ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Cloot Drove, Crowland, Lincolnshire

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Prepared by:

RPS

Aline Behrendt BA MSc AIEMA
Senior Consultant - Heritage

Sherwood House, Sherwood Avenue
Newark, Nottinghamshire NG24 1QQ

T +44 1636 642 707
E aline.behrendt@rps.tetratech.com

Prepared for:

Allison Homes

EXECUTIVE SUMMARY

This archaeological desk-based assessment considers c.3.4 hectares of land on the northern edge of Crowland in Lincolnshire (South Holland District Council), which is proposed for residential development.

The site, centred at NGR TF 2460 1099, comprises two agricultural fields surrounded and divided by a field drain. The site forms Housing Allocation 'Cro050 (Land to the east of Normanton Road)' in the South East Lincolnshire Local Plan, with a site capacity of 70 dwellings.

The assessment provides a description of archaeological assets potentially affected by the proposed residential development. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework and local planning policies in relation to heritage.

The assessment is based on an examination of evidence in the Lincolnshire Historic Environment Record (HER) and online resources. Information regarding designated heritage assets was obtained from the Historic Environment Record and Historic England's National Heritage List for England. The assessment incorporates published and unpublished material for the site and a surrounding search area and charts historic land-use through review of 19th to 20th century map resources. The archaeological potential of the site has been further evaluated through a geophysical survey by AOC Archaeology in February 2025, and the results are summarised within this report. A site inspection walk-over was undertaken on 3rd December 2024.

The assessment establishes that there are no Scheduled Monuments or Registered Battlefields located within the site and there are none in the immediate surrounding area whose settings or significance will be affected by the proposed development of the site.

The Lincolnshire Historic Environment Record (HER) contains no entries located within the site. Recorded archaeological sites within the are focused on the area to the south and southwest of the site, on the slightly higher ground of the Crowland peninsula.

The geophysical survey takes in the proposed development site and the adjacent field to the north, in which the survey recorded linear features associated with an enclosure and/or field system of possible Roman or later date. The corner of a possible large enclosure extends into the study site. The survey also recorded a series of anomalies of uncertain but possible archaeological origin within the site. Iron Age or Roman period occupation and possible industrial exploitation are recorded on parts of the Crowland peninsula and the features within the site may be related.

Although there is no evidence within the geophysical survey results for any earlier Prehistoric features (e.g. barrows), based on the proximity of a Bronze Age barrow cemetery to the south of the site, the site is considered to have a moderate potential to contain associated features (i.e. pits), which may not be readily identifiable by geophysics. The site's potential for significant (i.e. non-agricultural) archaeological remains from all other periods is assessed to be low.

The assessment concludes that there are no fundamental heritage constraints to the site's residential development. The archaeological impact of the proposed development can be mitigated through an initial programme of trial trenching to test the geophysical survey results, followed by further investigation recording works if shown to be necessary by the trial trenching.

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1 INTRODUCTION AND SCOPE OF STUDY

1.1 This archaeological desk-based assessment has been prepared by RPS for Allison Homes to support a planning application for residential development.

1.2 The site falls within the administrative area of South Holland District Council, and forms a residential development allocation ("Cro050") within the Southeast Lincolnshire Local Plan 2011-2036.

1.3 This document has been prepared in compliance with the National Planning Policy Framework and local planning policy, to identify and provide a description of the significance of archaeological heritage assets within the study site and the likely effects of the proposed development. This report concentrates on identifying the archaeological interest in the site to provide the archaeological assessment required by local planning policy.

1.4 The assessment comprises an examination of evidence in the Lincolnshire Historic Environment Record (HER) and online resources. Information regarding designated heritage assets was obtained from the Historic Environment Record and Historic England's National Heritage List for England. The assessment incorporates published and unpublished material and charts historic land-use through review of 19th to 20th century map resources. A geophysical survey was carried out by AOC Archaeology in February 2025, the results of which are summarised in this report and presented in its entirety within Appendix 2. A site inspection was undertaken on 3rd December 2024.

1.5 The study provides an assessment of the archaeological potential of the site and the significance of any archaeological heritage assets within and around the site. As a result, the study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

1.6 All work was undertaken in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated. https://www.gov.uk/government/collections/planning-practice-guidance

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that local planning authorities should require applicants to describe the significance of any heritage assets affected by their development proposal, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance (for heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 Any planning application for development at the site will be considered against the current South East Lincolnshire Local Plan 2011-2036 (adopted March 2019).

2.15 Relevant policies from the current Local Plan relating to the historic environment have been reproduced below:

South East Lincolnshire Local Plan 2011-2036 (adopted March 2019)

Policy 29: The Historic Environment

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 nondesignated 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.

A. Listed Buildings

1. Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.

2. Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy.

3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

B. Conservation Areas Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

2. Retain architectural details that contribute to the character and appearance of the area;

3. Where relevant and practical, remove features which are incompatible with the Conservation Area;

4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;

5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;

6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

C. Archaeology and Scheduled Monuments

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 by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.

5. Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.

D. Registered Parks and Gardens

Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.

E. Enabling Development

Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:-

1. it will not materially harm the heritage values of a heritage asset or its setting;

2. it avoids detrimental fragmentation of management of the heritage asset:

3. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;

4. it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid

5. sufficient subsidy is not available from any other source;

6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and

7. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy

F. Development Proposals

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) that:

1. identify all heritage assets likely to be affected by the proposal;

2. explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;

3. provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and

4. demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

2.16 The site forms Housing Allocation Cro050 (Land to the east of Normanton Road), with a site capacity of 70 dwellings. No individual policy is attached to the allocation.

2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 SITE CONDITIONS, GEOLOGY AND TOPOGRAPHY

Site Conditions

3.1 A site inspection was carried out on 3rd December 2024.

3.2 The site, covering c.3.4ha centred at NGR TF 2460 1099, is located on the northern edge of Crowland, Lincolnshire and comprises an agricultural field and part of a second one divided by a hedgerow containing a field drain. Views towards the north and west are largely unobstructed towards agricultural landscape, they are screened towards the east by dense vegetation and dominated by the built form of Crowland to the south (Plate 1).

3.3 The site is regularly ploughed and no earthworks survive within the site.

Geology & Topography & review of available LiDAR data

3.4 The British Geological Survey (BGS) 1:50,000 mapping records the underlying geology of the site as mudstone of the Oxford Clay Formation with superficial Abbey sand and gravel deposits (https://geologyviewer.bgs.ac.uk/ - accessed 04.12.24).

3.5 The Cranfield Soil and Agrifood Institute identifies the soils across the study site as loamy and sandy soils with naturally high groundwater and a peaty surface across the site (Soilscape 23; http://www.landis.org.uk/soilscapes/ - accessed 04.12.24).

3.6 The site and the settlement of Crowland historically lie on the edge of a peninsula within the Lincolnshire Fens (indicated in orange on Figure 3a), a marshy wetland which was drained during the Post-Medieval and Modern periods. The topography of the site is relatively flat with ground levels at c.1.5m AOD at the northern edge of the site, and 2.0m AOD at the southern edge. North of the study site, ground levels fall slightly as the edge of the Crowland peninsula is reached.

3.7 Typically for the fens, the site lies within a landscape of drainage channels. The (modern) main course of River Welland is located c.1.5km west of the site.

3.8 A review of LiDAR data was conducted, using the Open Survey Data 1m spatial resolution dataset for the site (Figure 4).

3.9 The data shows the location of a former north-east south-west aligned field boundary (recorded on historic mapping, see Figure 6) as well as evidence for modern agricultural activity. There is no indication for any archaeological earthworks surviving within the site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.

4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figures 2-3a), also referred to as the search area, held on the Lincolnshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study site from the 19th century onwards until the present day.

4.3 Chapter 5 subsequently considers whether the proposed development will impact the theoretical archaeological potential identified below.

Scheduled Monuments & Registered Battlefields

4.4 There are no Scheduled Monuments or Registered Battlefields within the study site (Figure 2).

4.5 The Scheduled Monument of *Ruins and site of Crowland Abbey* (NHLE ref. 1012410) is located c.600m south of the site and its tower is partially visible from the north-eastern part of the site (Plate 1).

4.6 Neither the site nor the proposed development are visible from the ground level of the Scheduled Monument, and the site does not form part of the surroundings of the Abbey as experienced at ground level. The visibility of the tower of the abbey is a product of its design, but as experienced from the site, its visibility does not relate to any designed view and is more incidental, forming one of many views of the tower from the surrounding area. Historic England's The Setting of Heritage Assets (Good Practice Advice Note 3, Second Edition) recognizes that being tall structures, church towers and spires are often widely visible across townscapes, but advises that development is

unlikely to impact on the significance of these heritage assets where it does not compete with them or inhibit the ability to appreciate their significance though impacting on a designed or associative view. As the proposed development will broadly reflect the nature, use and scale of the surrounding built form already experienced within this part of the church's wider urban setting, there will be no impact on the significance of Crowland Abbey, and it is considered that this monument does not require any further assessment within this report.

4.7 The only other Scheduled Monument within the search area is *Trinity Bridge* (NHLE ref. 1005051) c.750m south-west of the site. This monument is completely screened by the surrounding development and does not require any further assessment within this report.

4.8 No Scheduled Monuments and Registered Battlefields nor their settings outside the search area are assessed to be sensitive to the proposed development within the site.

Non-Designated Heritage Assets & Previous Archaeological Work

4.9 The recent geophysical survey (AOC Archaeology 2025; Appendix 2) recorded linear anomalies likely associated with enclosures and/or a field system of possible Iron Age/Roman (or later) date extending into the northern part of the site as well as features of uncertain, but possible archaeological origin. The adjacent field to the north of the site was also surveyed, providing more context and therefore a greater confidence in the reliability of the survey.

4.10 The Lincolnshire HER contains records of archaeological finds or any previous intrusive archaeological work within the study site. The only previous event recorded for the site is a walk-over survey (ELI1236) in 2000 of the site and the residential estate to the immediate south-west. No archaeological remains were identified in this survey.

4.11 Within the search area, previous work is limited to the southern half of the search area and comprises a mixture of small-scale site visits, fieldwalking, geophysical survey, watching briefs, trial trenching and excavation on sites within the historic settlement core of Crowland; and larger scale archaeological work along the A1073 Peterborough to Spalding Improvement Scheme.

4.12 Most relevant to the site are the results of a watching brief (ELI4504), undertaken during construction of the residential estate c.100m south of the site in 2003. This recovered recorded a Neolithic serrated blade (MLI85778), a Bronze Age scraper (MLI85779), Post-Medieval features (MLI85777) as well as a series of five undated ditches and eight pits (MLI85776). From historic mapping, it is possible the ditches are associated with Post-Medieval field boundaries.

4.13 Trial trenching (ELI7454) in advance of other residential development c.200m south of the site in 2006 recorded residual Prehistoric flints (MLI89555) and undated linear features and pits (MLI89554). Another more recent programme of trial trenching to inform residential development in close proximity at Postland Road in 2014 (ELI13884) did not record any archaeological finds or features.

4.14 Fieldwalking followed by geophysical survey and trial trenching (ELI7415, ELI3715 and ELI7416) c.200m south-east of the site recorded Mesolithic to Neolithic worked flint (MLI89526), a possible Bronze round barrow (MLI23230), Roman tesserae (MLI20250) as well as Saxon and Medieval features believed to be associated with the possible site of the cell of St Guthlac and St Pega and the succeeding medieval chapel. The concentration of finds and the identified features were all identified towards the eastern part of the area (further away from the current site).

4.15 The only pre-Post-Medieval find during a watching brief c.120m south of the site (ELI3704) was a single flint core (MLI83553) and no archaeological evidence was recorded during a watching brief c.250m south-west (ELI6706).

4.16 The majority of the remaining events within the search area relate to small scale programmes or site visits within Crowland in further distance to the site and are not directly relevant to assess the current site's archaeological potential.

4.17 A gazetteer of HER records and events is included in Appendix 1. Their locations are shown on Figure 3a and Figure 3b.

Early Prehistoric *(Palaeolithic, Mesolithic, Neolithic, Bronze Age)*

4.18 There is no Prehistoric activity recorded within the study site.

4.19 The earliest evidence for human activity within the search area relates a small scatter of Mesolithic to Neolithic worked flint (MLI89526) c.350m south-east of the site.

4.20 Further artefacts (mostly lithics and some pottery), dating from the Neolithic to the Bronze Age, have been found elsewhere in the search area to the east, south-east, south and south-west of the site between c.150 and c.600m (MLI85779, MLI85778, MLI83553, MLI89555, MLI22004, MLI22014, MLI22980, MLI80612, MLI22005 and MLI20263).

4.21 Evidence for a possible Bronze Age barrow cemetery (MLI20265) on the Crowland peninsula is recorded to the south of the site. The locations of individual (possible) barrows are recorded c.250m south-east (MLI23261), c.350m south-east (MLI23230) and c.750m east (MLI22003) of the site. The HER also mentions the recording of a tumulus being taken down in 1880, which was one of a series running directly north-east from the Crowland Abbey (see below) to the barrow recorded c.750m east from the site (MLI22003). No evidence for barrows was recorded by the geophysical survey within the study site.

4.22 The findspots and recorded features within the search area reflect the locations of intrusive work carried out. There is a distinct lack of previous fieldwork within the northern half of the search area. The landscape north of the site would have been part of the fens and any Prehistoric activity is likely to be buried beneath later tidal flat clay and silt. In the Post-Medieval and Modern periods, the area is used as agricultural land with fewer development and therefore presents fewer opportunities for associated discoveries. A lack of recorded activity, however, does not necessarily present a lack of activity. Based on the results of the geophysical survey and available archaeological data for the site, there is currently no evidence for the site to contain any substantial evidence dating to the Palaeolithic to Neolithic periods, but there is a potential for the site to contain further lithics similar to the ones found in the surrounding areas. Although there is no evidence for any barrows within the site, based on the proximity of the Bronze Age barrow cemetery to the south of the site, there is a moderate potential for the site to contain associated, more ephemeral features (i.e. pits).

Iron Age/Roman

4.23 The corner of a possible large Iron Age/Roman enclosure and/or field system as well as anomalies associated of an uncertain, but possible archaeological origin were recorded by the geophysical survey within the site. Given the recorded Iron Age/Roman activity (see paragraphs 4.24-4.25) within the vicinity of the site, the anomalies within the site may well be related to that activity.

4.24 The HER records no Iron Age/Roman activity within the site.

4.25 Possible later Prehistoric/Iron Age ditches (MLI87124) were recorded during evaluation c.300m south-west of the site. The ditches are north-west to south-east aligned and are not aligned with and are likely not extending into the current study site.

4.26 Large quantities of Roman red and white tesserae, including sizable pieces of floor with articulated tesserae as well as tile, other Roman artefacts and possible finds associated with saltmaking (MLI20250) were recorded c.320m south-east of the site. The site was investigated by geophysical

survey and trial excavation and evidence for Roman occupation was recorded. However, the site was badly damaged by deep ploughing and no actual building(s) were identified.

4.27 The remaining Iron Age and Roman evidence within the search area relates to artefact scatter and isolated finds such as a small number of Iron Age and Roman pottery sherds (MLI20261) recorded c.200m north-west in the location of a suggested former salt-making site. Roman pottery was also found c.750m east (MLI22002) and c.850m south-west (MLI22011) of the site.

4.28 An Iron Age bronze pin (MLI2018) and a Roman gemstone of Apollo (MLI22049) were found close to Crowland Abbey c.650m south-west and a Roman coin (MLI22017) c.450m south-west of the site.

4.29 The geophysical survey recorded anomalies possibly associated with Iron Age/Roman activity within the site. This may be related to recorded Iron Age and Roman occupation on the Crowland peninsula to the south of the current site area, and possible industrial exploitation for salt making on the edges of the peninsula and adjacent fen land.

Saxon/Early Medieval & Medieval

4.30 There are no records on the HER relating to Saxon/Early Medieval or Medieval activity within the study site.

4.31 The site was well removed from the recorded settlement foci, the closest one being Crowland at c.500m south-west of the site (MLI20268). Crowland is not recorded as an individual settlement in Domesday Book (1086), although Medieval Crowland Abbey is (MLI20551) – located c.600m south of the site. The HER confirms, there was a monastic community present as early as the 8th century (MLI23519), spread across what was then a peninsula within the fen landscape. Some of the associated buildings appear to be located on Prehistoric burial mounds and some were within the same location as the later abbey church. The monastery was destroyed by the Vikings around 870 and surviving below ground remains are included within the Scheduled Monument which also comprises Crowland Abbey, which was established in the 10th century.

4.32 Outside of the settlement focus and the Abbey grounds, the only other significant Saxon/Medieval record relates to the possible location of the cell of St Guthlac and St Pega and a succeeding medieval chapel (MLI22029) c.320m south-east of the site.

4.33 At present, there is no indication for any such features to have existed on the study site itself and it is likely, the site would have been located within the agricultural hinterland of Crowland and the Abbey.

4.34 Based on the results on the site's likely location within the agricultural hinterland of Crowland, the potential for significant (i.e. non-agricultural) Saxon/Early Medieval and Medieval remains is assessed to low.

Post Medieval & Modern (including map regression exercise)

4.35 There are no archaeological non-designated assets from these periods recorded within the study site.

4.36 The Post-Medieval and Modern sites recorded on the HER within the search area relate to buildings/monuments and transport routes of a well-defined extent and nature that generally add little to the understanding of the site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

4.37 The earliest map reviewed is the county scale Ordnance Survey (OS) drawing from 1812 (Figure 5), which shows the site as part of a larger parcel to the north-east of Crowland, outside the settlement focus and to the east of what is now Cloot Drove (not annotated).

4.38 The 1887 OS map (Figure 6) shows the site in more detail. The site comprises three small parcels in the south and is part of a long narrow parcel in the north. The north-east south-west aligned boundaries (one internal and one demarcating the site's northern boundary) appear to be field drains.

4.39 The layout of the site underwent very little if any changes during the following decades, as illustrated on the 1952 OS map (Figure 7). The 1904 map (not reproduced shows the same layout, but records the site (and the adjacent parcels to the south and north) as Allotment Gardens. This is the only map to show a specific use of the site, but it is likely it was agricultural land before and after its use as allotments.

4.40 The internal boundaries within the site were filled in from 1979 onwards and the field drain along what is now the northern site boundary was removed between 2000 and 2006. The 2022 Google Earth imagery (Figure 8) shows the site as it is today.

4.41 The map regression has demonstrated that the study site has remained mostly as agricultural land, probably since at least the Post-Medieval period, with the exception of its use as allotment gardens during the early 20th century. The potential for any hitherto unknown significant (i.e. non-agricultural) archaeological remains dating to the Post-Medieval/Modern periods is assessed to be low/negligible.

Assessment of Significance (Non-Designated Assets)

4.42 The recent geophysical survey recorded anomalies associated with possible enclosures and/or field systems, which may be of Iron Age/Roman origin. It also recorded anomalies of uncertain, but possible archaeological origin. Any such remains, if confirmed, would likely be of local importance and significant for their ability to contribute to frameworks such as the East of England Regional Research Agenda for the Peterborough region[1].

4.43 The Lincolnshire HER contains no archaeological records within the site.

4.44 Although the geophysical survey did not record any evidence for Prehistoric barrows within the site, based on the proximity of the Bronze Age barrow cemetery to the south of the site, there is a moderate potential for the site to contain associated, more ephemeral features (i.e. pits). If confirmed, such remains would be of no more than regional importance and, as above, significant for their ability to contribute to frameworks.

4.45 Based on the available archaeological data for the site and surrounding area, the potential for significant archaeological remains from all other periods within the site is assessed to be low.

4.46 Any hitherto unknown archaeological remains within the study site would likely be of local to regional importance and significant for their ability to contribute to relevant research agendas.

[1] https://researchframeworks.org/eoe/ (accessed 04/12/2024)

5 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Proposed Development

5.1 The proposed development is for residential development with associated infrastructure and landscaping.

5.2 The site forms Housing Allocation Cro050 (Land to the east of Normanton Road) within the Local Plan, with a site capacity of 70 dwellings.

Review of Potential Development Impacts on Non-Designated Assets

5.3 From the historic mapping, the study site has been in agricultural use at least since at least the Post-Medieval period.

5.4 Past ground disturbance within the site is likely to have been widespread across the site as a result of plough activity, but much of this activity is likely to have been generally shallow and contained within upper levels of any below ground deposits.

5.5 Given the construction techniques employed in modern development, it is unlikely that any archaeological remains present within the application site would survive the development process, unless preserved under public open space.

5.6 The archaeological impact of the proposed development can be mitigated through a programme of trial trenching to test the geophysical survey results. Subject to the trial trenching results additional investigation and recording works may also be required by the planning authority. The timing of the trial trenching would need to be agreed with the LPA's archaeological advisor.

6 SUMMARY AND CONCLUSIONS

6.1 This archaeological desk-based assessment considers c.3.4 hectares of land on the northern edge of Crowland in Lincolnshire (South Holland District Council), which is proposed for residential development.

6.2 The site, centred at NGR TF 2460 1099, comprises two agricultural fields surrounded and divided by a field drain. The site is allocated as Housing Allocation “Cro050 (Land to the east of Normanton Road)” in the South East Lincolnshire Local Plan, with a site capacity of 70 dwellings.

6.3 The assessment provides a description of archaeological assets potentially affected by the proposed residential development. It assesses their significance and addresses the information requirements of Government’s National Planning Policy Framework and local planning policies in relation to heritage.

6.4 There are no Scheduled Monuments or Registered Battlefields located within the site and there are none in the immediate surrounding area whose settings or significance will be affected by the proposed development of the site.

6.5 The Lincolnshire Historic Environment Record (HER) contains no entries located within the study site.

6.6 Geophysical survey of the site in 2024 recorded the corner of a possible enclosure ditch in the northeast part of the study site; the survey also recorded a series of anomalies of uncertain but possible archaeological origin within the site and in the area to the north of the site. Iron Age or Roman period occupation and possible industrial exploitation are recorded on parts of the Crowland peninsula and the features within the site may well be related.

6.7 Although there is no evidence within the geophysical survey results for any earlier Prehistoric features (i.e. barrows), based on the proximity of a Bronze Age barrow cemetery to the south of the site, the site is considered to have a moderate potential to contain associated features (i.e. pits), which may not be readily identifiable by geophysics.

6.8 The available archaeological data for the site and surrounding area suggests the site’s potential for significant (i.e. non-agricultural) archaeological remains from all other periods is low.

6.9 It is concluded that there are no fundamental heritage constraints to the site’s residential development. The archaeological impact of the proposed development can be mitigated through an initial programme of trial trenching to test the geophysical survey results, and further investigation recording works if shown to be necessary by the trial trenching.

Sources Consulted

General

Lincolnshire Historic Environment Record

Google Earth

LiDAR

Internet

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Domesday Online – http://www.domesdaybook.co.uk/

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Cartographic

1812 Ordnance Survey Drawing Holbeach Sheet

1815 Ordnance Survey Drawing Spalding Sheet

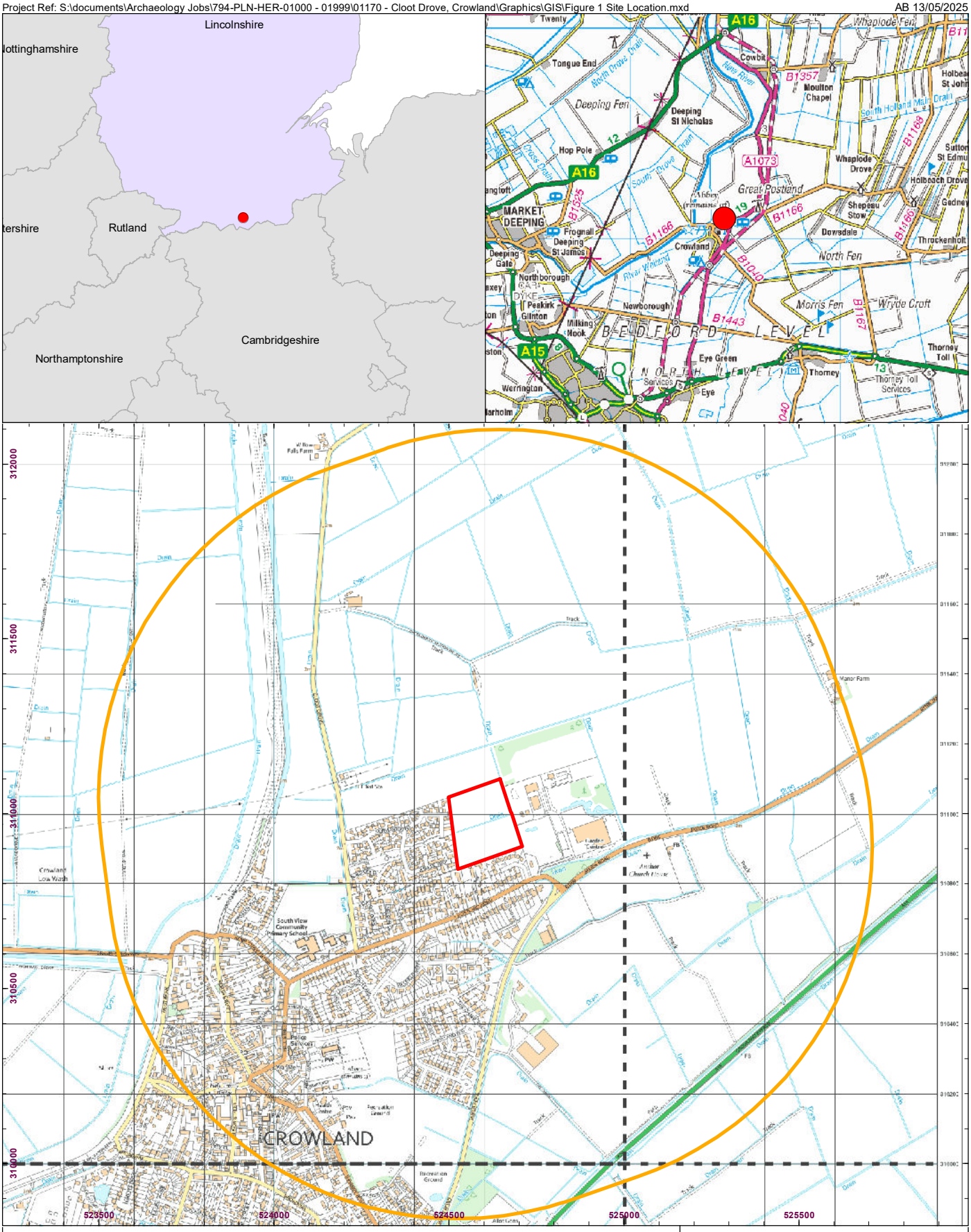
1821 Ordnance Survey Drawing Whittlesea Sheet

Ordnance Survey 1:2,500 editions: 1888, 1904, 1975, 1995

Ordnance Survey 1:10,000 / 1:10,560 editions: 1886-1887, 1905-1906, 1952, 1958, 1975-1979, 1979, 2000, 2006, 2024

Google Earth: 1999, 2000, 2004, 2005, 2006, 2007, 2010, 2014, 2016, 2018, 2019, 2020, 2021, 2022

FIGURES



Site Boundary

1km Search Area

N

0 150 300 450m

Scale at A4: 1:15,000

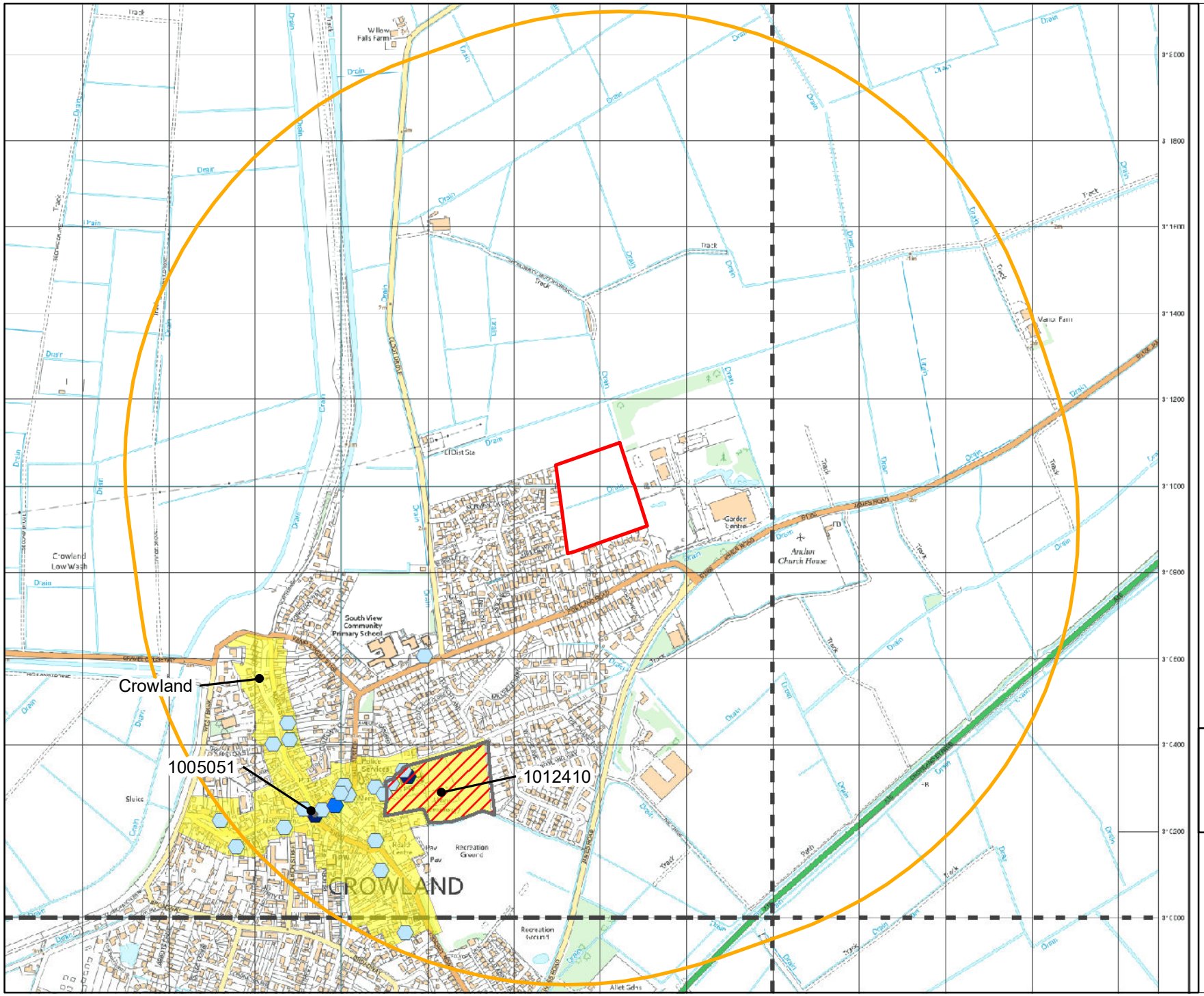
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Figure 1

Site Location

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Site Boundary

1km Search Area

Listed Buildings

Grade

I

II*

II

Conservation Areas

Scheduled Monuments

N

0 155 310m

Scale at A4: 1:12,000

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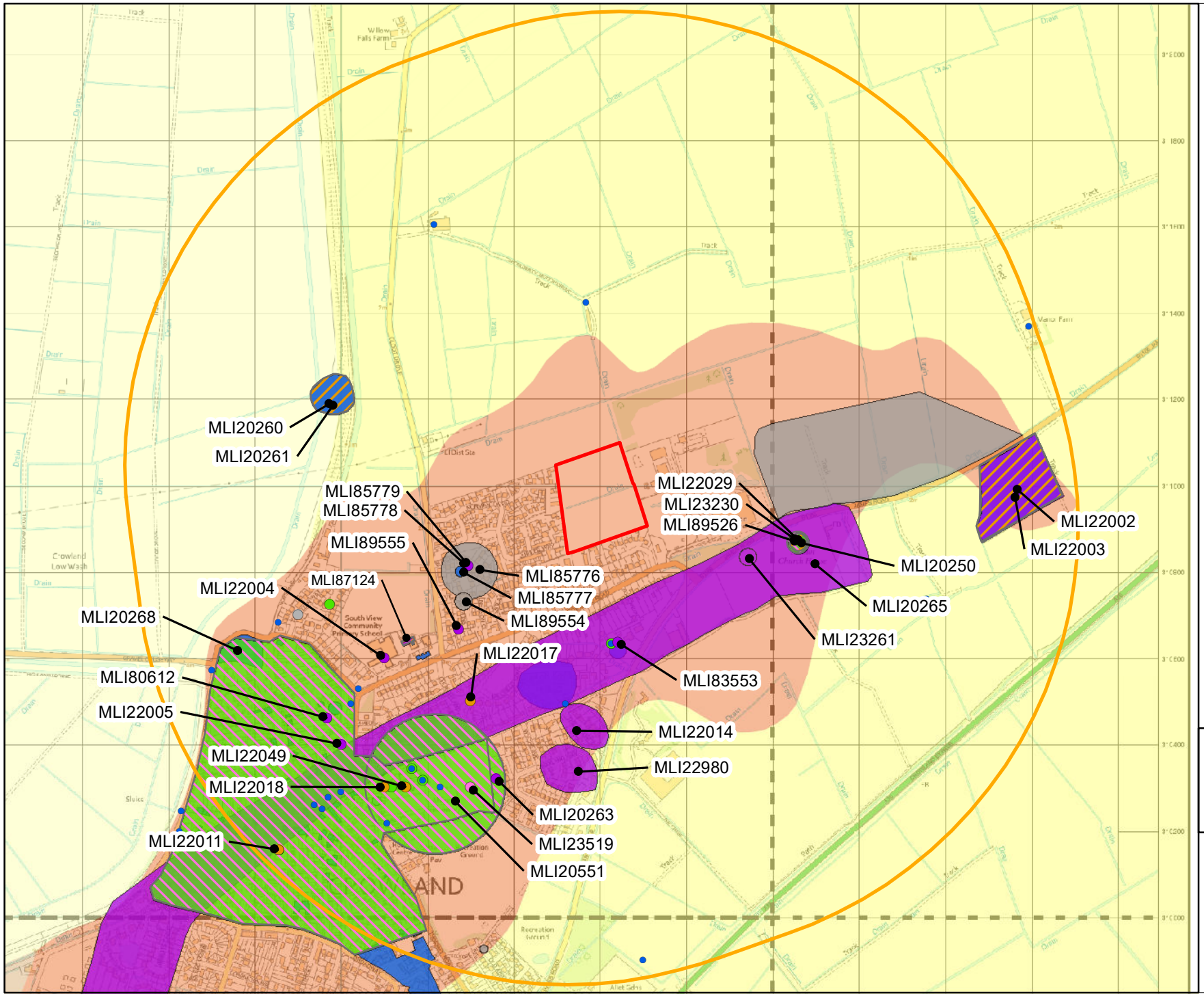
Figure 2

Designated Heritage Assets

Project Ref: S:\documents\Archaeology Jobs\794-PLN-HER-01000 - 01999\01170 - Cloot Drove, Crowland\Graphics\GIS\Figure 2 Des Ass A4.mxd

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Site Boundary

1km Search Area

Early Prehistoric

Iron Age/ Roman

Iron Age/ Roman

Early Medieval/ Saxon

Early Medieval/ Saxon

Medieval

Post-Medieval/ Modern

Undated

N

0 155 310m

Scale at A4: 1:12,000

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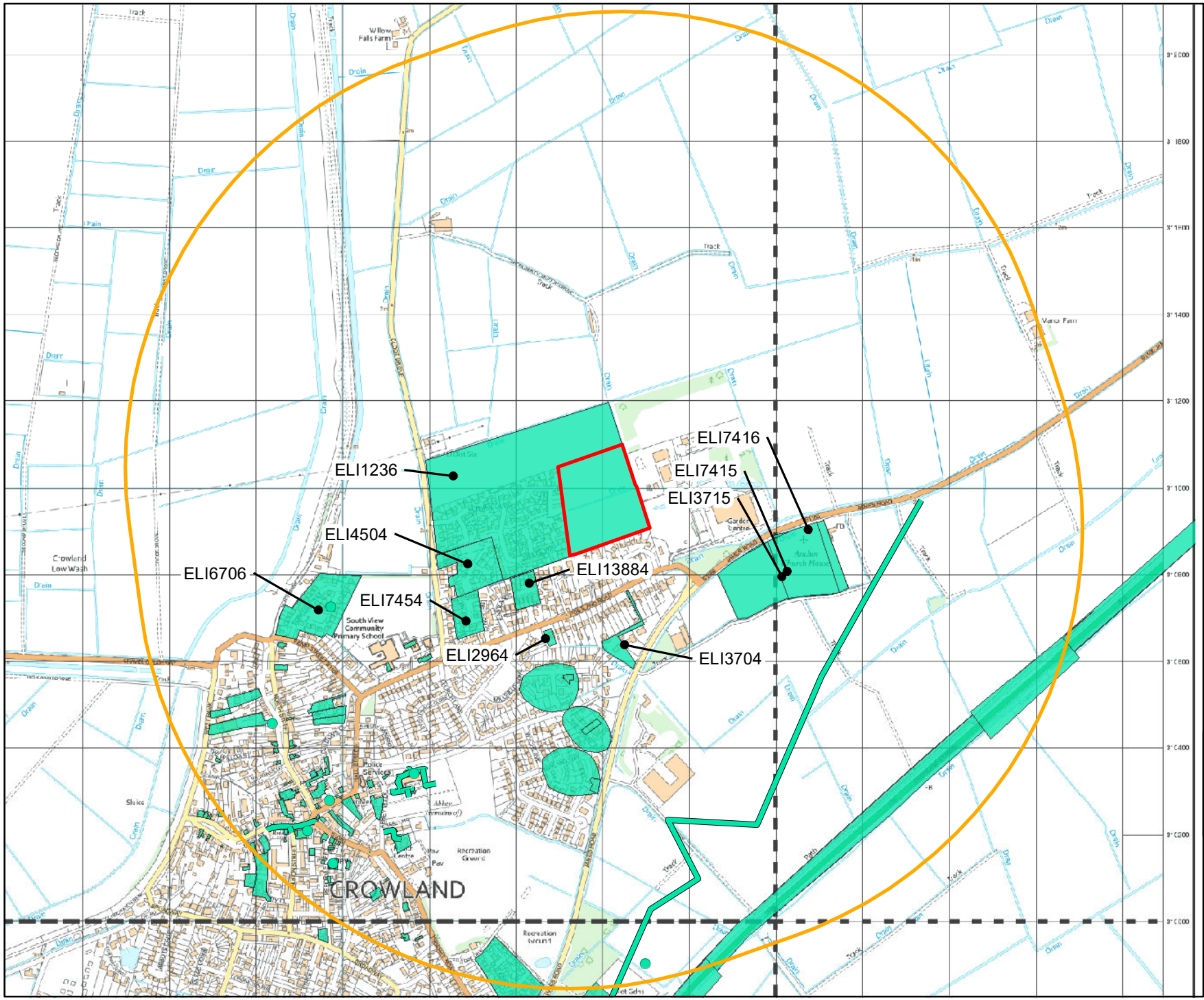
Figure 3a

HER Data Monuments overlaid on the local Superficial Deposits

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Site Boundary

1km Search

Events

N

0 155 310m

Scale at A4: 1:12,000

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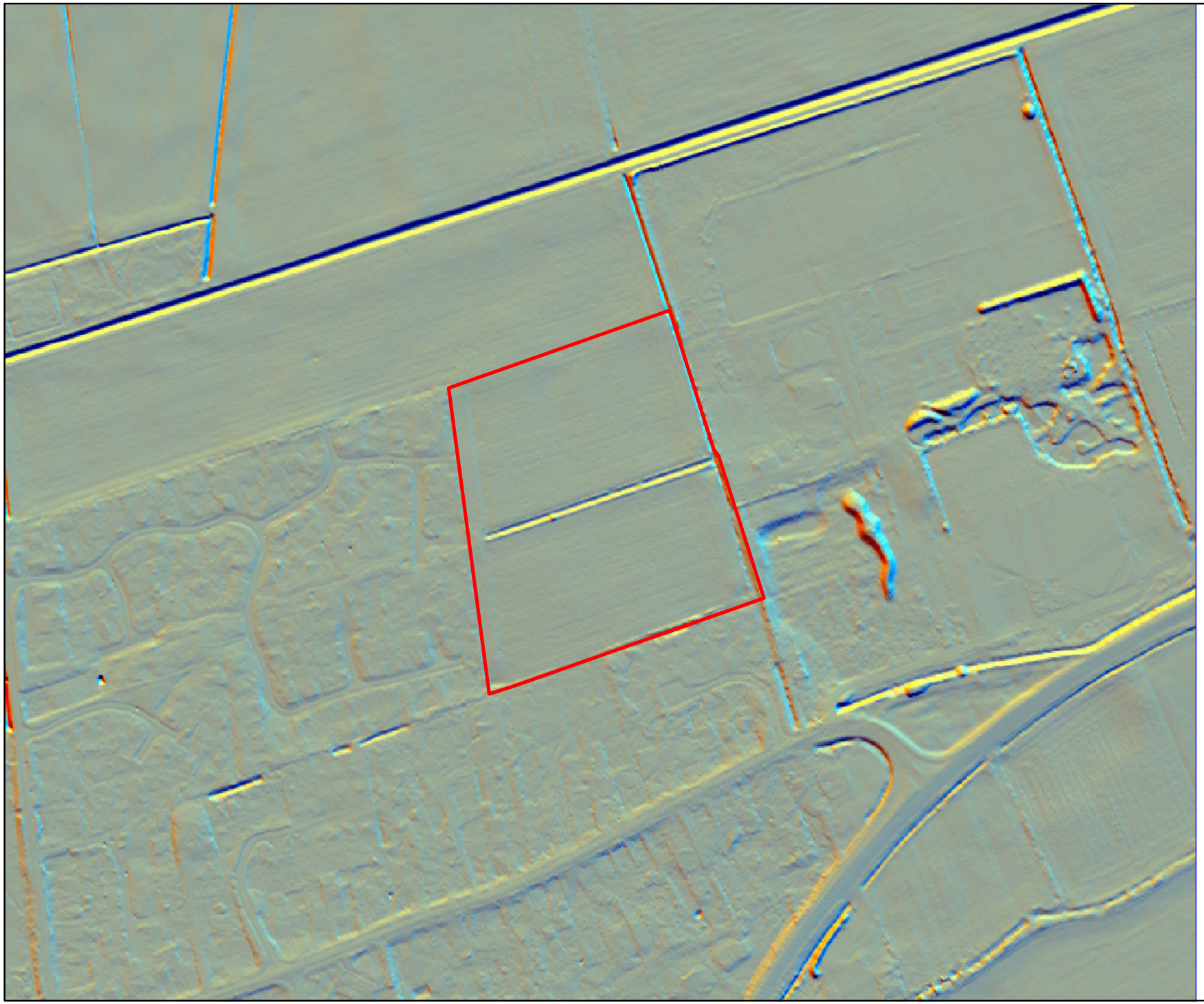
Figure 3b

HER Data Events

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Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DTM

Resolution: 1m

Date Captured:
29/03/2019

Processing:
simple Local Relief Model overlaid on Multi-direction Hillshade

N

0 45 90 m

Scale at A4: 1:3,500

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Figure 4

LiDAR Data

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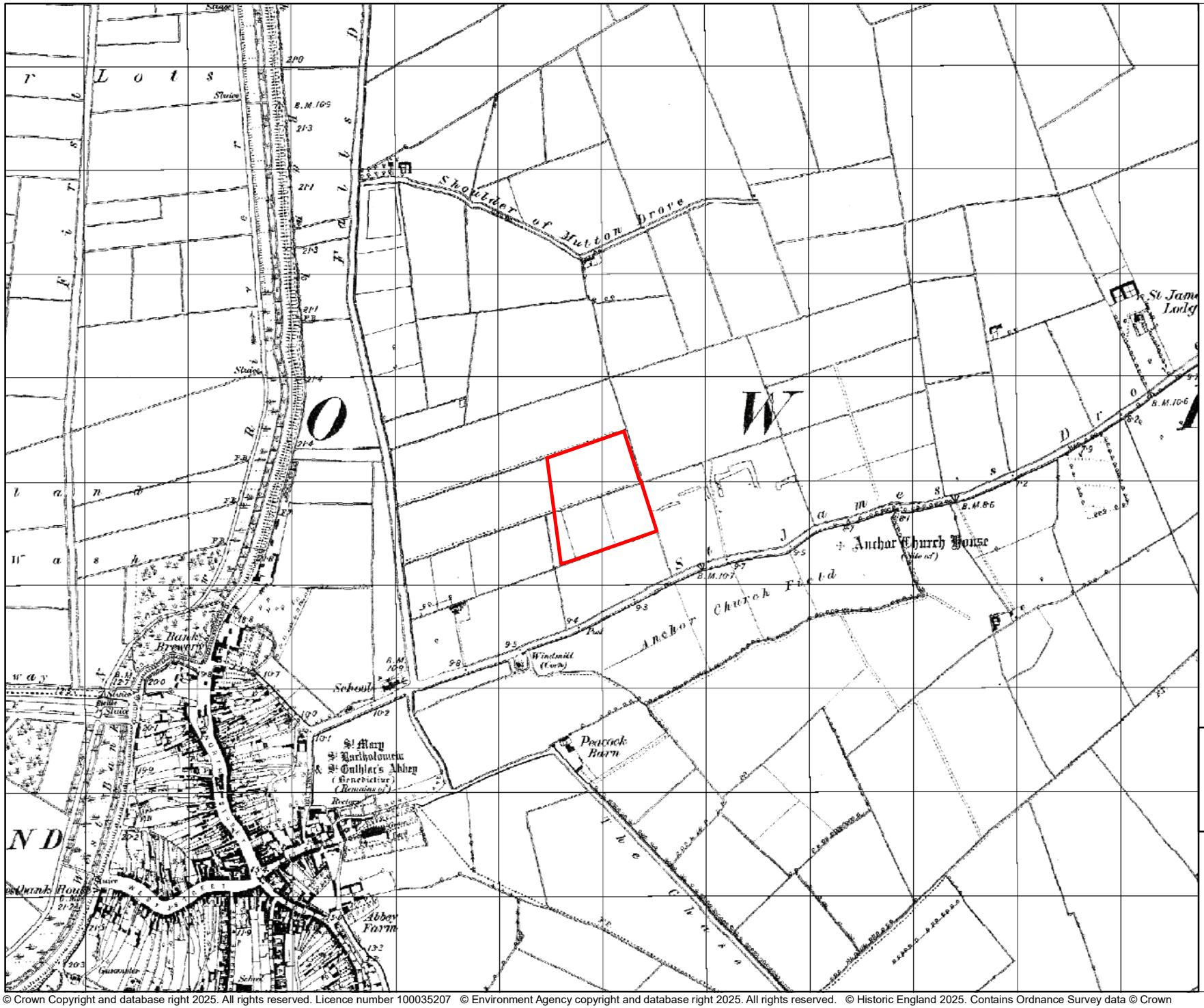
Figure 5

Ordnance Survey Drawing 1812 (Holbeach Sheet), 1815 (Spalding Sheet) and 1821 (Whittlesea Sheet)

Project Ref: S:\documents\Archaeology Jobs\794-PLN-HER-01000 - 01999\01170 - Cloot Drove, Crowland\Graphics\GIS\Figure 5 Hist Maps A4.mxd

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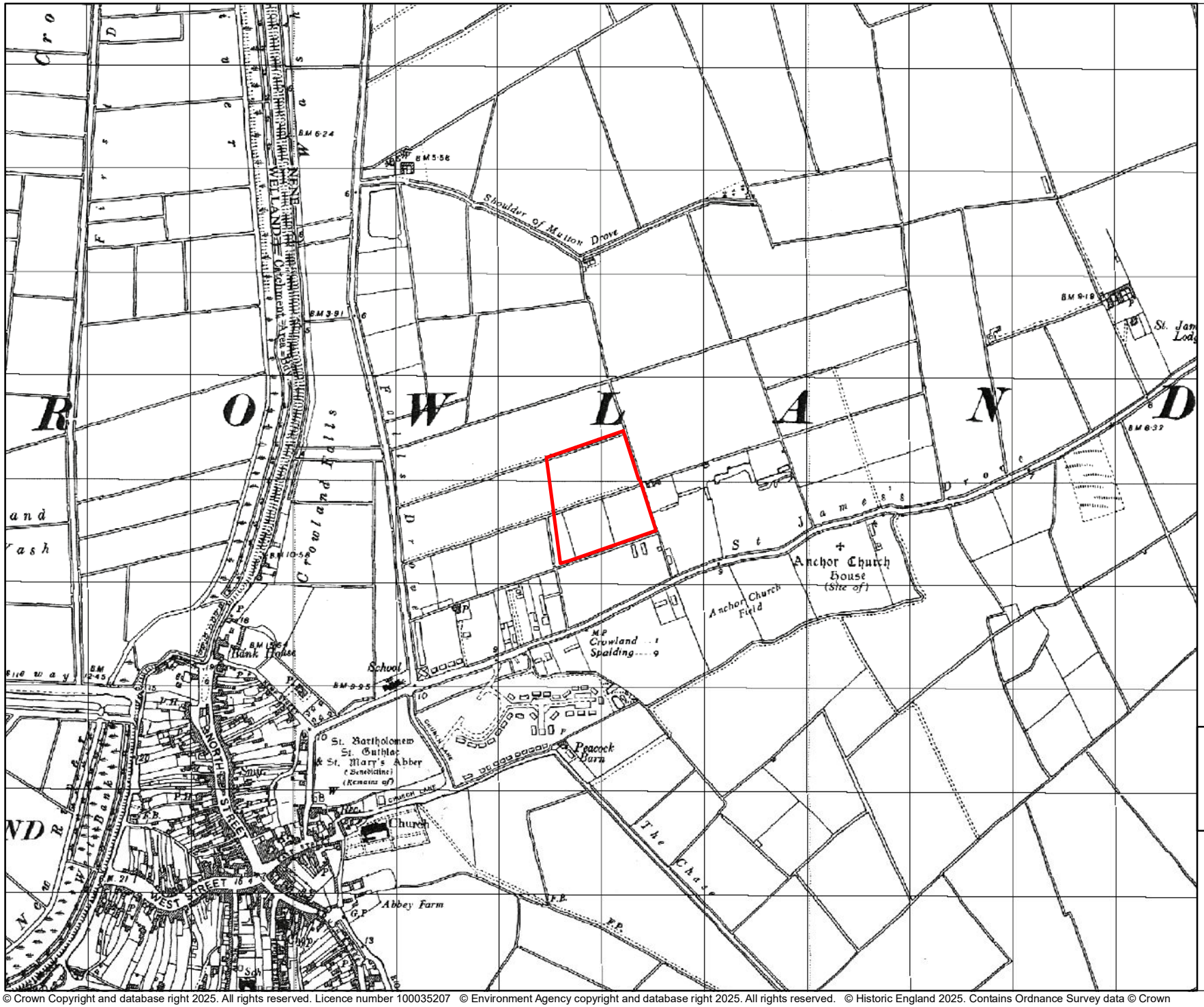
Figure 6

Ordnance Survey Map 1886-1887

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Figure 7

Ordnance Survey Map 1952

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Site Boundary

N

0 30 60 m

Scale at A4: 1:2,500

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Figure 8

Google Earth Imagery 2022

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PLATES



Plate 1: View across the site towards Crowland Abbey in the south-east (arrow)

APPENDICES

Appendix 1

Gazetteer of HER Entries

Lincolnshire Historic Environment Records (received 07.11.2024)

HER NO.	Name	Location	Date
	Monuments		
MLI20250	Roman activity at Anchor Church Field	TF 2506 1086	Roman
MLI20260	MOUND WITH IRON AGE, ROMAN AND POST MEDIEVAL POTTERY	TF 239 112	Iron Age
MLI20261	IRON AGE, ROMAN AND POST MEDIEVAL POTTERY FROM A MOUND	TF 239 112	Roman
MLI20262	IRON AGE, ROMAN, POST MEDIEVAL POTTERY FOUND ON A MOUND	TF 239 112	Post Medieval
MLI20263	EARLY BRONZE AGE POTTERY	TF 2436 1032	Late Neolithic to Early Bronze Age
MLI20265	Possible Barrow Cemetery, Crowland	TF 239 103	Bronze Age
MLI20268	The Settlement of Crowland	TF 239 102	Early Medieval/Dark Age to Modern
MLI20269	UNDATED CROPMARKS	TF 2526 1107	Undated
MLI20530	SITE OF GRAVEL QUARRY NEXT TO POSTLAND ROAD	TF 2557 1099	Post Medieval
MLI20551	Crowland Abbey	TF 2421 1030	Early Medieval/Dark Age to Modern
MLI20552	TRINITY BRIDGE, CROWLAND	TF 23942 10237	Medieval
MLI22002	ROMAN POTTERY, STEAM MILL LOT, CROWLAND	TF 2557 1099	Roman
MLI22003	DITCHED MOUND - STEAM MILL LOT, CROWLAND	TF 2557 1099	Early Bronze Age to Late Iron Age
MLI22004	Flint Axe, Crowland	TF 2410 1060	Early Neolithic to Late Neolithic
MLI22005	Flint Axe, Crowland	TF 2400 1040	Early Neolithic to Late Neolithic
MLI22009	POST MEDIEVAL POTTERY FOUND, CROWLAND	TF 2385 1015	Post Medieval
MLI22010	MEDIEVAL POTTERY FOUND, CROWLAND	TF 2385 1015	Medieval
MLI22011	ROMAN POTTERY FOUND	TF 2385 1015	Roman
MLI22014	Flint Scatter, Crowland	TF 2456 1044	Early Neolithic to Late Bronze Age
MLI22017	ROMAN COIN FOUND, CROWLAND	TF 2430 1050	Roman
MLI22018	BRONZE PIN FOUND, CROWLAND	TF 2410 1030	Iron Age
MLI22020	PROBABLE MILL MOUND, CROWLAND	TF 2410 1030	Post Medieval
MLI22021	UNDATED MOUND	TF 2398 1121	Undated
MLI22022	Mill Mounds, Crowland	TF 2447 1054	Post Medieval

MLI22029	Possible site of the cell of St Guthlac and St Pega, and a succeeding medieval chapel, Anchor Church Field	TF 2505 1086	Early Medieval/Dark Age to Medieval
MLI22049	RB INTAGLIO FOUND, CROWLAND ABBEY, CROWLAND	TF 2415 1030	Roman
MLI22050	MOUNTING BLOCK, EAST STREET, CROWLAND	TF 2395 1025	Post Medieval to Modern
MLI22051	CIVIL WAR DEFENCES, CROWLAND	TF 2423 1030	Post Medieval
MLI22980	Flint Implements, Crowland	TF 2452 1034	Early Neolithic to Late Bronze Age
MLI22986	PROBABLE MILL MOUND	TF 2390 1070	Undated
MLI23230	Possible round barrow beneath the medieval building at Anchor Church Field	TF 2506 1086	Bronze Age
MLI23261	Possible round barrow, Anchor Church Field	TF 2494 1083	Bronze Age
MLI23519	The site of the Anglo-Saxon monastery of Crowland	TF 2430 1030	Early Medieval/Dark Age
MLI80612	Flint blade from Clutton Close	TF 23967 10460	Middle Neolithic to Late Bronze Age
MLI80720	Undated building remains, may be associated with Crowland Abbey	TF 2408 1027	Undated
MLI81808	Medieval penny from area of new housing at Foreman Way	TF 23973 10725	Medieval
MLI81821	Traditional fingerpost, Crowland	TF 23937 10258	Modern
MLI82073	Traditional finger signpost, Kemp Street/Postland Road/Hall Street	TF 24040 10528	Modern
MLI82074	Traditional finger signpost, West Bank/Gravel (Cressel) Causeway	TF 23700 10572	Modern
MLI82075	Finger Post Sign, Crowland	TF 2362 1024	Modern
MLI82752	Late medieval building, 9-11 East Street, Crowland	TF 2401 1028	Medieval to Modern
MLI83552	A nineteenth century rubbish pit, off Postland Road	TF 2464 1062	Post Medieval
MLI83553	Flint core, off Postland Road	TF 246 106	Early Bronze Age
MLI83554	Early post medieval potsherd, off Postland Road	TF 246 106	Medieval to Post Medieval
MLI85776	Undated ditches and pits, Cloot Drove, Crowland	TF 2429 1080	Unknown
MLI85777	Post medieval well and ditch, Cloot Drove, Crowland	TF 2427 1080	Post Medieval
MLI85778	Neolithic serrated blade, Cloot Drove. Crowland	TF 2429 1081	Early Neolithic to Late Neolithic
MLI85779	Bronze Age scraper, Cloot Drove. Crowland	TF 2429 1081	Bronze Age
MLI86923	Post medieval quarry pit and ditch on land adjacent to 3 Cluttons Close, Crowland	TF 23985 10485	Post Medieval
MLI86922	Undated pits and ditches on land adjacent to 3 Cluttons Close, Crowland	TF 23985 10485	Unknown

MLI86933	The Co-operative Store and Adjacent Buildings, Albion Street / West Street, Crowland	TF 23903 10203	Post Medieval to Modern
MLI87124	Possible prehistoric ditches, Postland Road, Crowland	TF 2415 1064	Later Prehistoric
MLI87252	Post medieval gully, found on Broadway, Crowland	TF 2395 0996	Medieval to Post Medieval
MLI89526	Worked flint from Anchor Church Field	TF 25061 10868	Late Mesolithic to Late Neolithic
MLI89554	Undated features on land between Cloot Drove and Nelson Close, Crowland	TF 24283 10734	Unknown
MLI89555	Residual flints found on land between Cloot Drove and Nelson Close, Crowland	TF 24272 10666	Bronze Age
MLI91654	5 and 7 South Street, Crowland	TF 23957 10192	Post Medieval to Modern
MLI91656	9-9a South Street, Crowland	TF 23974 10187	Post Medieval to Modern
MLI91660	11 South Street, Crowland	TF 23979 10180	Post Medieval to Modern
MLI91683	15 South Street, Crowland	TF 23991 10181	Post Medieval to Modern
MLI91690	4c South Street, Crowland	TF 23954 10234	Post Medieval to Modern
MLI91696	2 Reform Street, Crowland	TF 23973 10168	Post Medieval to Modern
MLI91707	4 Reform Street, Crowland	TF 23969 10165	Post Medieval to Modern
MLI91708	Crowland Methodist Church, Reform Street, Crowland	TF 23978 10132	Post Medieval to Modern
MLI91713	Row of cottages, Reform Street, Crowland	TF 23968 10096	Post Medieval to Modern
MLI91714	House, 18a Reform Street, Crowland	TF 23973 10086	Post Medieval to Modern
MLI91715	House, 7 Reform Street, Crowland	TF 23954 10138	Post Medieval to Modern
MLI91783	House, 1-1a North Street, Crowland	TF 23941 10267	Post Medieval to Modern
MLI91784	The Crown Public House, 17 West Street, Crowland	TF 23801 10226	Post Medieval to Modern
MLI91785	House 21 West Street, Crowland	TF 23777 10206	Post Medieval to Modern
MLI91786	Cottage, 25 West Street, Crowland	TF 23759 10199	Post Medieval to Modern
MLI91787	House, 31 West Street, Crowland	TF 23736 10212	Post Medieval to Modern
MLI92292	Crawford House Park, Crowland	TF 2414 0987	Post Medieval to Modern
MLI92459	Post medieval refuse pit, Cluttons Close, Crowland	TF 23953 10494	Post Medieval

MLI92462	House, 45 West Street, Crowland	TF 23691 10242	Post Medieval to Modern
MLI94364	13 and 15 East Street, Crowland	TF 24025 10281	Post Medieval to Modern
MLI94365	22 East Street, Crowland	TF 24006 10306	Post Medieval to Modern
MLI94366	65 North Street, Crowland	TF 23876 10452	Post Medieval to Modern
MLI94367	The George and Angel Public House, Crowland	TF 23916 10243	Post Medieval to Modern
MLI94368	School, Postland Road, Crowland	TF 24190 10608	Post Medieval to Modern
MLI94369	53 South Street, Crowland	TF 24090 10114	Post Medieval to Modern
MLI94370	33 and 35 West Street, Crowland	TF 23720 10225	Post Medieval to Modern
MLI94371	14 West Street, Crowland	TF 23870 10207	Post Medieval to Modern
MLI94420	36 and 38 South Street, Crowland	TF 24079 10177	Post Medieval to Modern
MLI94423	Crawford House, Crowland	TF 24148 09964	Post Medieval to Modern
MLI94424	50 and 52 West Street, Crowland	TF 23759 10155	Post Medieval to Modern
MLI94530	27 East Street, Crowland	TF 24084 10303	Post Medieval to Modern
MLI94580	46 North Street, Crowland	TF 23845 10402	Post Medieval to Modern
MLI94607	The Manor House, 5 East Street, Crowland	TF 23987 10256	Post Medieval to Modern
MLI94608	War memorial, East Street, Crowland	TF 23999 10289	Modern
MLI94609	45 and 47 North Street, Crowland	TF 23881 10408	Post Medieval to Modern
MLI97131	3 East Street, Crowland	TF 23984 10239	Post Medieval to Modern
MLI97132	17 and 19 East Street, Crowland	TF 24033 10288	Post Medieval to Modern
MLI97133	37 East Street, Crowland	TF 24098 10334	Post Medieval to Modern
MLI97134	2 East Street, Crowland	TF 23944 10262	Post Medieval to Modern
MLI97135	8, 10, 12 and 14 East Street, Crowland	TF 23970 10277	Post Medieval to Modern
MLI97136	9 North Street, Crowland	TF 23941 10344	Post Medieval to Modern
MLI97138	43 North Street, Crowland	TF 23883 10403	Post Medieval to Modern
MLI97137	29 and 31 North Street, Crowland	TF 23882 10380	Post Medieval to Modern

MLI97139	69 North Street, Crowland	TF 23878 10468	Post Medieval to Modern
MLI97140	113 North Street, Bank House, Crowland	TF 23860 10638	Post Medieval to Modern
MLI97141	6 North Street, Crowland	TF 23909 10273	Post Medieval to Modern
MLI97142	18 North Street, Crowland	TF 23875 10320	Post Medieval to Modern
MLI97143	38 North Street, Crowland	TF 23851 10366	Modern
MLI97144	44 North Street, Crowland	TF 23845 10394	Post Medieval to Modern
MLI97145	48 North Street, Crowland	TF 23842 10409	Post Medieval to Modern
MLI97146	60 North Street, Crowland	TF 23818 10480	Post Medieval to Modern
MLI97147	47 and 49 West Street, Crowland	TF 23683 10245	Post Medieval to Modern
MLI97148	51 West Street, Crowland	TF 23672 10249	Post Medieval to Modern
MLI97149	6 West Street, Crowland	TF 23920 10201	Post Medieval to Modern
MLI97150	68 West Street, Crowland	TF 23689 10194	Post Medieval to Modern
MLI97151	72 West Street, Crowland	TF 23671 10204	Post Medieval to Modern
MLI98071	59 South Street, Crowland	TF 2410 1009	Post Medieval to Modern
MLI116406	Former Stables, Crawford House, Crowland	TF 24175 09962	Post Medieval to Modern
MLI123886	Manor Farm (St. James's Lodge), Crowland	TF 2559 1136	Post Medieval to Modern
MLI123887	Unnamed farmstead, Crowland	TF 2421 1160	Post Medieval to Modern
MLI123888	Unnamed farmstead, Crowland	TF 2456 1142	Post Medieval to Modern
MLI123896	Unnamed farmstead (Westbank House), Crowland	TF 2362 1019	Post Medieval to Modern
MLI123897	(Bank House), Crowland	TF 2385 1068	Post Medieval to Modern
MLI123898	Unnamed farmstead, Crowland	TF 2402 1049	Post Medieval to Modern
MLI123899	Unnamed farmstead (Abbey Farm), Crowland	TF 2410 1021	Post Medieval to Modern
MLI123900	(Peacock Barn), Crowland	TF 2452 1049	Post Medieval to Modern
MLI123901	Unnamed farmstead, Crowland	TF 2535 1073	Post Medieval to Modern
MLI124841	Undated Features, James Road, Crowland	TF 2433 0992	Unknown

MLI125215	Resistance Hide, Crowland	TF 247 099	Modern
MLI125340	Rear Outbuilding, 14 West Street, Crowland	TF 23866 10189	Post Medieval to Modern
MLI126357	Bank Brewery, Crowland	TF 23764 10616	Post Medieval to Modern
MLI127109	Former South View School, Reform Street, Crowland	TF 23907 10023	Post Medieval to Modern
MLI127216	Medieval jug sherd, Crowland Abbey	TF 2411 1030	Medieval
MLI127217	Rubble deposit, Crowland Abbey	TF 2413 1030	Medieval to Post Medieval
MLI127218	Wall foundations, Crowland Abbey	TF 2418 1031	Medieval to Post Medieval
MLI127219	Disarticulated human bone, Crowland Abbey	TF 2416 1034	Medieval to Post Medieval
	Events		
ELI1015	Clutton Close	TF 23968 10465	
ELI1164	33 West Street	TF 2371 1024	
ELI1208	Abbey Walk	TF 2407 1026	
ELI1236	Cloot Drove	TF 2445 1099	
ELI1305	Watching brief at 78 North Street	TF 2377 1051	
ELI1460	Watching brief on West Street	TF 238 102	
ELI1876	Cluttons Close, Crowland	TF 2397 1050	
ELI2078	Casual field obs, Foreman Way	TF 23973 10725	
ELI2321	Land adjacent to 16 Abbey Walk, Crowland	TF 24138 10180	
ELI2414	Land off Trinity Court/West Street, Crowland	TF 2381 1011	
ELI2562	Abbey Mews, Crowland	TF 24110 10212	
ELI2639	Reeds Yard, rear of 10 North Street.	TF 2387 1029	
ELI2689	West Bank	TF 237 104	
ELI2778	Land on South Street.	TF 2414 1003	
ELI2928	Land at Reeds Yard, Crowland	TF 238 102	
ELI2933	9-11 East Street, Crowland	TF 2401 1028	
ELI2961	East Road	TF 2402 1026	
ELI2964	43 Postland Road	TF 24479 10656	
ELI3258	A1073 Peterborough to Spalding Improvement Scheme	TF 2654 1391	
ELI3372	Trinity Bridge, Crowland	TF 2394 1023	
ELI3441	Land off 99 North Street, Crowland	TF 2385 1058	
ELI3480	Spalding to Eye Green, Road Realignment		
ELI3704	Watching brief on land off Postland Road, Crowland	TF 2465 1067	
ELI3715	Geophysical survey at Anchor Church Field	TF 25018 10818	
ELI3881	Site visit to mill mounds, Crowland	TF 244 105	
ELI3882	Field observation, The Chase, Crowland	TF 2456 1044	
ELI3883	Field observation in area of Croyland Way	TF 2452 1034	
ELI5799	36 East Street, Crowland	TF 240 103	
ELI4504	Land at Cloot Drive	TF 2429 1081	

ELI4623	70 West Street, Crowland	TF 23675 10200	
ELI5016	Archaeological Evaluation, A1073 Relief Road between Peterborough and Spalding	TF 26541 13906	
ELI5523	Land Adjacent to 3 Cluttons Close, Crowland	TF 23969 10482	
ELI5532	Building recording of The Co-operative Store, Albion Street / West Street, Crowland	TF 23902 10205	
ELI5632	Archaeological evaluation on land at Albion Street, Crowland	TF 239 101	
ELI5634	20 East Street, Crowland	TF 2399 1030	
ELI5694	East Street Improvements, Crowland	TF 23990 10288	
ELI5712	Land at St. Guthlac School, Postland Road, Crowland	TF 2415 1064	
ELI4165	Evaluation at 36 East Street, Crowland	TF 2406 1031	
ELI5810	Archaeological Evaluation at 40 Broadway, Crowland	TF 2395 0996	
ELI5872	36 The Chase, Crowland	TF 24574 10449	
ELI6456	Archaeological Watching Brief, Plum Tree Cottage, 46 West Street, Crowland	TF 23777 10125	
ELI6544	Archaeological Watching brief at 62 West Street, Crowland	TF 23721 10174	
ELI6601	Watching brief at 10 North Street, Crowland	TF 23873 10292	
ELI6627	Watching brief at St Guthlac's School, Crowland	TF 24106 10587	
ELI6628	Archaeological excavation at St Guthlac's School, Crowland	TF 24106 10588	
ELI6630	Archaeological excavation on land at Albion Street, Crowland	TF 23892 10203	
ELI6629	Watching brief on land at Albion Street, Crowland	TF 23892 10203	
ELI6647	Watching brief at 1 West Street, Crowland	TF 23869 10257	
ELI6648	Watching brief at 32 West Street, Crowland	TF 23818 10178	
ELI6704	Watching brief at north side of Crowland Abbey	TF 24145 10341	
ELI6706	Watching brief at Kemp Street, Crowland	TF 23943 10728	
ELI7049	Recording of loose architectural stones at Croyland Abbey	TF 24166 10339	
ELI7415	Fieldwalking at Anchor Church Field, Crowland	TF 25017 10812	
ELI7416	Trial trenching at Anchor Church Field, Crowland	TF 25064 10833	
ELI7454	Archaeological evaluation on land at Cloot Drive/Postland Road, Crowland	TF 24288 10709	
ELI7814	Observation at 1 Abbey Mews	TF 24121 10210	
ELI7975	Land Adjacent to 2 Croyland Way, Crowland	TF 2458 1031	
ELI7994	Watching brief on land at Trinity Close, Crowland	TF 23787 10094	
ELI8642	Site visit made to 5-7 South Street	TF 23958 10192	

ELI8646	Site visit made to 9-9a South Street, Crowland	TF 23974 10187	
ELI8647	Site visit made to 11 South Street	TF 23979 10180	
ELI8649	Site visit to 15 South Street	TF 23990 10181	
ELI8651	Site visit to 4c South Street	TF 23954 10234	
ELI8652	2 Reform Street	TF 23973 10168	
ELI8654	Site visit to 4 Reform Street	TF 23969 10165	
ELI8655	Site visit to Crowland Methodist Church	TF 23978 10132	
ELI8657	Site visit to row of cottages on Reform Street	TF 23968 10096	
ELI8658	Site visit to 18a Reform Street	TF 23973 10086	
ELI8659	Site visit to 7 Reform Street, Crowland	TF 23954 10138	
ELI8745	Site visit to 1-1a North Street, Crowland	TF 23941 10267	
ELI8749	Site visit to The Crown Public House, 17 West Street, Crowland	TF 23801 10226	
ELI8750	Site visit to 21 West Street, Crowland	TF 23777 10206	
ELI9044	Site visit to 45 West Street, crowland	TF 23691 10242	
ELI9073	Site Visit to 3 East Street	TF 23984 10238	
ELI9075	Site Visit to 17 and 19 East Street	TF 24033 10288	
ELI9076	Site Visit to 37 East Street	TF 24098 10334	
ELI9077	Site Visit to 2 East Street	TF 23944 10262	
ELI9078	Site Visit to 8, 10, 12 and 14 East Street	TF 23970 10277	
ELI9079	Site Visit to 9 North Street	TF 23941 10344	
ELI9080	Site Visit to 29 and 31 North Street	TF 23882 10380	
ELI9081	Site Visit to 43 North Street	TF 23883 10401	
ELI9082	Site Visit to 69 North Street	TF 23878 10468	
ELI9083	Site Visit to 113 North Street	TF 23860 10638	
ELI9084	Site Visit to 6 North Street	TF 23909 10273	
ELI9085	Site Visit to 18 North Street	TF 23875 10320	
ELI9086	Site visit to 38 North Street	TF 23851 10366	
ELI9088	Site Visit to 44 North Street	TF 23845 10394	
ELI9089	Site Visit to 48 North Street	TF 23842 10409	
ELI9090	Site Visit to 60 North Street	TF 23838 10454	
ELI9092	Site Visit to 51 West Street	TF 23672 10249	
ELI9093	Site Visit to 6 West Street	TF 23919 10207	
ELI9094	Site Visit to 68 West Street	TF 23689 10194	
ELI9095	Site Visit to 72 West Street	TF 23672 10204	
ELI9091	Site Visit to 47 and 49 West Street	TF 23683 10245	
ELI9991	Watching brief on land at 3 East Street, Crowland	TF 2400 1022	
ELI9994	Archaeological evaluation on land at 60 North Street, Crowland	TF 2376 1045	
ELI10161	Site visit to nonconformist chapel, Reform Street, Crowland	TF 23978 10132	
ELI10774	Historic Building Recording at 59 South Street, Crowland	TF 2410 1009	
ELI10775	Archaeological Monitoring and Recording at North Street, Crowland	TF 23944 10304	

ELI11136	Archaeological investigations along route of A1073	TF 2654 1391	
ELI11138	Archaeological investigations along route of A1073	TF 2446 1972	
ELI11386	The Old School, Postland Road, Crowland	TF 24190 10608	
ELI11838	Millfield Gardens, Crowland	TF 24519 10559	
ELI11280	45 North Street, Crowland	TF 23881 10410	
ELI10253	11-13 North Street, Crowland	TF 2393 1033	
ELI10527	South Street, Crowland	TF 2407 1006	
ELI12338	16 Abbey Walk, Crowland	TF 2411 1019	
ELI12452	Land to the Rear of 2 & 6 West Street, Crowland	TF 2392 1016	
ELI12776	Crawford House, Thorney Road, Crowland	TF 24159 09964	
ELI12776	Crawford House, Thorney Road, Crowland	TF 24159 09964	
ELI12837	Land at James Road, Crowland	TF 2459 0976	
ELI12838	Land at James Road, Crowland	TF 2438 0986	
ELI13101	Site Visit to the Resistance Hide, Crowland	TF 247 099	
ELI13114	14 West Street, Crowland	TF 23869 10199	
ELI13476	Land to the Rear of 21 South Street, Crowland	TF 2401 1013	
ELI13603	Land to the Rear of 26 West Bank, Crowland	TF 2371 1037	
ELI13884	40 Postland Road, Crowland	TF 2442 1076	
ELI14228	Watching brief at Crowland Abbey, Crowland	TF 2416 1031	

Appendix 2

Geophysical Survey Report by AOC Archaeology

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