic environment can be enhanced and conserved through the planning process. In addition, a number of guidance documents have been produced by Historic England and the Chartered Institute for Archaeologists (CIfA) regarding assessment and protection of the Historic Environment and implementing a good practice approach. These documents (Table 1) have been referred to during the compilation of this DBA.

Table 1: Guidance documents used in production of this DBA

Guidance	Relevance
Conserving and enhancing the historic environment. National Planning Policy Guidance. (Ministry of Housing, Communities & Local Government, 2014; updated 2019)	Sets out advice to ensure that the Government's policies on protecting and enhancing the historic environment are understood and followed when making

	planning decisions. The advice details the main legislative framework for planning and the historic environment, followed by details on how planning decisions should consider the historic environment.
The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning 1 (Historic England, 2015a)	Details the procedures involved in the decision-making process for the historic environment at a local planning level, providing guidance in implementing the NPPF requirements. Guidance within the document is relevant to ensuring that the data and documentation for the historic environment is of the standard required.
Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2 (Historic England, 2015b)	Provides advice and guidance on assessing the significance of heritage assets, and how to understand the nature, extent and level of significance. It provides guidance on how to understand the impact of a proposed development on the heritage significance of an asset and how to identify ways to avoid, minimise or mitigate that impact which meets the objectives of the NPPF.
Standard and guidance for historic environment desk-based assessment (ClfA, 2014; updated 2017) and ClfA's Code of Conduct (2014; revised 2019)	These two documents set out the professional standards related to historic environment desk-based assessment and other archaeological work.
Lincolnshire Archaeological Handbook (Jennings 2019)	Provides practical guidelines for a consistent approach to the historic environment within the planning process.

5 METHODOLOGY

5.1 Scope and Sources Consulted

5.1.1 The spatial scope for this assessment was defined by a 500m radius area surrounding the site (the 'study area'). The assessment has been informed by both a desk-based review and a site visit, which have been used to identify designated and non-designated heritage assets within the study area.

5.1.2 The following sources were consulted to inform this assessment

- The National Heritage List for England (NHLE) for designated heritage assets;
- Lincolnshire Historic Environment Record (LHER) for non-designated heritage assets and archaeological events;
- The Lincolnshire Archives for historic maps and manuscripts;
- Historic Ordnance Survey Maps;
- Aerial Photographs as held by the Historic England Archive in Swindon, Cambridge Aerial Photo collections and the Lincolnshire Local Studies collection;
- LiDAR data as held by the Environment Agency;
- Geotechnical data as held by the British Geological Survey; and
- Other relevant primary and secondary sources including published and unpublished works as held by OA and other relevant libraries.

5.2 Assumptions and Limitations

5.2.1 Data used to compile this report consists of secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

5.2.2 The records held by the LHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further heritage assets that are, at present, unknown.

5.2.3 Access to some resources was limited due to the Coronavirus (COVID-19) pandemic. This included Lincolnshire Archives (open but not for all materials) and Aerial Photograph collections (only those online were available).

6 HISTORIC AND ARCHAEOLOGICAL BASELINE

6.1 Introduction

- 6.1.1 The nature of the archaeological resource within the site and the surrounding study area is discussed by period below. The baseline has been produced through data obtained from the LHER, NHLE and secondary sources. The location of designated sites is marked upon Figure 2, non-designated heritage assets on Figure 3, and the location of previous archaeological events on Figure 4. Where this data is reflected in both the text and figures, they are referenced in **bold**. Further details of all heritage assets and previous archaeological events are presented in Appendix A.

6.2 Designated Heritage Assets

- 6.2.1 No designated heritage assets of archaeological interest are located within the 500m study area. The nearest designated heritage assets of archaeological interest are the Scheduled Monuments of the ruins and site of Crowland Abbey (**NHLE1012410**; see Paragraph 6.2.4), located 500m to the north, and Trinity Bridge (**NHLE1005051**; see Paragraph 6.2.8), located 600m to the north-west.
- 6.2.2 Three Listed Buildings are located in the study area, all Grade II (Crawford House, **NHLE 1166309**; 53 South Street, **NHLE 1064515 (MLI94369)**; and 36-38 South Street, **NHLE 1166293**). A further 19 Listed Buildings are located within the town of Crowland, and within 880m of the site. These are not considered to be affected by the proposed development. These assets are presented in Appendix A, Tables 3 and 4. Although these are not further considered as part of the Archaeology DBA, they are indicative of the historic development of the area.
- 6.2.3 The two Scheduled Monuments located just outside the study area, however, are discussed below due to their significance to the history of Crowland.

Crowland Abbey (NHLE 1012410; Plate 1)

- 6.2.4 Crowland is the site of a Benedictine monastic house that was originally founded on an island in the marshes in AD 716 by Ethelbald – on the site of the hermitage of the Anglo-Saxon Saint Guthlac. The site of the cell was on what is known as Anchor (anchorite's) Church Hill near the abbey (Chisholm 1911, 514; Gough 1783, 2, 4). Although it was destroyed in the Danish invasions around AD 870, it was refounded towards the end of the 10th century as a Benedictine abbey, and was the only monastic house in Lincolnshire at the time of the Norman Conquest (Bennett 1993, 48; Letters 2003). From the 10th to the 15th century the buildings of the abbey were repeatedly extended and rebuilt, before the abbey was dissolved during the Dissolution of the Monasteries in AD 1539. All of the monastic buildings – except the nave and aisles of the abbey church which were taken into use as the parish church – were demolished (HE 1994). The church served as a Royalist stronghold during the English Civil War (AD 1642-1646) and was surrounded by earthen defences. The nave and south aisle became ruined during the 18th century, restricting parish use to the north aisle (HE 1994).

- 6.2.5 Crowland Abbey (Plate 1) was an important pre-Conquest religious foundation – it was a landowner associated with 24 holdings both before and after the Norman Conquest (Powell-Smith n.d.) – which became highly influential in the economy and administration of the fenland in medieval times (HE 1994). It was also an important pilgrimage centre due to its connection with the hermitage and relics of the Anglo-Saxon Saint Guthlac (HE 1994).
- 6.2.6 The Scheduled Monument includes the ruins of part of the abbey church; the buried remains of the Anglo-Saxon hermitage and monastery, the medieval monastic buildings; and the earthworks of the Civil War defences. The standing remains are Listed Grade I.
- 6.2.7 Stained glass in the church dates to the 14th or 15th century, with one fragment displaying the rare technique of annealing (Hebgin- Barnes 1996, 76). Archaeological works around the abbey include: a watching brief adjacent to the AD 1933 vestry (ELI6704) that produced unstratified medieval and post-medieval artefacts, including a 13th to 17th century decorated bone apple cider, a few shards of medieval window glass, a mortar and stone layer at a depth of 1.8m, two late 19th century or later interments, and an unstratified fragment of human bone with wool shroud fragments still adhering. In addition, a bone knife handle carved in the shape of a man who has a hawk perched on his left hand was found at Crowland Abbey (NGR TF 2415 1040) – prior to the custom ceasing in the late 15th century, Crowland knives with metal, wooden or bone handles were given away each At Bartholomew's Day in Crowland, and many were found in Crowland and the River Welland in the 18th century (MLI20268f).

Plate 1: Crowland Abbey, looking east.



Trinity Bridge (NHLE 1005051; Plate 2)

- 6.2.8 Trinity Bridge, a tripartite stone bridge, still stands in the centre of Crowland, and although it was built at the point of the confluence of three streams, these had been conveyed underground by the middle of the 19th century (anon 1898, 83) meaning that the bridge no longer stands over water. The standing remains date to the 14th century, but reference was originally made to the bridge in AD 943 as a wooden structure (Chisholm 1911, 514). At one time the western arch stood across the canalised course of the River Welland, where it continued south-east (towards the site) along a connecting channel to join a predecessor of the River Nene (Hayes and Lane 1992, 192).

Plate 2: Trinity Bridge, looking south-east.



6.3 Previous Archaeological Investigations

- 6.3.1 No archaeological investigations have previously been undertaken within the site.
- 6.3.2 A total of 28 archaeological events are recorded in the LHER within the study area (Appendix A, Table 5). These vary from Field Observations, Desk-Based Assessments, Heritage Statements, Historic Building Surveys, Geophysical Surveys, Environmental Sampling, Watching Briefs, Evaluations, and Excavations.
- 6.3.3 The closest intrusive archaeological investigations were carried out on land off Barbers Drove, immediately to the north-west of the site. These investigations consisted of a geophysical survey (**ELI3174**), trial trenching (**ELI12811**) and environmental sampling (**ELI12812**). These revealed a series of east to west aligned medieval or pre-Enclosure drainage ditches (**MLI116477**) as well as a series of natural marine silts that were cut by former palaeochannels and overlain by prehistoric peat deposits across much of the site. They also showed that modern activity obscured parts of the site.
- 6.3.4 On the opposite side of James Road, a watching brief carried out ahead of the construction of a contractor's compound for the A1073 Spalding to Eye Bypass (**ELI8767**) revealed no archaeologically significant features, deposits or finds. Geophysical survey for the Peterborough to Spalding improvement road to the south of this compound (**ELI3258** Area D) identified an area of Romano-British settlement, artefact scatter and farmstead in the area to the south of the Greenbank Drain (Bunn and Palmer-Brown 2002, figure 4).

6.4 Palaeochannels and Wetland Deposits

- 6.4.1 Crowland sits in a low-lying area that once formed part of the Postland Fen (Robinson 1993, 72) and the Old Wash (anon 1898, 82) that has seen the courses of rivers change throughout both the prehistoric and historic periods. It also sits on an area that contains Flandrian deposits of the Lower Peat, Barroway Drove Beds, Nordelph Peat and Terrington Beds (Waller 1994, 268). It has been suggested (Waller 1994, 221) that in the past (pre-Flandrian) the River Welland flowed to the south of Crowland. To the north-west of Crowland, the Crowland Wash is composed of peat intermixed with recent freshwater alluvium deposited during the frequent and lengthy inundations from the River Welland, the underlying roddons (dried raised beds of watercourses) and the prehistoric course of the River Welland and its tributaries – visible through the shrinking peat of the drained area of Crowland Common. To the north and east, Great Postland is an area of marine silty clay sediment that contains an intricate network of extinct creeks (Hayes and Lane 1992, 192).
- 6.4.2 Although it is commonly noted in Lincolnshire that roddons cut one another, this is rare in Crowland, with the only example noted near Green Bank (also known as the Great Porsand Bank; and part of the Green Bank that forms the north-eastern boundary of the site), with the later channel probably dating to the mid-2nd millennium BC (Hayes and Lane 1992, 197). It may have been deposits associated with these that the works to the north-west of the site (**ELI12811**, **ELI12812**) identified (see Paragraph 6.4.4 below).
- 6.4.3 Flooding has always been a problem around the peninsula on which Crowland sits, until Vermuyden's drainage works during the 17th century helped to make the area of Postland Fen more suitable for wider settlement (Robinson 1993, 72).
- 6.4.4 On the north-western edge of the site, environmental sampling (**ELI12812**) of a number of marine silts, palaeochannel fills and peat deposits that were exposed during trial trenching on the site (**ELI12811**) showed the gradual progression of the site from a lower intertidal zone to tidal salt marshes and to fresh water peat beds that were subject to periodic inundation. This sedimentation sequence was dated through radiocarbon dating of various samples, indicating that this transition began with the deposition of marine silts after the late 5th millennium BC (the Mesolithic to Neolithic transition). The palaeochannel deposits were dated to the late 3rd millennium BC (the Neolithic to Bronze Age transition), and indicate that this marked the change to tidal salt marshes. The deposition of salt marsh deposits continued until the early 2nd millennium BC, when the growth of peat deposits began, and occurred intermittently until the transition to the Iron Age.
- 6.4.5 Further away from the site, the geological profile seen during a watching brief for the Spalding to Eye Bypass (**ELI8767**; Hamilton 2008, 5) shows periodic flooding of the land surrounding Crowland. A possible fluvial layer (MLI20268p) was identified during trial trenching on Albion Street and was probably associated with the river that used to run down West Street. Environmental analysis of the silts above this layer indicate that there was no human activity at this location whilst the layers were forming; with the first evidence of human activity here dating from the 12th to 14th centuries, perhaps indicating that the stabilisation of the river enabled use of the land – with dumping of

material continuing into the post-medieval period and possibly assisting in the stabilisation of the land and allowing further activity.

- 6.4.6 Additional palaeochannels have been identified on North Street (MLI20268r), West Street (MLI20268u) and east of Crease Drove (**ELI13411**) on the western edge of the search area. The former of these was uncovered along with a possible pond and activity that only dated from the post-medieval period with wall foundations, pottery, brick, glass and clay pipe; whilst the latter was still flowing until at least the end of the 17th century. The remains of a former creek were also recognised, along with areas of geological variation, during a geophysical survey for the creation of new allotments at James Road (**ELI12837**) 200m to the north-east of the site.
- 6.4.7 In addition to the palaeochannels and floodplain that existed before and during settlement at Crowland, the soil development across the area, possibly dating to the prehistoric period, was identified in trial trenching to the north of the site at Chapel Street (**ELI7262**; Nugent 2006, 3), 370m to the north-west, and on Broadway (**ELI8746**), 400m to the north-west of the site. Further, remnants of a 13th to 14th century garden or horticultural soil that were overlain by a thick peaty clay – probably a flood deposit – were identified during an archaeological evaluation on North Street (MLI20268bb). These deposits, as well as the thick organic peat layer predating the medieval activity, indicates that prior to the post-medieval drainage of the area, parts of Crowland, such as North Street, were still prone to flooding.

6.5 Prehistoric Period (500,000 BP – AD 43)

- 6.5.1 The later prehistoric conditions around Crowland would have meant that the area was a narrow, well-defined peninsula that was surrounded on three sides by an inhospitable and boggy landscape (Hayes and Lane 1992, 197).
- 6.5.2 Later Neolithic activity within the study area is sparse, with stone axes and a collection of flints with a few sherds of pottery having been retrieved near Crowland town centre (Hayes and Lane 1992, 197). Further evidence of Neolithic occupation has been identified within the search area, two shallow linear hollows identified on the Barbers Drove site (**ELI12811** and **ELI12812**) in the field bordering the north-western edge of the site. These hollows contained charcoal fragments that have been dated to the later Neolithic, and the transition of the area to a tidal salt marsh environment.
- 6.5.3 The Early Bronze Age saw the gravel ridge upon which Crowland resides become the focus of a barrow cemetery (LHER 20265) along the peninsula ridge, part of a system of cemeteries extending from Borough Fen to the south, to Deeping St Nicholas to the west, and continuing to the north of Crowland. Only one of these barrows is thought to remain, and that with the remains of a medieval building on its crest (Hayes and Lane 1992, 197), with many of the others having been destroyed by 19th century gravel quarrying (Cope-Faulkner 2004, 1). Although the barrow cemetery has been identified in the vicinity, little settlement evidence has been identified, with only a few pottery sherds recovered from the vicinity of the abbey (Hayes and Lane 1992, 197). Later Bronze Age remains have not been identified in Crowland, with the tidal flats around Crowland being unusable at this time (Hayes and Lane 1992, 198).

- 6.5.4 The peats surrounding Crowland extended further across the marine sediments during the Iron Age, with additional unstable estuarine areas that saw sporadic flooding (Hayes and Lane 1992, 198). The limited Iron Age activity that has been identified from two sites to the north and west of the town, including a possible saltern (salt-producing site) to the north (Hayes and Lane 1992, 198), as well as a possible Iron Age roundhouse to the south of Postland Road (LHER23913).

6.6 Romano-British Period (AD 43 – 410)

- 6.6.1 By the Roman period the river systems surrounding Crowland had stabilised enough for ditched enclosure systems to be laid out and for the expansion of the settlements that had formed on the silt margins in the area (Hayes and Lane 1992, 198). However, the focus of Roman settlement was not on the peninsula at Crowland, but at Little Postland, 5km to the north-east, with the gravel spur at Crowland acting as a possible drove to enable seasonal access to the fen for grazing (Hayes and Lane 1992, 198).
- 6.6.2 Although no Roman activity has been identified within the search area, it has been identified in the vicinity of Crowland with an occupation layer radiocarbon dated to AD 80-250. This was identified along with possible evidence of a building with tesserae, roof tile and brick uncovered during trial trenching at Anchor Church Field (ELI20250), 1.1km to the north-east of the site. Further evidence of Roman activity is evinced through isolated pottery sherds and a coin to the north of the town centre, a Roman cinerary urn recovered from a demolished Bronze Age barrow at Steam Mill Lot on the southern edge of the town, and twenty or more querns that are thought to have been recovered from the Roman course of the River Welland on Crowland Common and to represent the cargo of a boat (Hayes and Lane 1992, 198). Two sherds of pottery were also recovered during the building works for an old people's home (MLI22011), 600m to the north-west of the site. In addition, the Romans may have built a defensive bank at the landscape boundary between the peat and high silt to protect habitation sites and salterns from the encroaching fens and inundations (Hayes and Lane 1992, 202).

6.7 Anglo-Saxon Period (AD 410 – 1066)

- 6.7.1 The name Crowland derives from the Old English *crūw* and *land* meaning 'estate or tract of land at the river-bend' (Mills 2011), presumably referring to the bend in the River Welland, 1.6km to the north-west of the site which turns near Crowland and was more pronounced before the draining of the fens (Ekwall 1960, 133), or to one of the palaeochannels identified in the area. It is within the Anglo-Saxon *wapentake* (hundred) of Elloe, and although Crowland (Croiland) Abbey and its lands are recorded in the Domesday Book (1086), the settlement of Crowland is not (Powell-Smith n.d.), indicating that prior to the Norman Conquest (1066) the town was under the control of the abbey (Hayes and Lane 1992, 202). Crowland was first attested to in the *Vita S. Guthlaci auctore Felice*, reprinted in the *Memorials of Saint Guthlac* published in Wisbech in AD 1881, and is referred as *Cruglond*, *Crugland*, *Cruulond* and *Cruwland* (Colgrave 1956).
- 6.7.2 During the Late Anglo-Saxon period the River Welland was artificially re-routed and straightened to the north of Crowland to facilitate water transport for the abbey, with

a connecting channel also constructed between the River Welland and the River Catswater (Nene) (Hayes and Lane 1992, 202). By AD 943 the Rivers Nene and Welland had been canalised through Crowland, with a charter of King Eadred referring to a bridge that is likely to have been a precursor of Trinity Bridge (Cope-Faulkner 2002b, 1-2).

- 6.7.3 As with the Roman period, no Anglo-Saxon evidence has been identified within the search area. Within Crowland, though, five sherds of Late Anglo-Saxon shelly ware pottery were recovered during a watching brief 575m to the north-west of the site, on land adjacent to Abbey Walk (LHER23653). In addition, fragments of redeposited 9th to 10th century Stamford ware were recovered during a watching brief on East Street, 600m to the north-west of the site (MLI20268o), with nearby areas of re-used dressed stone indicating that they may have come from the Abbey. Late Anglo-Saxon pottery sherds were also recovered from a watching brief at 32 West Street (MLI20268v), 640m to the north-west of the site, where a probable late Anglo-Saxon soil formation was identified.

6.8 The Medieval Period (AD 1066 – 1550)

- 6.8.1 The town of Crowland grew up around the site of the abbey, with the abbey having been granted the isle of Crowland along with leave to build and enclose the town (Chisholm 1911, 514). The island of Crowland was formed by four waters: Shepishee on the east, Nene on the west, Southee on the south, and Asendyk on the north (Gough 1783, 4). With the tilling of the fields the monastery was able to grow rich as well as the town to grow. However, between AD 1469 and 1476 the town was nearly destroyed by fire and the abbey tenants were given money to rebuild (Chisholm 1911, 514-515). Although the town was granted a fair, first recorded as being held in Crowland between AD 1136 and 1154, and a charter passed on 24 October 1257 that granted Crowland a market (Letters 2003), the market was subsequently moved to Thorney, and the dissolution of the monastery meant that the town that had thrived under the thrifty rule of the monks sank into the position of an unimportant village (Chisholm 1911, 515).
- 6.8.2 During the medieval period there was drainage and management of the fens, and by AD 1438 the abbey was responsible for the maintenance of some of the banks in the area to protect the resources of the fens (Hayes and Lane 1992, 202). This drainage allowed the reclamation of land through the intensification of land use from the time of the Conquest to AD 1300, and increased the land available for arable, pasture and meadowland, but diminished the land available for common grazing (Hayes and Lane 1992, 202). In general, however, during the medieval period, the lands of the parish of Crowland were wet, marginal lands that meant there was only a relatively small area of land available for arable, with most of the land given over to cattle and sheep.
- 6.8.3 The produce from the land was mainly absorbed by the abbey, resulting in limited population growth in Crowland. As a result, there was not the need for wheat for bread that would have encouraged the drainage and reclamation of land around Crowland in order to convert the land from pasture to arable (Hayes and Lane 1992, 203). Instead, from c. AD 1150 until the 14th century, wool was the dominant produce of

the abbey's estates and was traded with the merchants of King's Lynn (Cope-Faulkner 1998b, 4).

- 6.8.4 The medieval burgrave plots – such as the 13th-14th century domestic occupation identified during trial trenching at 60 North Street (MLI20268bb) that had occupation on the street front – in the centre of the town have been fossilised with the property boundaries on the west side of South Street (Cope-Faulkner 2010a, 2). Medieval activity within the search area (c.400m to the north-west of the site) has been identified with a linear gully-like feature that contained three sherds of late medieval (15th-17th century) pottery and a turned bone stylus/parchment pricker, bone fragments, charcoal and marine shells (**ELI5810**; Foard-Colby 2004, 8). A late medieval buried soil and dumped deposit, overlying earlier medieval occupation deposits, was also identified on North Street (Cope-Faulkner 2010b, 4).
- 6.8.5 Further medieval activity within Crowland is indicated by a stone lined well (MLI20268k) – identified during trial trenching, 600m north-west of the site – that was filled in during the 13th-15th centuries; a pottery kiln (MLI20268k) and two possible 13th-15th century tanning pits (MLI20268o), 650m north-west of the site, that were clay lined and smelt strongly of urine. In addition, sand extraction may be evinced by with two pits identified during a watching brief on Trinity Close (MLI20268z), 610m north-west of the site; and rubbish pits were identified during trial trenching on land adjacent to 16 Abbey Walk (**ELI2321**). In addition, 13th and 14th century occupation deposits, including hearth bases that were presumed to be associated with structures, were identified during a watching brief at 32 West Street (MLI20268w). However, during this watching brief, it was noted that there may have been a shift in the focus of habitation with a paucity of late medieval and early post-medieval deposits. In contrast, North Street has shown occupation continuing in the later medieval period with 14-15th century pottery and 15th-16th century brick identified during a watching brief (no LHER number) 650m to the north-west of the site. This may have been associated with the dissolution of the abbey, and the town's reliance upon the abbey.

6.9 Post-Medieval Period (1550-1900) to Modern

- 6.9.1 The 17th century saw the beginning of the draining of the fens, including by the Duke of Bedford and 12 associates, known as the Adventurers (Edwards 2012) – successive generations of engineers managed to drain and reclaim about 680,000 acres of land, with traceable old riverbeds that filled with silts and forced the rivers to forge new channels (anon 1898, 81-2) – and by the mid-19th century peat was fast disappearing from Great Postland to the north of Crowland due to this draining of the land (anon 1898, 82; Hayes and Lane 1992, 203-4). Now it is place names, such as Alderlands (to the west of the site), surviving within Crowland that act as a reminder of the watery nature of the area (Hayes and Lane 1992, 204).
- 6.9.2 In addition to the drainage of the fens, the streams that ran through Crowland were infilled, with the canalised river that ran along South Street open in AD 1856 (White 1856, 822) and absent from maps dating to AD 1904 (Cope-Faulkner 2002a, 3). All three channels that were spanned by Trinity Bridge had been open in the early 18th century, with a sketch by the antiquarian William Stukeley depicting them. However, Armstrong's *Map of Lincolnshire* appears to show the western channel as having been

infilled by AD 1778, and by AD 1831 only the south channel extended to the bridge – whilst by the later 19th century the courses of the three rivers had been culverted under North Street, South Street and West Street (Cope-Faulkner 2002b, 2, 3). It is possible that deposits (containing late medieval/early post-medieval, 17th century and 19th-20th century material) identified during a watching brief at 40 South Street (**ELI2778**), 320m to the north of the site were part of this infilling (Cope-Faulkner 2002a, 3).

- 6.9.3 The patchy later medieval and early post-medieval development of Crowland is suggested by the absence of pre-15th century finds recovered from a watching brief on South Street (**ELI2778**). In contrast, later post-medieval walls that have been identified (such as those at 32 West Street (**MLI20268x**)) correlate to those shown on early maps. However, artefacts recovered from within drainage ditches, including remains of 17th century shoes and pottery from the late medieval to modern period at Trinity Court/West Street (**LHER20268g**); and from within a gully (**MLI87252**) identified during trial trenching on Broadway (**ELI5810**), 400m to the north-west of the site, indicate that the same ditches were in use from the late medieval period onwards.
- 6.9.4 A workhouse was built in Crowland by AD 1776 (Noble 1993, 70). By AD 1830, Crowland was typical of the low-lying, recently drained land in South Holland in that it was a semi-open parish that was dominated by small proprietors with small farms. This resulted in a larger, higher density population that saw rapid growth during the first half of the 19th century (Bennett, S. 1993, 94). A historic park (**MLI92292**) was also established during the 19th century at Crawford House (150m to the north of the site) and can be seen on the 1st edition Ordnance Survey maps. Furthermore, 19th century farmhouses have been identified within the search area, including one (**MLI123909**) 130m to the north, and one (**MLI123910**) 190m to the east (both now demolished).
- 6.9.5 In AD 1801, the population in Crowland was 1425, and peaked at 3168 in AD 1871 before beginning to decline (Page 1906, 358). Although the majority of housing development in Crowland has been during the last three centuries (Cope-Faulkner 1998b, 12), the most intensive period was in the post-war period (Hayes and Lane 1992, 192).
- 6.9.6 The low-lying nature of Crowland meant that an area of 20 square miles of the surrounding agricultural area suffered from extensive flooding in AD 1947 as the River Welland and the surrounding drain network was overwhelmed with a combination of high tides, meltwater and a wind surge that caused the flood defences north of Crowland to be breached (anon, n.d.).
- 6.9.7 Located 450m to the north-east of the site lies a former Second World War resistance hide (**MLI125215**) that was built for the use of the British Auxiliary Unit in the event of a German invasion.

6.10 Undated

- 6.10.1 Additional undated features have been identified through archaeological investigations within the search area. These include a shallow ditch and probable pit or ditch terminus (**MLI124841**) identified during trial trenching on land at James Road (**ELI12838**), 160m north of the site.

6.11 The Site

- 6.11.1 The site forms what was part of the open fields located on land that has been marshland and prone to flooding since the Mesolithic period until the drainage operations of the post-medieval period (Samuels 2002,3), south of Crowland town centre. Much of the LHER monument data in the 500m radius study area, and concentrated in the northern part of the search area, within the area of the historic town, is of medieval or post-medieval origin.
- 6.11.2 A feature possibly associated with the Greenbank Drain (**MLI86354**; a post-medieval to modern dyke) was identified during the geophysical survey (**ELI3258**) and archaeological trial trenching (**ELI11136**, **ELI5016**) associated with the A1073 relief road between Eye and Spalding. Greenbank drove, a medieval earth bank, runs parallel to the A1070 to the east of the site (Bunn and Palmer-Brown 2002, 4). Historic mapping suggests that this continues along the north-eastern boundary of the site. However, where it was excavated during the archaeological evaluation, the depth of the trench and noticeable instability meant that it was rapidly backfilled and therefore the true nature of the feature was not determined. No evidence was identified in further excavation on the site to suggest that there was a ditch large enough to have transported craft to the island at Crowland. The deposits forming the bank at that point appear insubstantial and are more likely to relate to the cleaning of the dyke rather than the creation of a bank.

7 HISTORIC MAP ASSESSMENT

- 7.1.1 An assessment of historic mapping has been undertaken as part of this DBA in order to identify land use and development over time within the site. Although access to historical mapping was limited in county archives due to the Coronavirus pandemic, several maps were available to view online.
- 7.1.2 Although Crowland is marked on maps from at least as early as the John Speed maps (1552-1629) and the AD 1605 Pieter van den Keere map of Lincolnshire and Nottinghamshire, the early maps do not show any great detail of the settlement. In most cases, it is the abbey that is marked, along with the River Welland. Armstrong's AD 1778 *Map of Lincolnshire* depicts a river heading north-west to south-east that may run close to the site, but due to the absence of scale it is uncertain. The Thomas Bowen AD 1769 *Map of Lincolnshire in England Displayed* shows an additional stream running between the River Welland and the River Nene just south of Crowland Abbey. This may be one of the additional streams as mentioned by Gough (1783), or it may be part of the Greenbank Dyke. The AD 1789 John Cary map of Lincolnshire in *Cary's Traveller's Companion* is the first of the available maps showing more detail, with a small number of buildings depicted along the road between Peterborough and Spalding. The post-medieval growth of Crowland is depicted with the AD 1836 J. Bingley map of Lincolnshire in Thomas Moule's *The English Counties Delineated; or, a Topographical Description of England*, showing more buildings on either side of roads. More detailed depictions of fields and boundaries are not shown until the 1st edition Ordnance Survey 1:2,500 scale County Series maps, with the boundaries then visible in future maps.

- 7.1.3 The AD 1823 Crowland Award maps (available in the Lincolnshire Archive, reference: Holland Award/3) show the enclosure of the common land to the north of Crowland: *Crowland Common otherwise Coggushland, Crowland Washes and Fodder Lots*. These were enclosed after the surrounding commons and fen, awarded in AD 1819 in the *Award of the Seeping, Spalding and General Commissioners and of the Commissioners for Spalding and Pinchbeck* (available in the Lincolnshire Archive, reference: Market Deeping PAR/17/2). Land from within these areas was awarded to the Trustees for the drainage of the common, the powers that they had been granted were repealed in AD 1847 due to continued inundations and newly elected trustees appointed every three years (Act for Better Drainage 1847). The site, though, lies to the south of Crowland and was not shown on any of the maps depicting enclosure awards around Crowland.
- 7.1.4 The AD 1887-1888 Ordnance Survey Map shows the extent of Crowland towards the end of the 19th century, and that although the town centre was developed, the town itself still followed the medieval form of a small town in the fens identified as characteristic for the area. However, subsequent mapping depicts the gradual expansion of the town, especially from the AD 1950s onwards.
- 7.1.5 For the site itself, Ordnance Survey mapping from AD 1887 onwards depicts the area of the site as within a field that does not show any changes in the boundary until the 1975 1:2,500 OS Plan that depicts a house plot in the western corner of the site (15 Barbers Drove North). This plan also depicts a tree line along the eastern boundary of the site, along the edge of James Road, with the current boundary being a ditch and hedge. The site lies outside the area covered by the AD 1906 OS Second Edition Town Plan. The current site layout was established in the late AD 1970s or 1980s with the construction of a second house (17 Barbers Drove North) in the western corner of the site.
- 7.1.6 Overall, the cartographic evidence suggests that the site has been undeveloped through the post-medieval periods.

Table 2: Historic maps consulted.

Title	Date (AD)	Available	Reference
John Speed Map of Cambridgeshire	1552-1629	-	-
Map of Lincolnshire and Nottinghamshire, from <i>Atlas of the British Isles</i> by Pieter van den Keere	1605	British Library	Harley MS 3813 f.64v
Armstrong Map of Lincolnshire	1778	-	-
Thomas Bowen Map of Lincolnshire in <i>England Displayed</i>	1769	-	-
John Cary map of Lincolnshire in <i>Cary's Travellers Companion</i>	1789	-	0007:0023
<i>Award of the Seeping, Spalding and General Commissioners and of the Commissioners for Spalding and Pinchbeck</i>	1819	Lincolnshire Archives	Market Deeping PAR/17/2
Crowland Award	1823	Lincolnshire Archives	Holland Award/3
J. Bingley map of Lincolnshire in Thomas Moule's <i>The English Counties Delineated; or a Topographical Description of England</i>	1836	-	-
OS County Series: Lincolnshire 1:2,500	1887-1888	-	-
OS County Series: Lincolnshire 1:10,560	1889-1891	-	-
OS County Series: Lincolnshire 1:10,560	1905-1906	-	-
OS County Series: Lincolnshire 1:10,560	1952	-	-
OS Plan 1:2,500	1975	-	-
OS Plan 1:10,000	1978-1979	-	-

8 AERIAL PHOTOGRAPHY

- 8.1.1 Aerial photographs of the area around Crowland are held by the Lincoln Library Local Studies Collections, the Historic England Archive and the Cambridge University Collection of Aerial Photography (CUCAP). However, access to these collections is closed due to the Coronavirus pandemic. As such, a search of those aerial photographs that were available to view online was made. However, although a small number of aerial photographs showing Crowland were accessible online, none show the area of the site.
- 8.1.2 Google Earth images showing the site are only available from 1999 and show that the site has remained as a grassed area, originally as four fields, but becoming three by 2014. These images also show two sheds (still extant) along the north-western boundary.

9 LiDAR

- 9.1.1 LiDAR data has been captured by the Environment Agency (EA) and made available via the EA online archive (available: <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>). The LiDAR data covering the area of the site (Figure 5) shows the wetland environment that has been noted in the Fenland Survey (Hayes and Lane 1992), notably that one of the roddons (extending out from Borough Fen) covers the site and can be seen in the field to the north-west where environmental sampling (**ELI12812**) showed a palaeochannel of the Neolithic to Bronze Age transition (late 3rd millennium BC). In addition, the bank and ditch known as Greenbank Drain is visible along the north-western edge of the site.

10 SITE VISIT AND WALKOVER SURVEY

- 10.1.1 A site visit and walkover survey of the site was conducted on 26th August 2020 in overcast conditions (Plate 3 – Plate 9). The site comprises three fields: the largest in the south-western corner covering approximately 0.5ha, and two to the north-east, each covering approximately 0.4ha. The south-western field was fully accessible from the south end of Barbers Drove North (Plate 3), with no gate or fence preventing access. The northern two fields were fenced (wooden and electric) and used as a horse paddock (Plate 4), but were opened by the landowner, allowing for all areas to be visually inspected.
- 10.1.2 The site is currently lain to grass, with the northern field overgrown in places. Small trees/bushes are present in the northern field, and the south-eastern and north-western boundaries are marked by hedgerows. The north-western edge of the site borders a separate field, with the boundary marked by a wooden post and wire fence amongst a hedgeline; the north-eastern boundary towards a modern drain, possibly on the line of Greenbank Drain (Plate 5), and further housing is marked by a wooden and electric fence; and the boundary for the south-western corner onto residential properties was open.

Plate 3: View north-east showing the access from Barber Drove North.



Plate 4: View north showing the fences between the fields.



Plate 5: View north showing the modern drain along the north-western boundary of the site and the drain meeting it that forms the south-eastern boundary of the site.



10.1.3 No new archaeological features were identified during the visit.

10.1.4 An area of burning was visible in the south-western field. The barns visible on Google Earth are extant and used for the storage of horse feed (Plate 6). A single post visible amongst the overgrowth indicates the location of an additional boundary visible on Google Earth until 2014 when the site became three fields (Plate 7).

Plate 6: View north-east showing the area of burning, the shed, fence between the fields, with the fire station in the background.



Plate 7: View north-west showing the single post surviving of the pre-2014 fenced boundary and the overgrowth in the northern Field.



10.1.5 The locations of recent test holes were visible as sand deposits amongst the grass (Plate 8). A manhole cover was evident in the south-western corner of the site (Plate 9), presumably directed towards 15 and 17 Barbers Drove North, whilst a temporary benchmark was evident by the fenceline between the northern two fields.

Plate 8: View north showing the recently disturbed ground, presumably from trial pits, and the hedgeline forming the north-western boundary of the site.



Plate 9: View north-east showing the manhole cover in the southern field, near the boundary of the site.



10.1.6 The Lincolnshire Archive Office was visited on the same day to review historic maps to aid in map regression and the assessment of land development.

11 PREVIOUS IMPACTS AND SURVIVAL

11.1.1 The site has seen no development on its land, as identified in the historic map assessment (Section 7). The past agricultural land use of the site could have impacted on the survival of any potential archaeological features. However, the extent of this impact will depend on the depth of overlying deposits and the types of farming that will have been practised. The current occupiers have had the site as grass. The only area where there is likely to have been a high impact is the location of the barns in the north-western field.

11.1.2 The likelihood of any archaeological remains surviving, if there are any present, is considered high.

12 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

12.1.1 The archaeological baseline data suggests that there is low archaeological potential within the site. The site is located south of the historic core of Crowland; the LHER indicates little of past settlement that has been recorded in the immediate vicinity of the site (especially within the 500m study area); and archaeological work to the north and south of the site revealed limited archaeological remains. Although there is low

potential for archaeological remains to be present, the limited past land uses of the site suggest that any remains that are present will survive.

- 12.1.2 The historic mapping suggests that there will be little intrusion into archaeological features from later activity – the extant sheds/barn will probably have some intrusion,, whilst any other structures that may have been constructed in the field are likely to have been temporary and therefore not required substantial foundations.
- 12.1.3 The environmental sampling in the field to the north-west (**ELI12812**) suggests that there is some potential for deposits of geoarchaeological interest to survive. In addition, with Waller (1994, 81) having suggested that the peats to the north-west of Crowland are poorly understood, further sampling of the peats to the south of Crowland may add geoarchaeological information.

13 POTENTIAL IMPACTS

- 13.1.1 The proposed development consists of 37 residential properties fronting onto an area within the site; open space; and infrastructure related to the properties. The properties are to be constructed towards the perimeter of the site on all edges.
- 13.1.2 The construction of these buildings will require foundations that may impact potential geoarchaeological deposits and any archaeological deposits due to the anticipated shallow nature of the overlying subsoil and topsoil.

14 POTENTIAL FOR FURTHER WORK

- 14.1.1 Consultation with the Lincolnshire County Council Archaeologist will allow for identification of any potential further archaeological assessment or the potential for fieldwork requirements.
- 14.1.2 Currently, the assessment of archaeological significance and potential suggests that if further work is carried out, the main area of interest will be evaluating the potential for geoarchaeological deposits and the potential for archaeological remains to have been preserved at the junctures of flooding and drainage events (such as those identified during the trial trenching and environmental sampling in the field to the north-west).
- 14.1.3 Geoarchaeological assessment of any geotechnical works undertaken on site, alongside a trial trench evaluation is considered a suitable phase of evaluation work for the site. The results of this would allow for a mitigation strategy to be devised for the site.

15 CONCLUSION

- 15.1.1 Overall, this desk-based assessment of the site has identified a low potential for archaeological deposits to be present on the site. This is due to the site being situated in an area that was wetland since the Mesolithic period until the post-medieval drainage of the fens. As part of this wetland area, and in conjunction with deposits identified in the field to the north-west, there is potential for geoarchaeological deposits. Any material recovered from these would help to refine sequencing for the transitions between the area as being covered in marine and fresh water, and in peat, as well as the final drainage of the area. Drainage ditches are also likely to be present.
- 15.1.2 In relation to the Local Plan (Strategic Policy 29), there is the potential for the site to demonstrate part of the drainage of the fens with any peat and flood deposits within the site.

APPENDIX A GAZETTEER OF KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

Abbreviations

LB	Listed Building	SM	Scheduled Monument
RPG	Registered Park and Garden	RB	Registered Battlefield
CA	Conservation Area	HER	Historic Environment Record

Table 3: Designated Heritage Assets (Listed Buildings and Scheduled Monuments)

NHLE List Entry	NHLE Schedule Entry	LHER Reference	Name	Grade	List Date	Amendment Date	Legacy UID	NGR
Inside the 500m search area								
1064515	-	MLI94369	53 South Street	II	07/12/1987	-	197982	TF 24091 10110
1166293	-	MLI94420	36, 38 South Street	II	05/10/1987	-	197981	TF 24079 10179
1166309	-	MLI94423	Crawford House	II	07/12/1987	-	197983	TF 24148 09965
Outside the 500m search area								
1064508	1005051	-	Holy Trinity Bridge	I	01/01/1962	-	197970	TF 23939 10237
1064509	-	-	Mounting Block	II	07/12/1987	-	197971	TF 23956 10250
1064510	-	-	13,15 East Street	II	07/12/1987	-	197973	TF 24016 10283
1064511	-	-	22 East Street	II	07/12/1987	-	197975	TF 24007 10306
1064512	-	-	Old Crown Cottage	II	02/09/1985	-	197977	TF 23877 10450

NHLE List Entry	NHLE Schedule Entry	LHER Reference	Name	Grade	List Date	Amendment Date	Legacy UID	NGR
1064513	-	-	The George and Angel Public House	II	07/02/1967	07/02/1987	197978	TF 23913 10251
1064514	-	-	School	II	07/12/1987	-	197980	TF 24192 10606
1064516	-	-	33, 35 West Street	II	07/12/1987	-	197984	TF 23719 10226
1064517	-	-	No 14 and Bryans Shoe Repair Shop	II	07/12/1987	-	197986	TF 23868 10209
1064549	-	MLI20551	Gravestones, table tombs, coffins and monument to west of church	II	07/12/1987	-	197965	TF 24116 10311
1064550	1012410	MLI20551	Crowland Abbey	I	07/02/1967	09/10/1981 27/10/1994	197967	TF 24155 10326
1166349	-	-	50, 52 West Street	II	07/12/1987	-	197985	TF 23756 10164
1261852	-	-	27 East Street	II	20/08/1991	-	436505	TF 24080 10302
1359236	-	-	46 North Street	II	07/02/1967	07/12/1987	197979	TF 23842 10402
1359252	-	MLI20551	Abbey churchyard, west wall and gateway	II	07/12/1987	-	197964	TF 24100 10286
1359253	-	MLI20551	Gravestones to the north-east of church	II	07/12/1987	-	197966	TF 24144 10341
1359273	-	-	The Manor House	II*	07/02/1967	-	197972	TF 23985 10260
1359274	-	-	War Memorial	II	07/12/1987	-	197974	TF 23999 10289
1359275	-	-	45, 47 North Street	II	23/09/1987	-	197976	TF 23880 10412

Table 4: LHER monuments in the 500m study area

LHER Reference	Pref Ref	Record Type	Name	Monument	NGR	Period
MLI116406	25840	BLD	Former Stables, Crawford House, Crowland	Stable, garage, storehouse	TF 24175 09962	19 th century
MLI116477	25847	MON	Drainage Ditches, Barbers Drove, Crowland	Ditch	TF 2422 0972	Medieval/post-medieval
MLI123909	27053	MON	Unnamed farmstead, Crowland	Farmstead	TF 2417 0979	19 th century
MLI123910	27054	MON	Unnamed farmstead, Crowland	Farmstead	TF 2402 0962	19 th century
MLI124841	27244	MON	Undated Features, James Road, Crowland	Ditch, pit	TF 2433 0992	Undated
MLI125215	27275	MON	Resistance Hide, Crowland	Auxiliary Unit Operational Base	TF 247 099	20 th century
MLI20268	20268	MON	The Settlement of Crowland	Settlement, natural feature, pond, artefact scatter, well, ditch, industrial site, wall, pit	TF 243 104	10 th century
MLI20551	20551	MON	Crowland Abbey	Abbey, Religious House, Church, Gravestone (ruins)	TF 2421 1030	10 th century
MLI86354	23915	MON	Post-medieval to modern Dyke, Greenbank Drain, Crowland	Watercourse	TF 24480 09410	16 th century
MLI87252	23942	MON	Post medieval gully, found on Broadway, Crowland	Gully	TF 2395 0996	15 th century
MLI91708	24089	BLD	Crowland Methodist Church, Reform Street, Crowland	Sunday School, Wesleyan Methodist Chapel, Methodist Chapel (extant)	TF 23978 10132	19 th century
MLI91713	24090	BLD	Row of cottages, Reform Street, Crowland	Terraced House (extant)	TF 23968 10096	19 th century
MLI91714	24091	BLD	House, 18a Reform Street, Crowland	House (extant)	TF 23973 10086	18 th century
MLI92292	25074	MON	Crawford House Park, Crowland	Park	TF 2414 0987	19 th century

LHER Reference	Pref Ref	Record Type	Name	Monument	NGR	Period
MLI94369	25228	BLD	53 South Street, Crowland	House (extant)	TF 24090 10114	18 th century
MLI94420	25279	BLD	36 and 38 South Street, Crowland	House (extant)	TF 24079 10177	17 th century
MLI94423	25282	BLD	Crawford House, Crowland	House (extant)	TF 24148 09964	17 th century
MLI97686	25654	BLD	Former Primitive Methodist Chapel and Sunday School, Broadway, Crowland	Primitive Methodist Chapel, Sunday School, British Legion Hall (extant)	TF 23944 09921	19 th century
MLI98071	25705	MON	59 South Street, Crowland	House (demolished)	TF 2410 1009	17 th century

Table 5: LHER Events in the 500m study area

LHER Reference	Record Type	Name	Organisation	Type of work	Date of work	NGR
ELI10163	EVS	Site Visit to the Former Primitive Methodist Chapel and Sunday School, Broadway, Crowland	Lincolnshire County Council	Field observation	09/02/2010	TF 23944 09921
ELI10527	EVT	South Street, Crowland	Archaeological Services Project	Watching brief	22/06/2010	TF 2407 1006
ELI10774	EVS	Historic Building Recording at 59 South Street, Crowland	Archaeological Services Project	Building survey	15/06/2010-16/06/2010	TF2410 1009
ELI11136	EVT	Archaeological investigations along route of A1073	Archaeological Services Project	Archaeological excavation	21/04/2008-14/10/2009	TF 2654 1391
ELI11138	EVT	Archaeological investigations along route of A1073	Archaeological Services Project	Watching brief	21/04/2008-14/10/2009	TF 2446 1972
ELI12084	EVS	Site Visit to Land at Peterborough Road, Crowland	Archaeological Services Project	Field observation	06/04/2014	TF 2381 0912
ELI12338	EVT	16 Abbey Walk, Crowland	Archaeological Services Project	Watching brief	30/10/2014	TF 2411 1019

LHER Reference	Record Type	Name	Organisation	Type of work	Date of work	NGR
ELI12776	EVS	Crawford House, Thorney Road, Crowland	Roger Mears Architects	Field observation	01/08/2016-23/08/2016	TF 24159 09964
ELI12811	EVT	Trial Trenching at Barbers Drove, Crowland	Northamptonshire Archaeology	Trial trenching	01/01/2003-31/12/2003	TF 2418 0970
ELI12812	EVT	Environmental Sampling at Barbers Drove, Crowland	Northamptonshire Archaeology	Environmental sampling	01/01/2003-31/12/2003	TF 2418 0970
ELI12837	EVS	Land at James Road, Crowland	Archaeological Project Services	Magnetometry survey	18/09/2015	TF 2459 0976
ELI12838	EVT	Land at James Road, Crowland	Archaeological Project Services	Trial trenching	16/11/2015-20/11/2015	TF 2438 0986
ELI13101	EVS	Site Visit to the Resistance Hide, Crowland	Council for British Archaeology	Field observation	01/04/1995-31/12/2001	TF 247 099
ELI13411	EVT	Land East of Crease Drove, Crowland	Independent Archaeology Consultants	Trial trenching	08/06/2020-10/06/2020	TF 2374 0957
ELI2321	EVT	Land adjacent to 16 Abbey Walk, Crowland	Archaeological Project Services	Trial trenching	24/04/2001-03/05/2001	TF 24138 10180
ELI2707	EVT	Land at Broadway, Crowland	Archaeological Project Services	Watching brief	02/10/2000	TF 2414 0987
ELI2778	EVT	Land on South Street.	Archaeological Project Services	Watching brief	10/12/2001-19/12/2001	TF 2414 1003
ELI3174	EVS	Land off Barbers Drove, Crowland	GSB Prospection	Magnetometry survey	29/04/2002-30/04/2002	TF 2422 0970
ELI3258	EVS	A1073 Peterborough to Spalding Improvement Scheme	Pre-Construct Geophysics	Magnetometry survey	01/04/2002-31/05/2002	TF 2654 1391
ELI3480	EVT	Spalding to Eye Green, Road Realignment	Archaeological Project Services	Watching brief	20/09/2000-21/11/2000	Not recorded
ELI5016	EVT	Archaeological Evaluation, A1073 Relief Road between Peterborough and Spalding	Cambridgeshire Archaeological Field Unit	Trial trenching	15/09/2003-10/11/2003	TF 26541 13906
ELI5810	EVT	Archaeological Evaluation at 40 Broadway, Crowland	Northamptonshire Archaeology	Trial trenching	01/11/2004-30/11/2004	TF 2395 0996

LHER Reference	Record Type	Name	Organisation	Type of work	Date of work	NGR
ELI7262	EVT	27A Chapel Street, Crowland	Archaeological Project Services	Watching brief	24/05/2006-01/06/2006	TF 2386 0978
ELI8655	EVS	Site visit to Crowland Methodist Church	Lincolnshire County Council	Field observation	25/06/2008	TF 23978 10132
ELI8657	EVS	Site visit to row of cottages on Reform Street	Lincolnshire County Council	Field observation	25/06/2008	TF 23968 10096
ELI8658	EVS	Site visit to 18a Reform Street	Lincolnshire County Council	Field observation	25/06/2008	TF 23978 10086
ELI8746	EVT	59-61 Broadway, Crowland	Lindsey Archaeological Services	Watching brief	16/06/2008	TF 2389 0989
ELI8767	EVT	A1073 Spalding to Eye Bypass Compounds	Pre-Construct Archaeology (Lincoln)	Watching brief	20/02/2008-22/04/2008	TF 2440 0952

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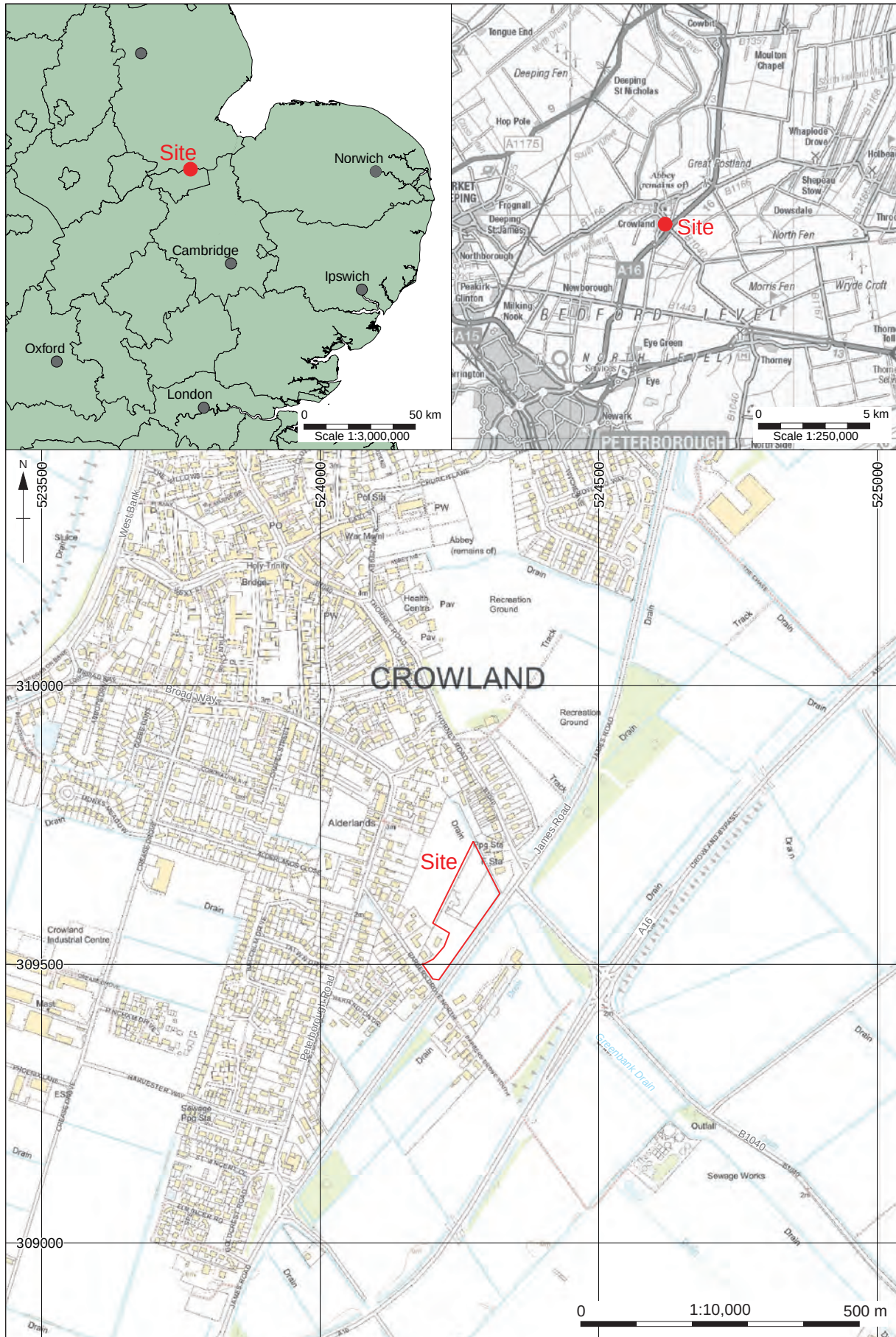
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Figure 1: Site location

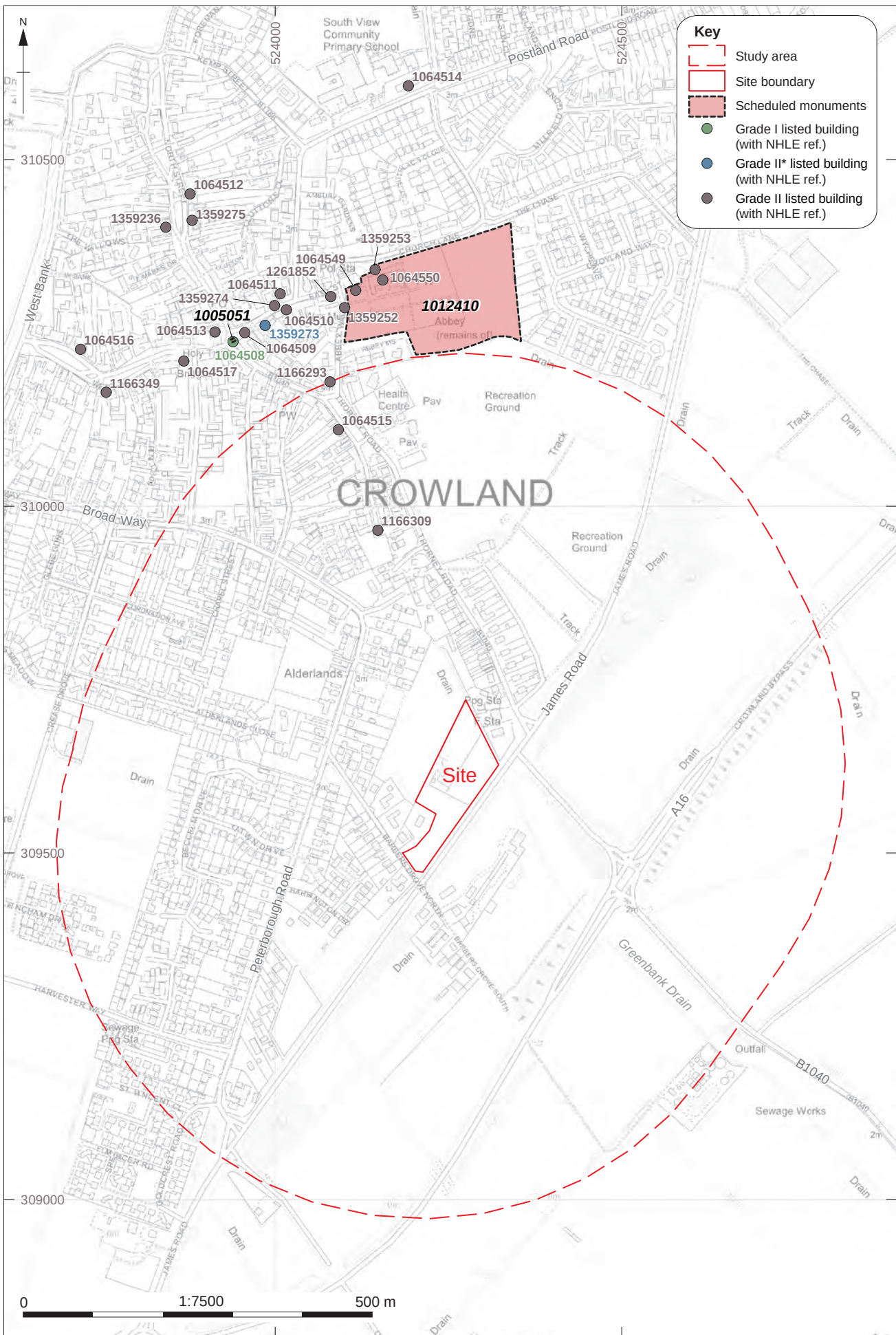


Figure 2: Designated heritage assets

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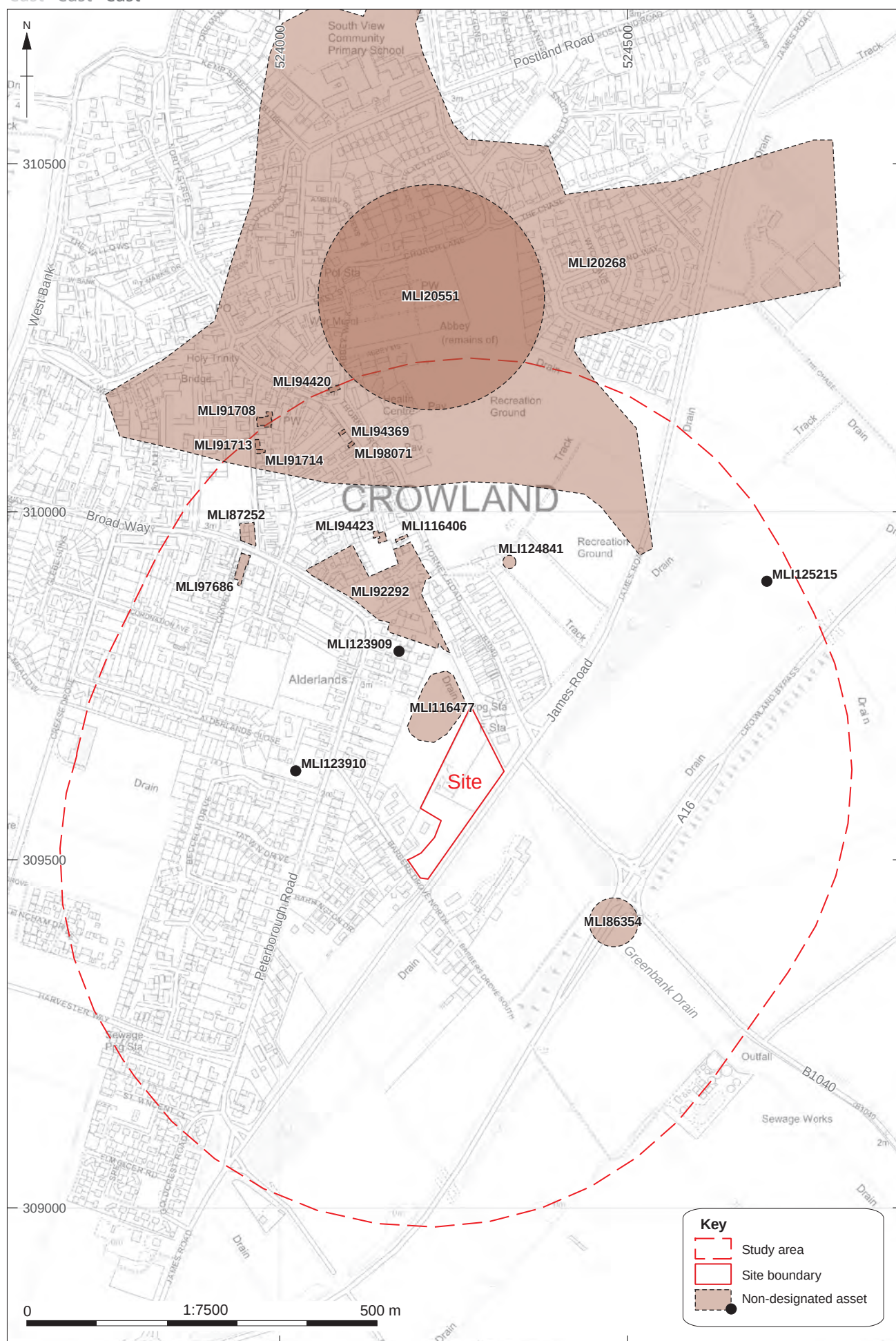


Figure 3: Non-designated heritage assets

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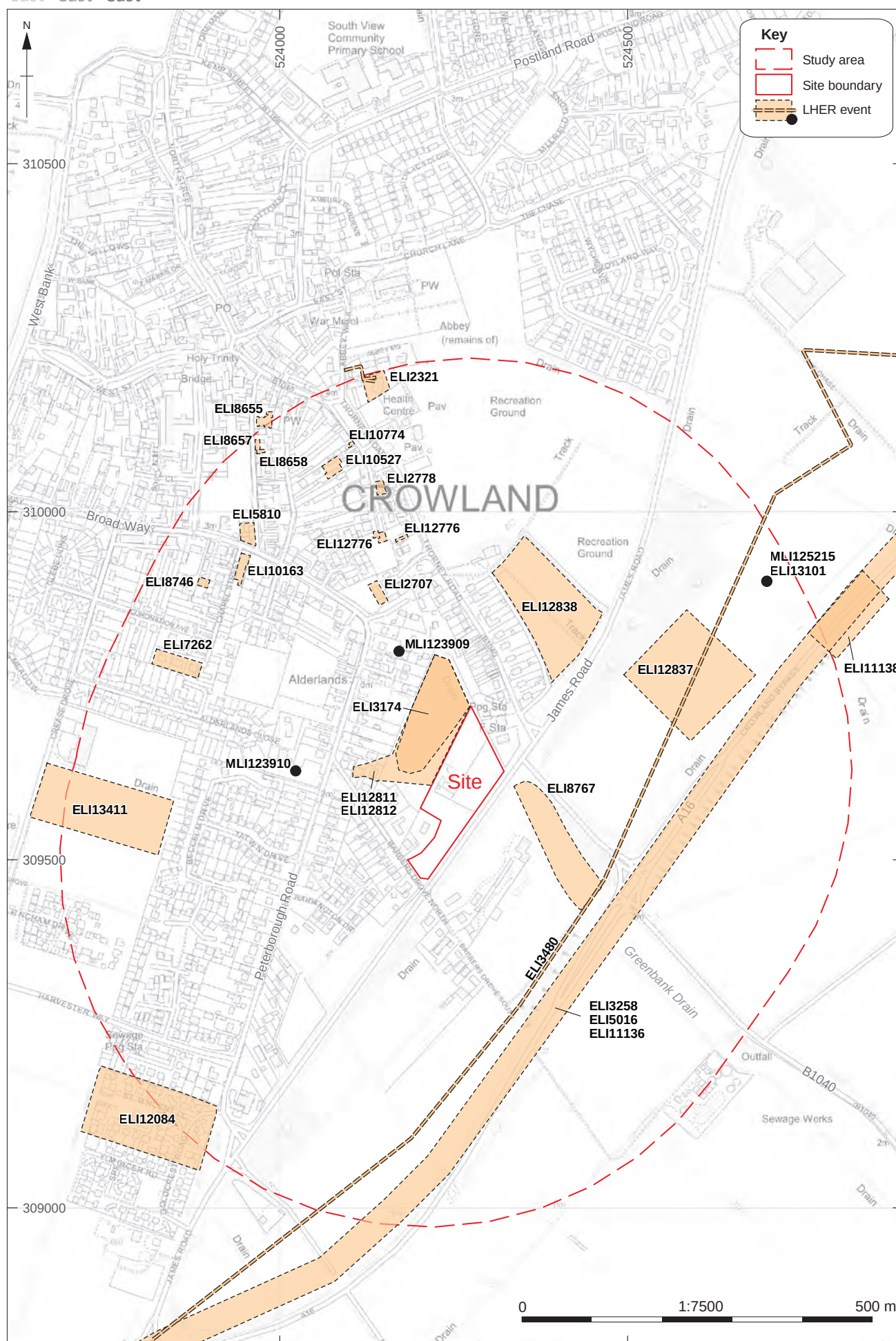


Figure 4: Previous archaeological works (events)

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Figure 5: LiDAR imagery of the study area and wider environment

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