

**NEVILLE HALL
FREELANCE ARCHAEOLOGIST & CONSULTANT**

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY
OF LAND AT CAMPAINS LANE,
DEEPING ST. NICHOLAS, LINCOLNSHIRE.

[Site Centred at National Grid Reference: TF 2170 1644]

Planning Reference: H03-0168-21

PREPARED FOR MR. JOHN COOPER OF JOHN COOPER ARCHITECTURAL DESIGN ON
BEHALF OF HIS CLIENT - MS. PHILLIPA BALL

By

Neville Hall

April 2021

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Summary

- *This desk based archaeological assessment study has been prepared for Mr. John Cooper of John Cooper Architectural Design on behalf of his client - Ms. Phillipa Ball - in support of and to inform a current planning application for a proposed new residential development, to comprise the erection of nine new residential dwellings on land at Campains Lane, Deeping St. Nicholas, Lincolnshire.*
- *This archaeological desk based assessment study has identified a **low** potential for archaeological activity and finds from the various prehistoric periods and from the Anglo-Saxon, medieval, post-medieval and early modern periods and a correspondingly **moderate-high** potential for archaeological activity and finds from the Romano-British period to be encountered on this assessment site.*
- *Although*
- *In general terms, the groundworks associated with the construction of the proposed new residential dwellings, such as the excavation of foundations and services and ground reduction associated with the creation of any new site access can directly impact on buried archaeological potential. However, this generalisation should be much qualified by the specific construction mythology, which will be adopted for this particular site. This low lying fenland area is prone to flooding and in the light of this, the site levels of the assessment site will be built up as a preventative measure.*
- *It is proposed to construct a reinforced concrete raft or slab foundation for the new dwellings. This foundation design will comprise the mechanical removal up to a depth of 0.30m of the underlying topsoil horizon and the laying upon the reduced site levels of a hardcore base of 0.20m. On the top of this, the reinforced concrete raft or slab foundation will be laid to 0.30m in thickness, which with insulation and a concrete screed of 0.15m, will construct the foundation of an overall 0.65m in thickness.*
- *It may thus be concluded from this that there will therefore be a minimal impact upon the assessment site itself, with the foundation excavations confined to the existing topsoil horizon on the site. Similarly, the construction of the new site access driveway along with the excavation of associated services will be excavated through the elevated site levels.*
- *In conclusion, it is therefore considered that there will be **no impact** on the identified **low** archaeological potential and **no impact** on the identified **moderate-high** archaeological potential from the proposed development on this assessment site*
- *Given these considerations, it is recommended that no further archaeological work would be necessary beyond this initial desk based assessment stage.*

1.0 Introduction

- 1.1 This archaeological desk-based assessment study was commissioned by Mr. John Cooper of John Cooper Architectural Design on behalf of his client - Ms. Phillipa Ball. Its purpose is to assess, without the use of intrusive methods, the archaeological potential of land at Campains Lane, Deeping St. Nicholas, Lincolnshire. This will form the basis for a decision making process that will seek to address the interests of the developer, while ensuring that archaeological resources, if present, are not needlessly compromised as a result of developing the site.

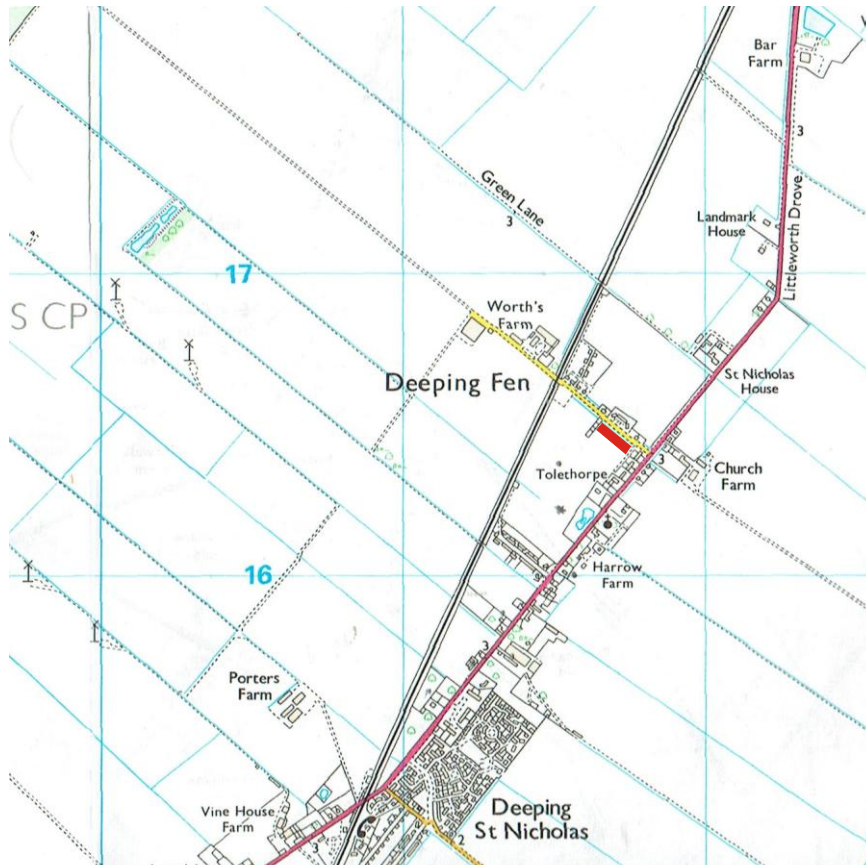


Figure 1: General site location at a scale of 1:25,000. The site is shown in red. (O.S. copyright licence number 100048723)

2.0 Site location and description [Figures 1 and 2]

- 2.1 The assessment site is situated on land off the south-western frontage of Campains Lane, at National Grid Reference TF 2170 1644, and at a height of approximately 2mAOD. The assessment site is situated within the modern settlement of Deeping St. Nicholas, which is located within the modern civil parish of the same name, administrative district of South Holland, county of Lincolnshire.
- 2.2 The assessment site is situated within a flat and low lying area of the Lincolnshire Fens. The assessment site is situated on deep stoneless humose clayey soils of the Downholland 1 Series, which have developed on deposits of marine alluvium and a solid geology of Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1992; BGS, 1999].

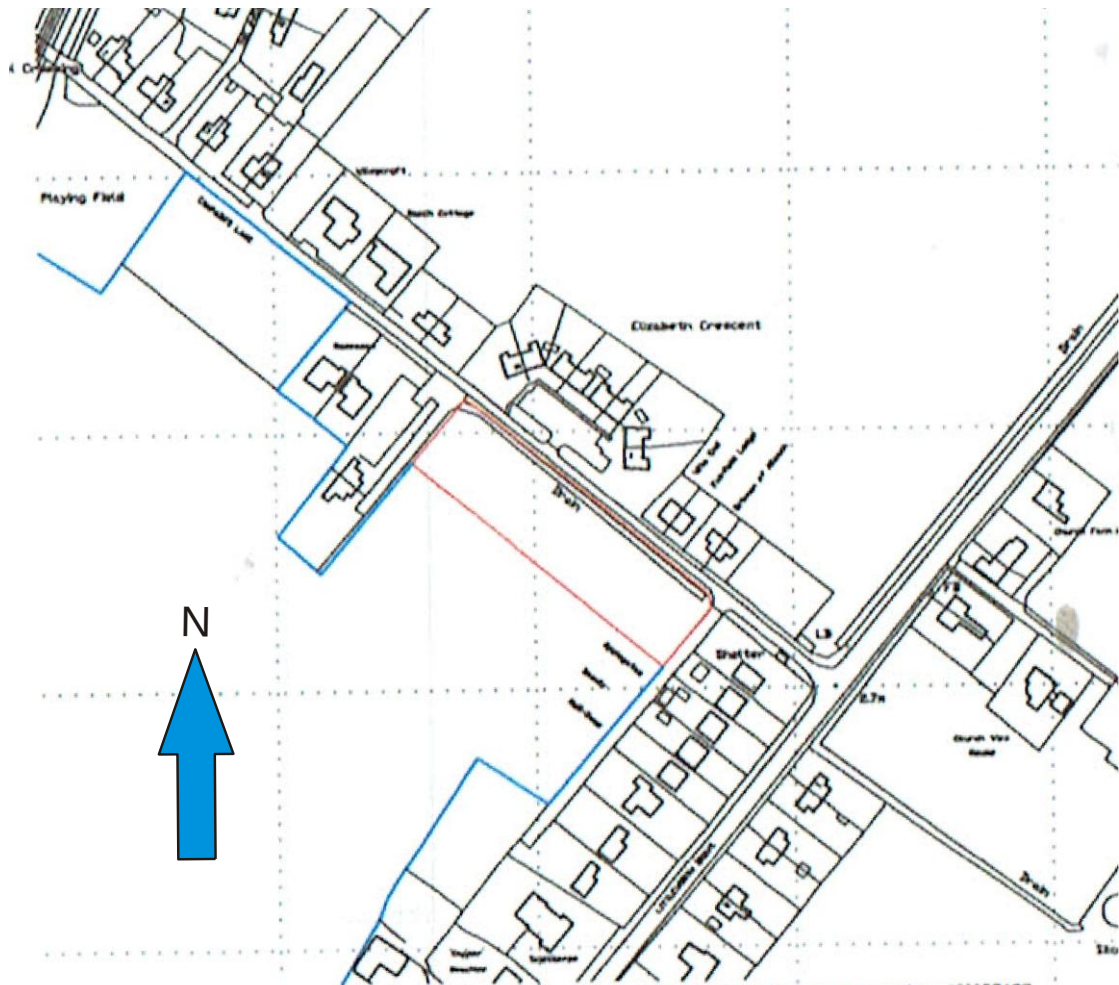


Figure 2: Site location at an original scale of 1:2,500, (extract from Architects plan)

3.0 Objectives and methods

- 3.1 The purpose of this report is to establish the presence or absence of archaeological remains that may be vulnerable to groundworks associated with the proposed development; to assess their potential significance and the extent to which construction works are likely to affect them.
- 3.2 The report is based on information derived from the following research sources: -
 - The Lincolnshire Historic Environment Record (HER);
 - The National Heritage List for England of Historic England;
 - The online National Library of Scotland;
 - Various published research sources and texts; and
 - A site walkover survey by the author.
- 3.3 A search of the Lincolnshire Historic Environment Record (HER) was undertaken for listed buildings and other designated sites, archaeological sites, findspots and previous archaeological investigations within a 0.5km radius centred on National Grid Reference TF 2170 1644. The results of this search are presented below in tabulated format as **Appendix 2**, and their respective locations are shown on **Figure 8**.

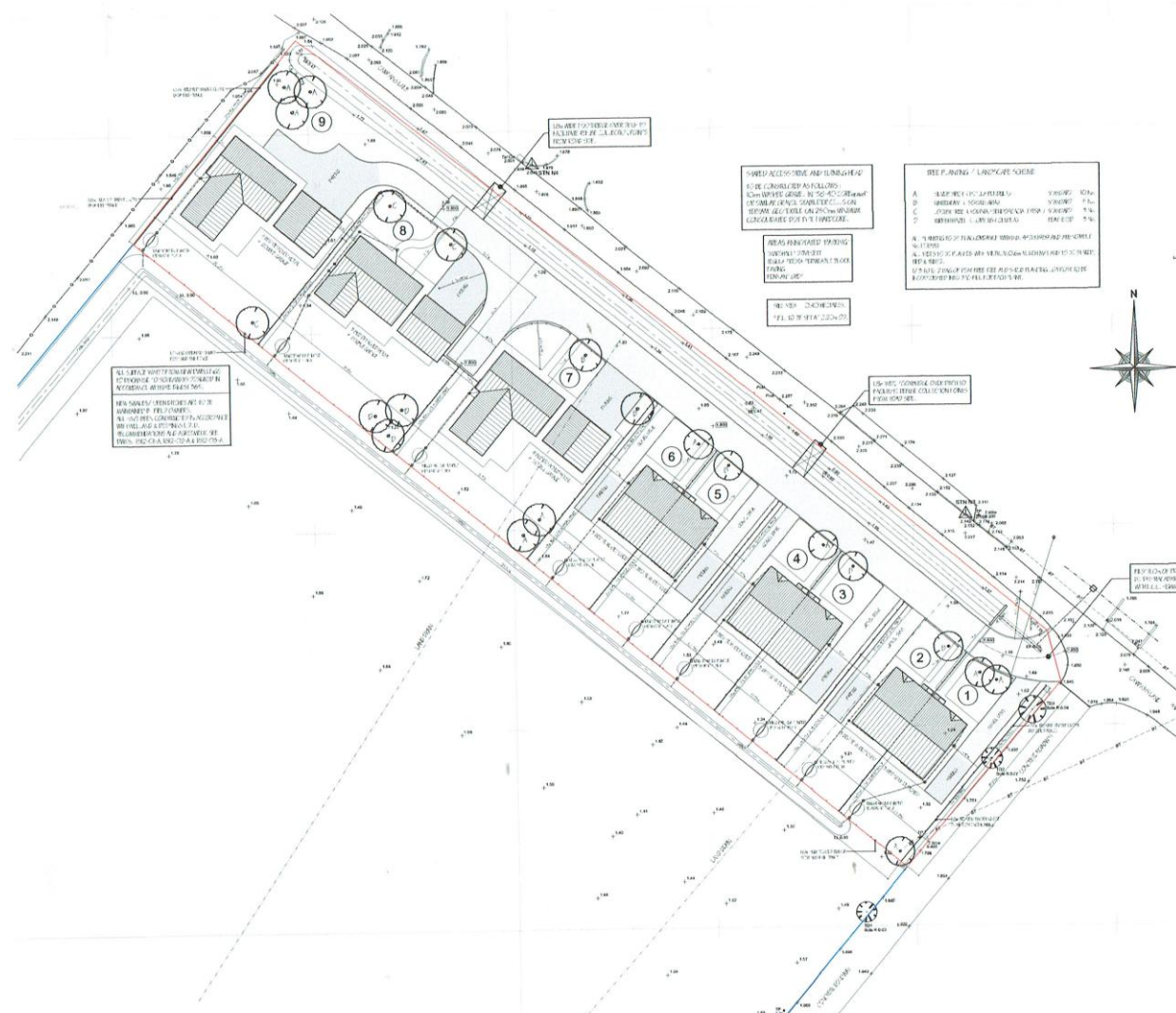


Figure 3: Plan showing the proposed layout of the development site at an original scale of 1:250, (extract from Architects plan)

- 3.4 At the time of the compilation of this study (April 2021), the Lincolnshire Archives were closed to public access. Copies of published Ordnance Survey maps of the area of the assessment site were obtained from the online National Library of Scotland and comprise **Figures 4-7** in this study. The results of a map regression exercise are presented in **Section 6.1** of this report.
- 3.5 The online National Heritage List for England of Historic England was also consulted and a search was conducted of this for listed buildings, scheduled monuments, registered listed parks and gardens and Historic Battlefields within the parish of Deeping St Nicholas. The results of this search are also presented below in tabulated format as **Appendix 2**, and their respective locations are shown on **Figure 8**.
- 3.6 A site walkover survey of the area of the assessment site was undertaken by the author on the 12th of April 2021. The results of this site visit are presented in **Section 6.2** of this study, which also incorporates a number of digital photographs of the assessment site, which were taken at this time.

4.0 Planning background

- 4.1 It is understood that an application for planning permission for a proposed new residential development to comprise the erection of nine new residential dwellings with associated access and services on land at Campains Lane, Lincolnshire has been submitted to South Holland District Council, the Local Planning Authority (Planning Reference: H03-0168-21). This archaeological desk based assessment study has been requested by the Local Planning Authority, and will be submitted to accompany, to be in support of and to inform this current planning application.

5.0 Archaeological and historical background

- 5.1 Background research sources were consulted at the Lincolnshire County Council Historic Environment Record (HER) and at the online National Library of Scotland. A search of the Lincolnshire HER was conducted within a 0.5km radius centred on the development site. The National Heritage List for England of Historic England was also consulted.
- 5.2 A possible saltern site of Iron Age date has been identified to the north-west of the parish church (**Site No. 6**, HER 23258). This was identified on the ground as a soilmark with finds of a scatter of contemporary pottery, briquetage and animal bone fragments.
- 5.3 Various cropmarks of Romano-British origin have been plotted from prior aerial photographic analysis at Willow Farm (**Site No. 1**, HER 22064). These include the line of a Roman road, which has been revealed by these cropmarks and by a series of rectilinear enclosures alongside a straight narrow drove with a group of further enclosures to the west. The whole area is intersected by meandering watercourses.
- 5.4 A further Romano-British cropmark complex, which has been plotted from aerial photographic sources is located at Caulton Farm (**Site No. 3**, HER 22074). This comprises a series of small enclosures at the intersections of droves and watercourses amongst a wide network of straight ditches. The railway or the modern farm may have already removed this site.
- 5.5 The cropmarks of enclosures, droves and ditches are situated in fields to the north-west of Toilethorpe, which have been plotted from aerial photographic sources (**Site No. 4**, HER 22075).

- 5.6 A possible Romano-British settlement site and saltern are situated to the north-west of the parish church (**Site No. 5**, HER 23231). A soilmark was visible on the field surface at this location, which yielded finds of a scatter of contemporary pottery, briquetage and animal bone fragments.
- 5.7 Deeping is referred to in the Domesday Survey of AD1086 as *Depinge*. This is derived from the Old English *deop* followed by the suffix *ing*, and denotes 'the deep place', referring to its topographical position within the Fens [Morris,1986; .Cameron, 1998; Mills, 1991; Ekwall, 1991].
- 5.8 St Nicholas House on Littleworth Drove, is a Grade II listed house dated to 1817, (**Site No. 7**, HER 83819, NHL 1359259). This is also the site of a partially extant 19th century farmstead at The Hollies. This was arranged around a regular courtyard with linked working buildings to all four sides of the yard. The farmhouse was attached to a range of working buildings. There has been a significant loss of traditional buildings here. The farmstead was within an isolated location.
- 5.9 Worth's Farm at Deeping St Nicholas is a partially extant 19th century farmstead (**Site No. 9**, HER 123768). This was arranged around a regular courtyard in a 'U'-plan. The farmhouse was attached to a range of working buildings. There has been a significant loss of traditional buildings here. The farmstead was within an isolated location.
- 5.10 Church Farm at Deeping St Nicholas is a partially extant 19th century farmstead (**Site No. 10**, HER 123769). This was arranged around a regular courtyard in a 'U'-plan. The farmhouse was detached from the main working complex. There has been a significant loss of traditional buildings here. The farmstead was within an isolated location.
- 5.11 Harrow Farm at Deeping St Nicholas is the site of a demolished 19th century farmstead (**Site No. 11**, HER 123776). This was arranged around a regular courtyard in an 'F'-plan. The farmhouse was detached from the main working complex. The farmstead was within a village location.
- 5.12 The parish church of St. Nicholas on Littleworth Drove is Grade II listed and was constructed in 1845 in the neo-Decorated style of church architecture (**Site No. 2**, HER 22071, NHL 1359260). The church consists of a nave, chancel, a north aisle and a north-west tower.
- 5.13 The Grade II listed War Memorial at Deeping St Nicholas stands in the parish churchyard as a memorial to the local dead of the First and Second World Wars and from the Korean War (**Site No. 8**, HER 116218). The memorial was unveiled in 1921.
- 5.14 To the west of this assessment site lies the former Lincolnshire Loop Line of the Great Northern Railway (**Site No. 14**). This line extends for a distance of 58 miles and is a double track that links Peterborough to Lincoln via Spalding and Boston. The line was opened in 1848 and continues in use at the present time.
- 5.15 There have been several previous archaeological investigations within the vicinity of this assessment site. In 2006, an archaeological watching brief was mounted on the groundworks for a new extension on Plot 2, Campains Lane (**Site No. 12**, HER ELI7265, Site code: DNCL06). This did not identify any archaeological remains or finds [Bradley-Lovekin, 2006].
- 5.16 In 1999, a second archaeological watching brief was carried out on the groundworks for a new residential dwelling on Campains Lane (**Site No. 13**, HER ELI945, Site code: DCL99). This did not identify any archaeological activity or finds [Herbert, 1999].

6.0 Site-specific search/investigation results

6.1 Cartographic information [Figures 4-7]

- 6.1.1 Copies of published Ordnance Survey (O.S.) maps were obtained from the online National Library of Scotland. The earliest map used in this study comprised an extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891, which forms **Figure 4** of this assessment. This map shows that the current north-eastern, north-western and south-eastern boundaries of the assessment site are already in place by the late 19th century. Two residential dwellings within a linear land plot are situated to the north-west and a farmstead at Tolethorpe is located to the south.
- 6.1.2 An extract from the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1906 comprises **Figure 5** of this study. This map shows that no change had taken place to the area of the assessment site between 1891 and 1906.
- 6.1.3 An extract from the 1:10,560 scale O.S. map of 1956 comprises **Figure 6** of this study. This map similarly shows that no change had taken place to the area of the assessment site between 1906 and 1956.
- 6.1.4 An extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1983 forms **Figure 8** of this study. This map features the addition of modern residential dwellings to the south-east, otherwise there has been no change to the internal layout of the assessment site between 1956 and 1983.
- 6.1.5 **Figure 2** also features the current layout of the assessment site.

6.2 Site walkover survey [Plates 1-53]

- 6.2.1 A site visit was made by the author on the 12th of April 2021, for the purpose of recording the present appearance and environs of the assessment site, and noting any features which might indicate surviving archaeological remains. This included a digital photographic record, which is reproduced below. The weather conditions were sunny with very good visibility.
- 6.2.2 The area of the assessment site had been very recently ploughed. The assessment site is bounded on all four sides by various drainage ditches, which also define the area of the proposed development site.
- 6.2.3 The whole area of the assessment site was walked over in several transects from north-south and then in reverse. No archaeological activity was identified on the ground and there were no surface finds. Of particular note was the presence of several spreads on the ground surface of the underlying horizon of lighter coloured silts, which is the deposit horizon below the present topsoil horizon on the site.
- 6.2.4 **Plates 41. 43. 45, 47 and 49-51** feature the drainage dykes that bound the southern and western sides of the assessment site. It may be observed that the topsoil horizon comes down directly onto an underlying horizon of lighter coloured silts. Both drainage dykes have been excavated to depths of up to 1.0m below ground levels.



Plate 1: View of the assessment site, from the east



Plate 2: View of the assessment site, from the north-east



Plate 3: View of the assessment site, from the east



Plate 4: View of the assessment site, from the east



Plate 5: View of the assessment site, from the south-east



Plate 6: View of the assessment site, from the south-east



Plate 7: View of the assessment site, from the east



Plate 8: View of the assessment site, from the east



Plate 9: View of the assessment site, from the east



Plate 10: View of the assessment site, from the east



Plate 11: View of the assessment site, from the east



Plate 12: View of the assessment site, from the south



Plate 13: View of the assessment site, from the east



Plate 14: View of the assessment site, from the east



Plate 15: View of the assessment site, from the east



Plate 16: View of the assessment site, from the south-east



Plate 17: View of the assessment site, from the east



Plate 18: View of the assessment site, from the east



Plate 19: View of the assessment site, from the east



Plate 20: View of the assessment site, from the north



Plate 21: View of the assessment site, from the north-east



Plate 22: View of the assessment site, from the north-west



Plate 23: View of the assessment site, from the north



Plate 24: View of the assessment site, from the north-east



Plate 25: View of the assessment site, from the north-east



Plate 26: View of the assessment site, from the north



Plate 27: View of the assessment site, from the north



Plate 28: View of the assessment site, from the north-west



Plate 29: View of the assessment site, from the north-east



Plate 30: View of the assessment site, from the north



Plate 31: View of the assessment site, from the north



Plate 32: View of the assessment site, from the north-west



Plate 33: View of the assessment site, from the north-west



Plate 34: View of the assessment site, from the north-east



Plate 35: View of the assessment site, from the north



Plate 36: View of the assessment site, from the north



Plate 37: View of the assessment site, from the north-west



Plate 38: View of the assessment site, from the north



Plate 39: View of the assessment site, from the north-west



Plate 40: View of the assessment site, from the north-west



Plate 41: View of the drainage dyke at the western end of the assessment site, from the north



Plate 42: View of the assessment site, from the south



Plate 43: View of the assessment site, from the east



Plate 44: View of the assessment site, from the south



Plate 45: View of the assessment site, from the east



Plate 46: View of the assessment site, from the south



Plate 47: View of the assessment site, from the east



Plate 48: View of the assessment site, from the south



Plate 49: View of the assessment site, from the east



Plate 50: View of the drainage dyke at the western end of the assessment site, from the south



Plate 51: View of the assessment site, from the west



Plate 52: View of the assessment site, from the west



Plate 53: View of the assessment site, from the west

7.0 Assessment of archaeological potential

- 7.1 This study has not identified any archaeological activity or finds from the earlier prehistoric periods, such as from the Neolithic or Bronze Age periods etc., to be found on this assessment site, the potential for which is considered to be **low**.
- 7.2 A saltern site from the Iron Age has been identified to the south-west of this assessment site. However, this is situated well to the south-west and it is considered unlikely that similar such archaeological activity and finds will be encountered on this assessment site, the potential for which is assessed as **low**.
- 7.3 This study has established that this assessment site lies at the north-eastern fringes of and thus within an area of a Roman cropmark complex, that consists of droves, enclosures and ditches, which have been plotted from prior aerial photographic analysis. It is considered that such settlement activity may extend into the area of this assessment site, the potential for which is assessed as **moderate-high**.
- 7.4 This study has not identified any evidence for archaeological activity or finds from the Anglo-Saxon period to be encountered on this assessment, the potential for which will be **low**.
- 7.5 This study has not identified any evidence for archaeological activity or finds from the medieval period to be found on this assessment site, the potential for which is considered also to be **low**.

- 7.6 This study has similarly not identified any evidence for archaeological activity and finds from either the post-medieval or the early modern periods to be made on this assessment, the potential for which is also considered to be **low**.

8.0 Impact on archaeological resources

- 8.1 This archaeological desk based assessment study has identified a **low** potential for archaeological activity and finds from the various prehistoric periods and from the Anglo-Saxon, medieval, post-medieval and early modern periods and a correspondingly **moderate-high** potential for archaeological activity and finds from the Romano-British period to be encountered on this assessment site.
- 8.2 In general terms, the groundworks associated with the construction of the proposed new residential dwellings, such as the excavation of foundations and services and ground reduction associated with the creation of any new site access can directly impact on buried archaeological potential. However, this generalisation should be much qualified by the specific construction mythology, which will be adopted for this particular site. This low lying fenland area is prone to flooding and in the light of this, the site levels of the assessment site will be built up as a preventative measure.
- 8.3 It is proposed to construct a reinforced concrete raft or slab foundation for the new dwellings. This foundation design will comprise the mechanical removal up to a depth of 0.30m of the underlying topsoil horizon and the laying upon the reduced site levels of a hardcore base of 0.20m. On the top of this, the reinforced concrete raft or slab foundation will be laid to 0.30m in thickness, which with insulation and a concrete screed of 0.15m, will construct the foundation of an overall 0.65m in thickness.
- 8.4 It may thus be concluded from this that there will therefore be a minimal impact upon the assessment site itself, with the foundation excavations confined to the existing topsoil horizon on the site. Similarly, the construction of the new site access driveway along with the excavation of associated services will be excavated through the elevated site levels.
- 8.5 In conclusion, it is therefore considered that there will be **no impact** on the identified **low** archaeological potential and **no impact** on the identified **moderate-high** archaeological potential from the proposed development on this assessment site.

9.0 Mitigation

- 9.1 Given these considerations, it is recommended that no further archaeological work would be necessary beyond this initial desk based assessment stage.

10.0 Acknowledgements

- 10.1 I would like to thank Mr. John Cooper of John Cooper Architectural Design and his client - Ms. Phillipa Ball - for commissioning this archaeological desk based assessment study and for arranging access to the assessment site. Thanks are also extended to the staff of the Lincolnshire Historic Environment Record for their kind assistance.

11.0 Bibliography

British Geological Survey, (1992), Sheet 144, *Spalding, Solid & Drift Geology*, scale 1:50,000.

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Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1956, map sheet no. TF 21 NW.

Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1983, map sheet no. TF 21 NW.

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Soil Survey of England & Wales, (1983), *Soils of Eastern England*, map sheet no. 4, 1:250,000 scale.

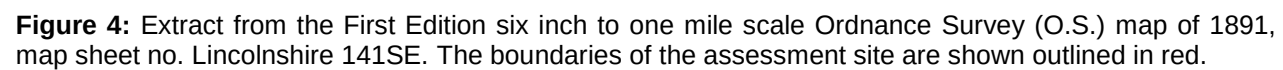


Figure 4: Extract from the First Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1891, map sheet no. Lincolnshire 141SE. The boundaries of the assessment site are shown outlined in red.

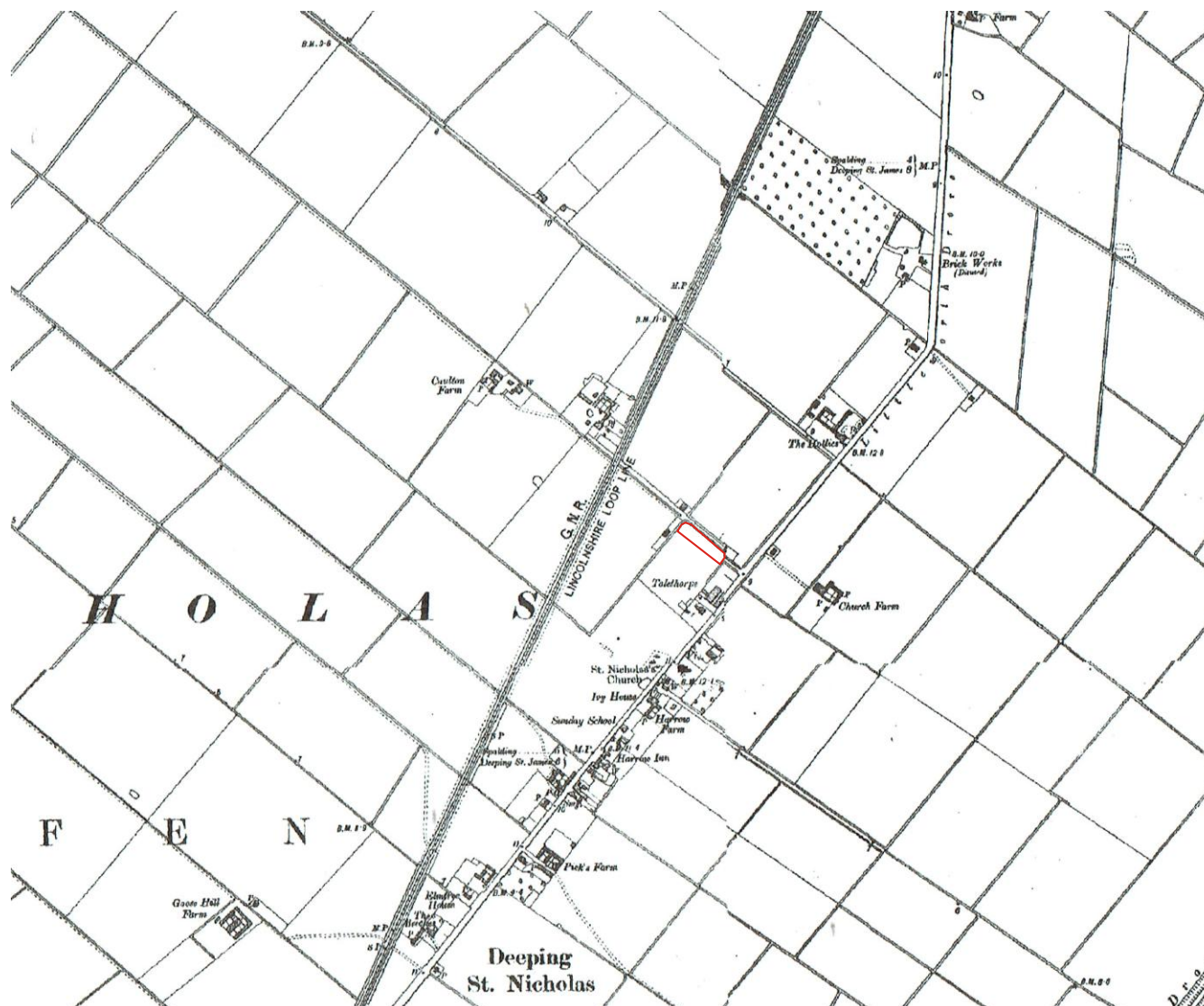


Figure 5: Extract from the Second Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1906, map sheet no. Lincolnshire 141SE. The boundaries of the assessment site are shown outlined in red.

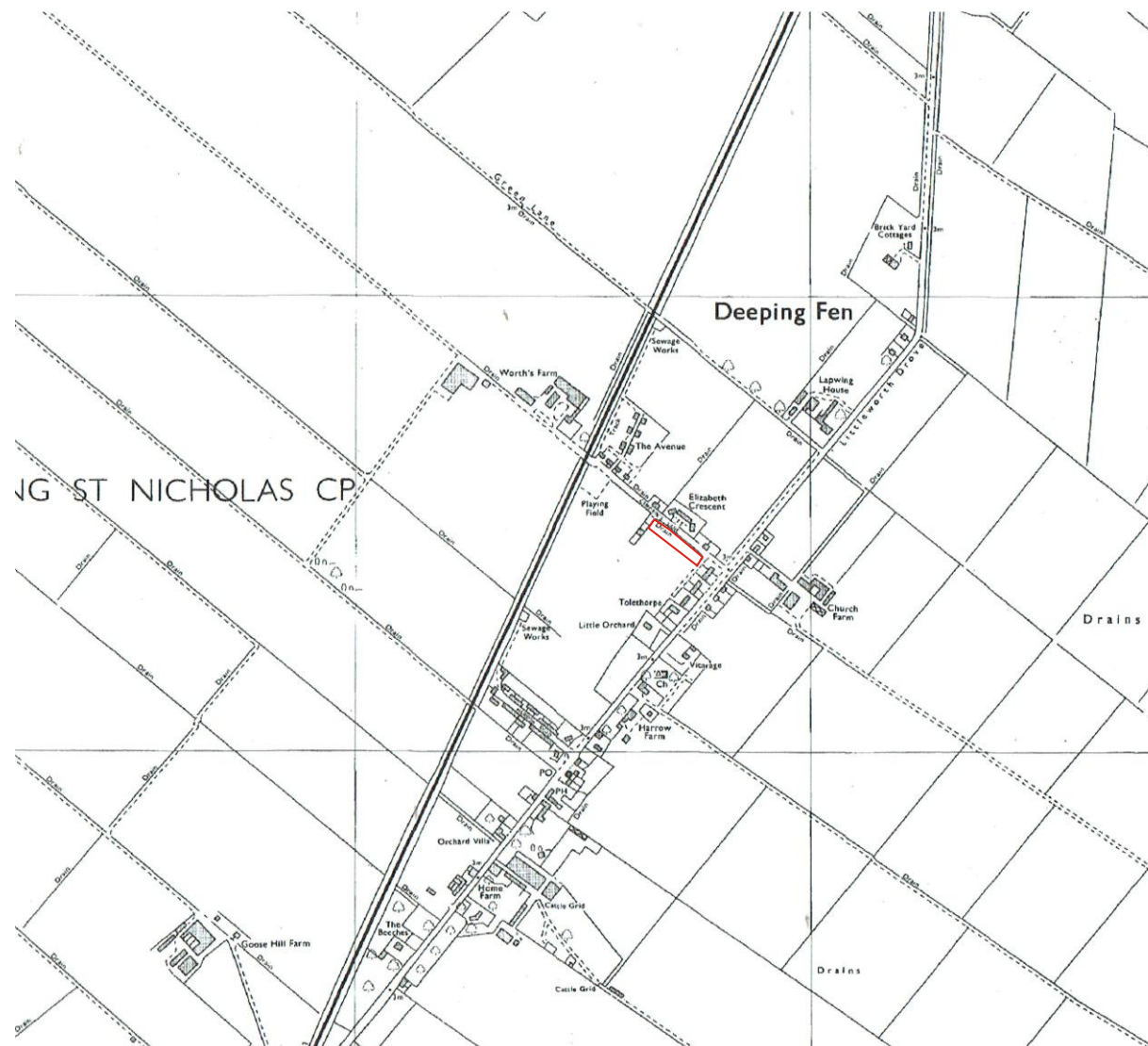


Figure 8: Extract from the 1:10,000 scale Ordnance Survey (O.S.) map of 1983, map sheet no. TF 21 NW. The boundaries of the assessment site are shown outlined in red.

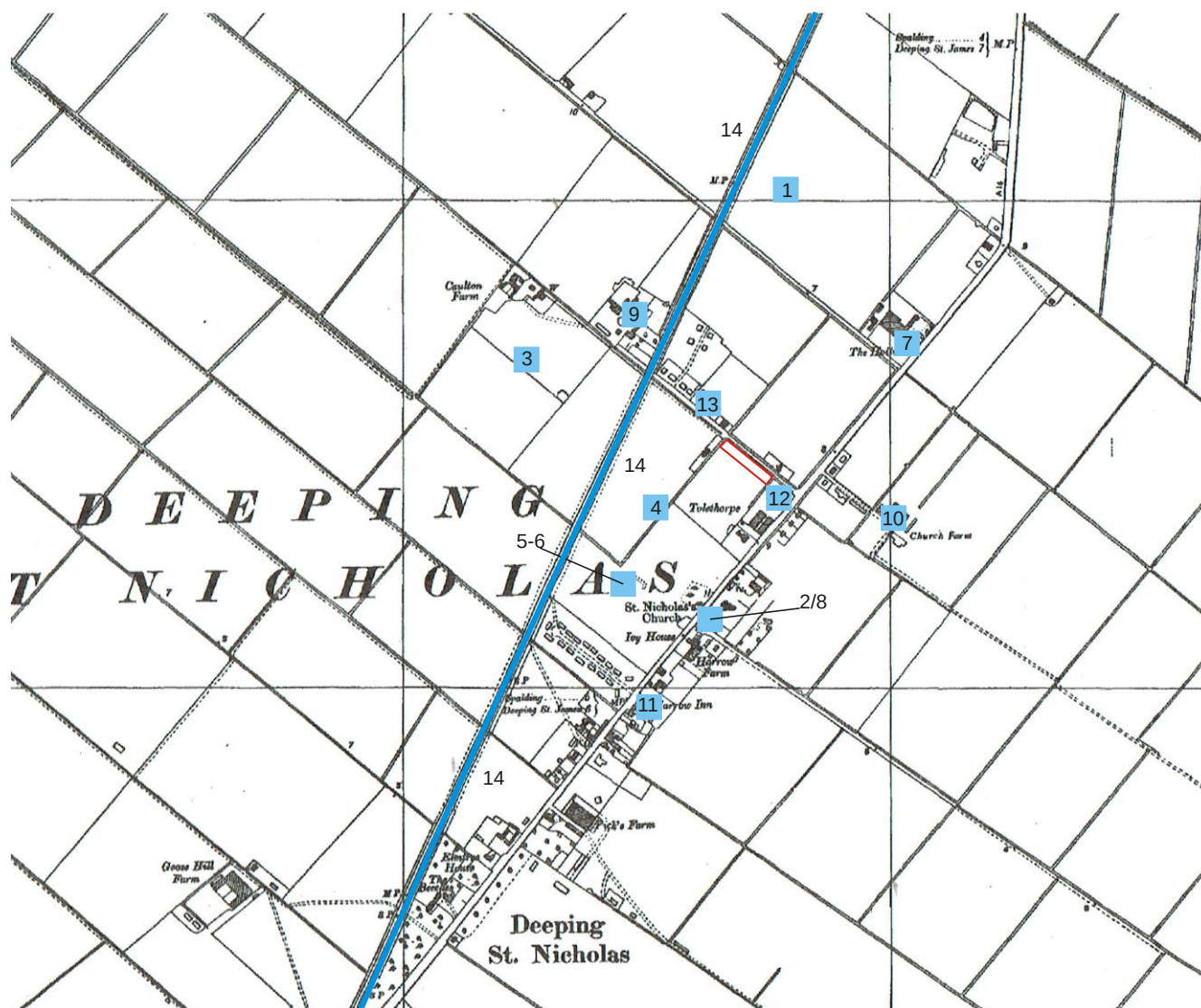


Figure 9: Cultural heritage sites within a 0.5km radius of the assessment site at a scale of 1:10,560. The boundaries of the assessment site are shown in red.

Appendix 1: Extracts from the Lincolnshire Historic Environment Record (HER)

Site No.	HER No.	NGR (TF)	Description	Period
1	22064	2227 1732	Cropmarks at Willow Farm.	RO
2	220781, NHL 1359260	2167 1617	Grade II listed parish church of St Nicholas, built in 1845.	PM
3	22074	2100 1684	Cropmark complex at Caulton Farm.	RO
4	22075	2148 1638	Cropmarks of droves, ditches and enclosures at Toletorpe.	RO
5	23231	2154 1623	Settlement site & saltern to the NW of the parish church.	RO
6	23258	2154 1623	Saltern site to the NW of the parish church.	IA
7	83819, NHL 1359259	2203 1670	Grade II listed St Nicholas House, Littleworth Drove. Constructed in 1817. The Hollies,. partially extant 19th century farmstead.	PM/EM
8	116218, NHL 1433267	2165 1617	Grade II listed War Memorial located in the parish churchyard. Unveiled in 1921.	MO
9	123768	2147 1677	Worth's Farm, partially extant 19th century farmstead.	PM/EM
10	123769	2200 1635	Church Farm, partially extant 19th century farmstead.	PM/EM
11	123776	2160 1608	Harrow Farm, site of demolished 19th century farmstead.	PM
12	ELI7265	2177 1639	Watching brief on Plot 2, Campains Lane in 2006 yielded negative results.	UN
13	ELI945	216 165	Watching brief on Campains Lane in 1999 yielded negative results.	UN
14		Linear	The Lincolnshire Loop Line of the Great Northern Railway. Opened in 1848.	EM/MO

ABBREVIATIONS

ME – Mesolithic
 NE – Neolithic
 BA – Bronze Age
 IA – Iron Age
 PR - Prehistoric
 RO – Romano-British
 AS – Anglo-Saxon
 MD – medieval
 PM – Post-medieval
 EM - Early Modern
 MO - modern
 UN – Undated