

ARCHAEOLOGICAL PROJECT SERVICES



HERITAGE CONSULTANCY

**HERITAGE STATEMENT:
LAND OFF
JAMES ROAD
CROWLAND
LINCOLNSHIRE**

Prepared For
Ashwood Homes Ltd

By
Archaeological Project Services

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1.0 INTRODUCTION

- 1.1 Archaeological Project Services was commissioned by Ashwood Homes Limited to assess the potential impacts on designated and non-designated heritage assets from a planned residential development on land off James Road, Crowland, Lincolnshire, hereafter the 'Site'.

Background

- 1.2 The study includes the known Historic Environment assets that lie within the project boundary and the immediate vicinity, and designated heritage assets in the wider landscape.
- 1.3 The Historic Environment comprises archaeological and built heritage resources. Archaeological resources comprise buried remains (identified through aerial photographic surveys, geophysical surveys and excavations). The built heritage includes upstanding structures (buildings, monuments and ruins) with historical, functional or architectural value.
- 1.4 The components of the Historic Environment include statutory designated sites of national and regional importance as well as sites of local significance.
- 1.5 This report assesses the likely effects of the project on the heritage resources of the site and its surroundings. It describes the methods used to establish baseline conditions at the site and the assessment of likely effects.

The Site, location and topography

- 1.6 The Site is the proposed location for a residential development comprising 46 units on land lying northwest of James Road, Crowland.
- 1.7 The Site is located at Grid Reference TF 2404 0938, 900m south of the Crowland Abbey (Fig. 1). Peterborough Road is to the west and James Road to the east.
- 1.8 The local topography describes a generally flat area of land within the fens of south Lincolnshire. The site lies at a height of c. 2.3m OD
- 1.9 Local soils are of the Downholland 1 Association, typically humose clayey soils¹. These soils overlie drift deposits of Nordelph Peat formed approximately 2500 years ago that cover an estuarine or marine sand and gravel, also known as the Abbey Gravels, which outcrop immediately northeast of the site². Former watercourses, now surviving as slightly raised infilled channels known as roddons, have been recorded by the Fenland Survey in the general area, including one crossing the northwest corner of the site³. Below these drift deposits is a solid geology of Jurassic Oxford Clay⁴.

2.0 METHODOLOGY

- 2.1 The methods adopted for the assessments have been informed by the guidance provided in the following documents:
- Standard and Guidance for Archaeological Desk Based Assessment, Chartered Institute for Archaeologists (2014)
 - Good practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017)

¹ Hodge et al. 1984, 166

² Horton 1989, 27

³ Hayes and Lane 1992, 195

⁴ BGS 1984

Assessment Criteria

- 2.2 The archaeological resource of any site may potentially be affected by development through a variety of sources and to variable degrees. The principal effects include direct total or partial disturbance of archaeological features, both above and below ground; secondary disturbance through vibration, noise, dust or hydrological change to archaeological deposits, features or structures; severance of a cultural heritage feature from a group of closely associated features; and long-term deterioration of the physical setting of an archaeological feature or listed building.
- 2.3 Development works are most likely to impact cultural heritage features through direct disturbance of deposits during site preparation or construction or through secondary impacts resulting from the use of the site. Development may affect earthwork or buried archaeological remains where groundworks are undertaken, but can provide an opportunity to enhance the understanding of archaeological remains through appropriate assessment and recording.
- 2.4 The significance of potential effects of development is assessed taking into account the sensitivity of the receptor (the importance of the archaeology or cultural heritage sites likely to be affected) and the magnitude of change upon the receptor (the level or degree of effect likely to be caused by the development proposals).

The methodology for determining the scale, or magnitude, of effect is set out in Table 1 below.

MAGNITUDE OF IMPACT	CRITERIA FOR ASSESSING EFFECT
Major	Loss of the site or feature of national importance, or change resulting in loss or impairment of the resource and its historical context and setting
Moderate	Change to the site or feature resulting in loss or impairment of the resource and its historical context and setting
Minor	Loss of or change to a site of local importance
Negligible	Loss of or damage to a feature of very low archaeological significance or minimal effect upon the setting of a feature of local archaeological importance

The sensitivity of a receptor is based on the relative importance of the receptor using the scale in Table 2 below.

SENSITIVITY	EXAMPLES OF RECEPTOR
High	Sites of national or international importance, Scheduled Monuments, Grade I and II* Listed Buildings
Moderate	Sites of regional importance, registered sites, such as Parks and Gardens, Grade II Listed Buildings, Conservation Areas
Low	Locally important sites

The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. Table 3 below shows how magnitude and sensitivity interact to derive effect significance.

MAGNITUDE	HIGH SENSITIVITY	MODERATE SENSITIVITY	LOW SENSITIVITY
Major	Major. Adverse/Beneficial	Moderate - Major Adverse/Beneficial	Minor - Moderate Adverse/Beneficial
Moderate	Moderate - Major Adverse/Beneficial	Minor - Moderate Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Minor - Moderate Adverse/Beneficial	Minor Adverse/Beneficial	Negligible - Minor
Negligible	Negligible	Negligible	Negligible

- 2.5 Where the survival or extent of archaeological deposits is uncertain it is difficult to predict the magnitude of change with any certainty.
- 2.6 The above criteria are generally designed to deal with direct impacts. This has no particular relevance to setting issues. Therefore, reference has been made to guidance produced by Historic England that deals with issues of setting.
- 2.7 The guidance recommends a staged approach to understanding an asset's significance;
- Step 1: identify which heritage assets and their settings are affected,
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s),
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance,
 - Step 4: explore the way to maximise enhancement and avoid or minimise harm,
 - Step 5: make and document the decision and monitor outcomes.
- 2.8 The following tasks have been undertaken:
- establishment of the baseline environment in terms of the known Historic Environment associated with the study area and evaluation of their value in the context of their historic provenance;
 - identification of areas of archaeological potential based on the review of known resources and data sources;
 - evaluation of the extent to which the Project will have a direct impact on known resources and areas of potential or an impact on their setting;
 - identification of appropriate mitigation

3.0 PLANNING POLICY CONTEXT

National

- 3.1 Scheduled monuments are protected by the Ancient Monuments and Archaeological Areas Act of 1979 (HMSO 1979). As no scheduled monuments are within the site, scheduled monument consent will not be required. Significant historic buildings are 'listed' and protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990.
- 3.2 National policy guidance relating to the conservation of the historic environment has been set out in National Planning Policy Framework (NPPF) July 2021. Heritage assets not subject to statutory protection are dealt with under NPPF.

NPPF 16. Conserving and enhancing the historic environment

- 3.3 *"194. 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."*

Town and Country (Listed Buildings and Conservation Areas) Act 1990

- 3.4 Section 66 of this act imposes a 'general duty as respects listed buildings in exercise of planning functions', subsection (1) states;
- "in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"*
- 3.5 Section 72, subsection (1) states;
- "in the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

4.0 BASELINE CONDITIONS

- 4.1 The establishment and definition of the baseline environment has involved a combination of desk-based studies, consultation and site investigations.
- 4.2 The following data sources have been referred to during the desk-based studies:
- National Monuments Record (NMR)
 - Lincolnshire Historic Environment Record (HER)

- Published accounts of archaeological work undertaken in the vicinity.

Designated Historic Environment Assets

- 4.3 There are no statutory sites of international importance (e.g. World Heritage Site) within the project area or within a 2km radius.
- 4.4 There are also no sites of national (Scheduled Monuments, Grade I Listed Buildings) or regional (Grade II Listed Buildings) importance considered for assessment (i.e. lying within 500m of the site).

Historic Environment Baseline Data

Table 4 – Historic Environment Assets

Site Description	HER No	Period	Distance from Site Boundary
Posthole	MLI125839	Bronze Age?	320m
Drainage Ditches	MLI116477	Medieval or Post-medieval	305m
Dyke	MLI86354	Post-medieval or Modern	340m
Demolished farmstead	MLI123910	Post-medieval	210m
Demolished farmstead	MLI123909	Post-medieval	410m

Prehistoric

- 4.5 Work undertaken by the Fenland Survey suggests that the Site is located in what was once an active creek that drained Borough Fen to the south from at least the early Bronze Age through the prehistoric period⁵.
- 4.6 Prehistoric remains are quite common in the Crowland area, but apart from one posthole which contained a sherd of possibly Bronze Age date, these are confined to the gravels northwest of the assessment area.

Roman

- 4.7 No Roman sites or finds are recorded by the HER.
- 4.8 The prehistoric active creek on the Site would have become silted up and gradually peat fen would have developed from the later Iron Age⁶.

Saxon

- 4.9 No Saxon remains are recorded within 500m of the site.
- 4.10 Crowland is first mentioned in the mid 8th century by Felix, the biographer of St Guthlac. Referred to as *Crugland*, *Cruuulond* and *Cruwland* the name is derived from the Old English *cruw* or *crug*, meaning a bend, referring to a bend in the River Welland⁷.
- 4.11 King Æthelbald of Mercia established a monastery on the island in 716, although this date has been disputed⁸. Much of the subsequent history of Crowland is centred on the abbey.

⁵ Hayes and Lane 1992, 197

⁶ *ibid*, 198

⁷ Cameron 1998, 35

⁸ Hayes and Lane 1992, 202

- 4.12 The proposed development area lies significantly south of the abbey within an area known as Alderlands. This area of land probably comprised part of the initial gift to the abbey, although it is not until 1155 that a genuine charter including this land is first documented⁹.

Medieval

- 4.13 The Site still lay within an area of peat fen, which was called the Alderlands during the medieval period and later. Although unsuitable for arable farming, pasture for sheep and cattle was seasonably possible on this marginal land¹⁰.
- 4.14 Some drainage ditches have been identified northeast of the Site which may date to the late medieval or early post-medieval period.

Post-medieval

- 4.15 Following the dissolution of Crowland Abbey in 1539, the manor and lands were granted to Edward, Lord Clinton, by Edward VI in 1551¹¹, from whose family they passed in 1671 to the Orby family. The Orby family, later Orby Hunter, held the manor well into the 19th century.
- 4.16 The earliest plan depicting the area to any detail is entitled '*A Map of Alderlands in the Parish of Crowland and in the Countye of Lincoln*' which dates to 1676¹². The map, made to show disputed lands in the Alderlands area, shows that the proposed development site lies in open ground which is '*divided among y^e Coppingholders of Croyland*' (Plate 1).



Plate 1. Extract from 1676 *A Map of Alderlands in the Parish of Crowland and in the Countye of Lincoln*. The approximate position of the Site is outlined in red.

- 4.17 Dating from 1821, the Ordnance Survey 2" drawing shows the site in the same situation, but Peterborough Road is depicted for the first time, though it is named Kennulph's Drove.

⁹ Page 1988, 107

¹⁰ Hayes and Lane 1992, 203

¹¹ Dugdale 1819, 105

¹² LAO Brace 19/6

- 4.18 By the end of the 19th century, Ordnance Survey maps depict the area as enclosed with regular rectangular fields separated by drainage ditches across the whole former common (Plate 2). The site itself was divided over part of three fields.
- 4.19 The locations of two former Victorian farmsteads are known in the assessment area.

Modern

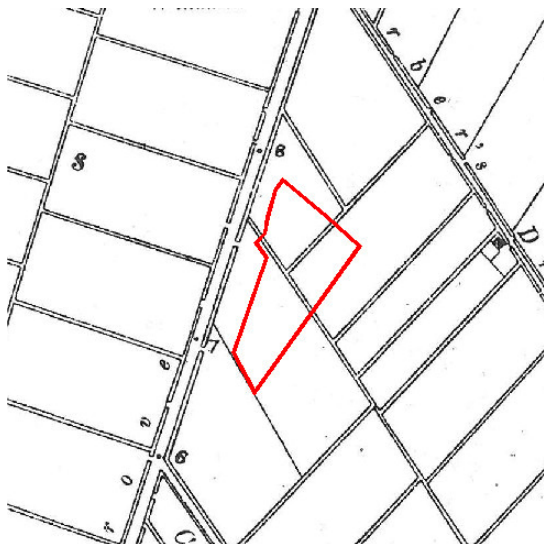


Plate 2. 1904 Ordnance Survey map, sheet Lincolnshire CLIII.NW, 6".

- 4.20 By the 1954 edition there were sparse properties along Peterborough road, but the Site itself remained unchanged.

Previous archaeological work

- 4.21 There has been no previous archaeological work on the Site itself, but evaluations on the A1073 just south of James Road did not reveal any archaeological features close to the Site, suggesting a low density of archaeology in this area.

Site Visit

- 4.22 The Site was visited on 16th August 2021:
- No surface level indications of archaeological features or artefacts were observed.
 - No Listed Buildings or Scheduled Ancient Monuments were visible from the Site.
 - The Site is currently split between three fields. The northeast (plate 3) and southwest (plate 4) are covered in long grass and the northwest (plate 5) in brambles and trees.
 - The northeast and southwest fields would be suitable for geophysical survey if the vegetation were cleared. The northwest field would not be.



Plate 3. General view of the northeast field. Looking southeast.



Plate 4. General view of the southwestern field. Looking southwest.



Plate 5. General view of the northwestern field. Looking northwest.

5.0 DEVELOPMENT PROPOSALS

- 5.1 The Site is proposed for the construction of 46 residential dwellings.
- 5.2 Development works are most likely to affect heritage assets through direct, below ground, disturbance during site preparation

6.0 IMPACT ASSESSMENT AND MITIGATION

Impact

- 6.1 Existing assessments had established that there are no Designated Heritage Assets within the Site boundary or the assessment area. There is no intervisibility with any designated heritage assets and no issues of setting to consider.
- 6.2 Any remaining archaeological features at the Site are the subject of NPPF 2021.
- 6.3 The overall aim stated within the NPPF is to avoid adverse effects on known heritage assets, as they are by their nature a non-renewable resource, and preserve them *in situ*. Where this is not possible the archaeological features and deposits should be investigated and recorded (often termed 'preservation by record') prior to construction.
- 6.4 There is a low potential for archaeology of medieval or earlier date at the Site.
- 6.5 The impact of excavation on buried archaeology at the Site is considered to be major (potentially involving destruction of the archaeological remains) and the archaeology present likely to be of local importance. This suggests the development would have a moderate adverse effect on the historic environment, if archaeology were to be present.

Mitigation

- 6.6 Mitigatory measures are not considered necessary due to the low potential for archaeological remains in this area.

7.0 OVERVIEW

- 7.1 This report provides an assessment of the significance of and impacts on heritage assets likely to be affected by the development.
- 7.2 As there is a low potential for heritage assets to be present on the Site, no mitigation measures are thought necessary.
- 7.3 There are no obvious ways in which investigation of the Site could contribute to the published research agenda¹³.

¹³ Knight *et al.* 2012, 69

8.0 ACKNOWLEDGEMENTS

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9.0 SOURCES

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Abbreviations

APS	Archaeological Project Services
BGS	British Geological Survey
CIfA	Chartered Institute for Archaeologists
HER	Historic Environment Record
HMSO	Her Majesty's Stationery Office
LAO	Lincolnshire Archive Office
MHCLG	Ministry of Housing, Communities and Local Government

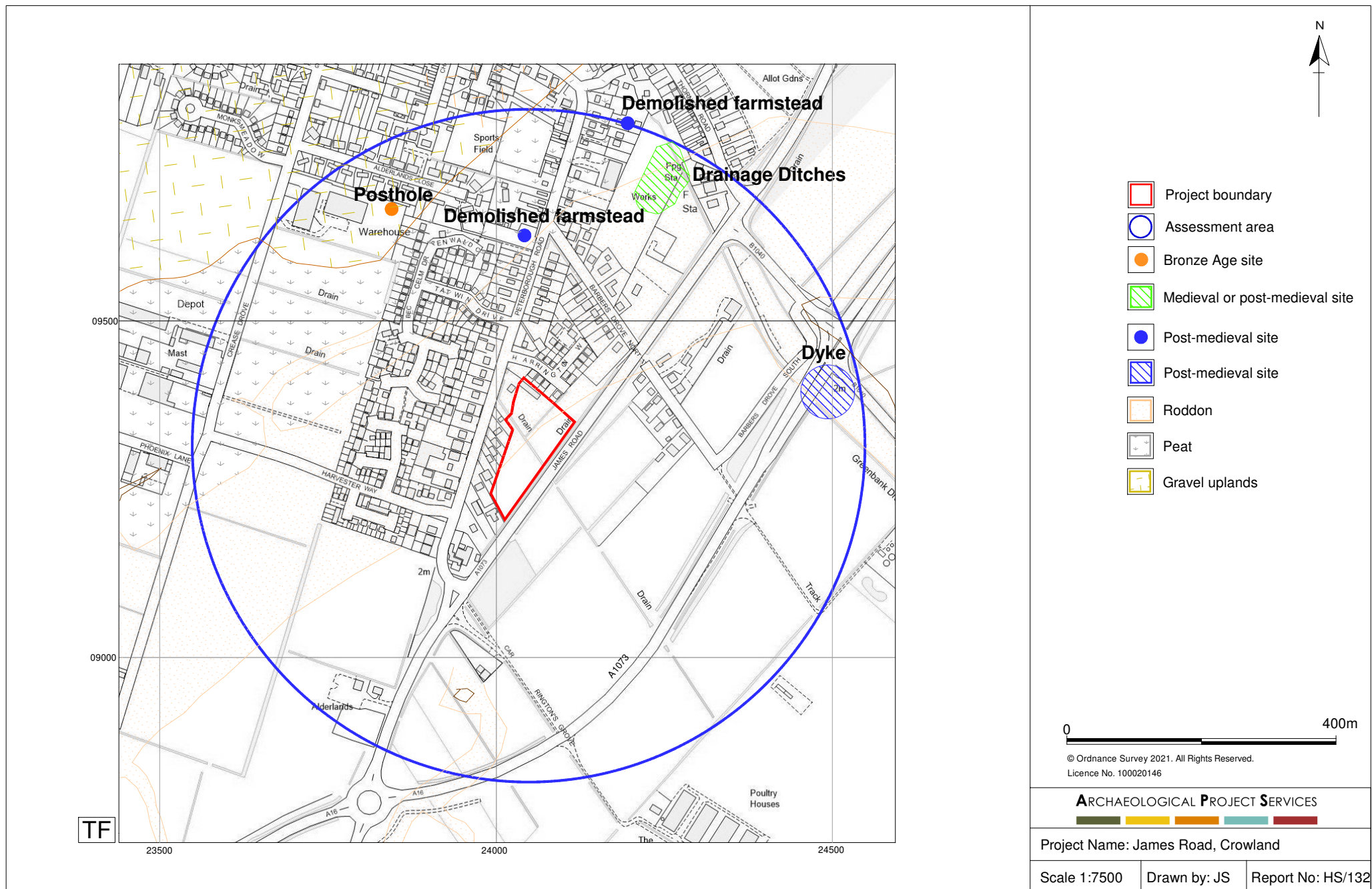


Figure 1 - Site location plan showing heritage assets



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