



**DALCOUR
MACLAREN**



Archaeological Desk-Based Assessment

Client: National Grid Electricity Distribution (NGED)

Project: Holbeach Primary Substation

Date: March 2023



Project Details

Client	National Grid Electricity Distribution (NGED)
Project Name	Holbeach Primary Substation
Scheme Number	22007610
Report Number	001

Prepared by	
Name	Nick Daffern

Approved by	
Name	Dave Hodgkinson

Contents

Executive Summary.....	6
1 Introduction.....	7
1.2 Circumstances of the Scheme	7
1.3 Site Location and Topography.....	7
1.4 Methodology and Sources Consulted	8
1.5 Limitations and Exclusions.....	8
1.6 Aims and Objectives	9
1.7 Methodology for Assessing Heritage Significance and Magnitude of Impact.....	10
2 Planning Policy	12
2.2 Designated Heritage Assets	12
2.3 National Planning Policy	12
2.4 Local Planning Policy	14
3 Assessment	20
3.1 Geology	20
3.2 Designated Heritage Assets	20
3.3 World Heritage Sites and Scheduled Monuments.....	20
3.4 Listed Buildings.....	20
3.5 Registered Parks and Gardens and Battlefields.....	21
3.6 Conservation Areas	21
3.7 Non-Designated Heritage Assets	22
3.8 Previous Archaeological Works.....	24
3.9 Walkover	24
3.10 Aerial and LiDAR Data.....	24
4 Summary and Conclusion.....	26
Bibliography	27

Drawings

Drawing No.	Title	Scale
22007610_Drawing 1	Site Location	1: 20,000

Drawing No.	Title	Scale
22007610_Drawing 2	Search Area	1: 20,000
22007610_Drawing 3	Designated Assets	1: 15,000
22007610_Drawing 4	Non-Designated Assets	1: 15,000
22007610_Drawing 5	Previous Archaeological Works	1: 15,000

Plates

Plate No.	Description	Grid Reference
Plate 1	View across proposed Site and looking southwest toward Mill Dam.	TF 3700 2341
Plate 2	View from southern boundary of the proposed Site looking southwest Mill Dam.	TF 3698 2338
Plate 3	Southern boundary of the Site from junction of Branches Lane and Pike Dam Lane, looking northwest	TF 3699 2338
Plate 4	Southern boundary of the Site, looking northwest. Note – Blue arrow is the Grade I Listed ‘Church of All Saints, Church Street, Holbeach’ (List Entry: 1064486), 1.65km northwest of the Site.	TF 3694 2340
Plate 5	View from southern boundary looking northwest towards spire of Grade I ‘Church of All Saints, Church Street, Holbeach’ (List Entry: 1064486).	TF 3692 2340
Plate 6	Southern boundary of the Site from Branches Lane, looking northwest across Site. Note – Blue arrow is the Grade I Listed ‘Church of All Saints, Church Street, Holbeach’ (List Entry: 1064486), 1.65km northwest of the Site	TF 3699 2339
Plate 7	Southern boundary of the Site from Branches Lane, looking west across Site. Note – Blue arrow is the Grade I Listed ‘Church of All Saints, Church Street, Holbeach’ (List Entry: 1064486), 1.65km northwest of the Site	TF 3699 2339
Plate 8	Looking northeast from Site/ Branches Lane towards Green arrow is the Grade I Listed ‘Bell Tower of Church of St. Mary Magdalen (List Entry: 1064521)’ located 1.9km to the northeast of the Site.	TF 3699 2339
Plate 9	View towards the Site from Mill Dam looking northeast. Note – Green arrow is the Grade I Listed ‘Bell Tower of	TF 3663 2256

Plate No.	Description	Grid Reference
	Church of St. Mary Magdalen (List Entry: 1064521) located 1.9km to the northwest of the Site	

Appendices

Appendix 1	Monument Report
Appendix 2	Events Report

Executive Summary

Dalcour Maclaren has been instructed by National Grid Electricity Distribution (NGED) (hereafter referred to as 'the Client') to undertake a desk-based assessment (DBA) to identify potential constraints associated with the proposed construction of a new primary substation (hereafter referred to as 'the Site') at Branches Lane, South Holland (NGR: TF 3696 2341).

This DBA provides an assessment of the identified and potential archaeological and heritage assets within the proposed Site and the wider study area and enables the Client and stakeholders to assess the impacts on heritage/archaeological assets as a result of the proposals.

This assessment of archaeological and heritage constraints has shown that there are no designated or non-designated heritage assets within the Site redline boundary or its immediate.

Based upon the above information, there are no known or recorded archaeological or heritage assets which are likely to act as a planning constraint.

It should be noted that the scarcity of known assets within the Site should not be viewed as definite absence as it may simply reflect the lack of archaeological interventions/investigations within the search area.

Due to the distance between the Site and the identified designated heritage assets, as well as landscape factors such as natural topography, screening from established vegetation, and built development, it is considered that there will not be any adverse effects on the character or setting of the identified assets and therefore they are not considered any further as part of this assessment.

Whilst no heritage assets are recorded within the Site, due to the undeveloped nature of the Site, buried archaeological remains, should they be present, could be well-preserved.

It is likely that archaeological evaluation in the form of trial trenching will be required as a pre-determination requirement or pre-commencement condition to characterise the archaeological resource and confirm the findings of this assessment. This would take the form of trial trenches measuring 1.8m by 20 – 50m in length which would sample a percentage (usually between 1 – 4%) of the redline boundary to be agreed with the Local Planning Authority.

Upon completion of the trial trenching, the production of a suitable assessment report detailing the findings of the evaluation will be required; this will allow the Local Planning Authority to confirm whether further mitigation is required.

1 Introduction

- 1.1.1 Dalcour Maclaren has been instructed by National Grid Electricity Distribution (NGED) (hereafter referred to as 'the Client') to undertake a desk-based assessment (DBA) to identify potential constraints associated with the proposed construction of a new primary substation (hereafter referred to as 'the Site') at Branches Lane, South Holland (NGR: TF 3696 2341).

1.2 Circumstances of the Scheme

- 1.2.1 Dalcour Maclaren understands that the Client is proposing to install a new primary substation at a site adjacent to the junction of Branches Lane and Pike Dam Lane, Holbeach, South Holland (NGR: TF 3696 2341).
- 1.2.2 The Site, which will comprise two transformers, one switchboard and an internal access road, is intended to support the South Holland primary substation located 3.7km south and reinforce the electricity distribution network to the wider area.
- 1.2.3 This DBA provides an assessment of the identified and potential archaeological and heritage assets within the Site and the wider study area and enables relevant parties to assess the impacts on heritage/archaeological assets as a result of the proposals.
- 1.2.4 The works are not considered to be Schedule 1 or Schedule 2 development as outlined in The Electricity Works (Environmental Impact Assessment) (England and Wales) Regulations 2017. The Site is not located within any sensitive areas as defined in these regulations. As such, EIA screening is not deemed to be required for the development and the Town and Country Planning (General Permitted Development) Order 2015 (hereafter referred to as the 'GPDO') would be applicable.
- 1.2.5 The installation of the substation would not fall under permitted development under Part 15 Class B of the GPDO as it does not fall within any of the relevant parts. Therefore, planning permission will be required with this assessment supporting that planning application.

1.3 Site Location and Topography

- 1.3.1 The Site is located at the junction of Branches Lane and Pike Dam Lane, South Holland (NGR: TF 3696 2341) located c. 1km to the southeast of Holbeach.

- 1.3.2 The Site currently comprises the southeast corner of a larger cultivated field and, at the time of the Site visit was under crop.
- 1.3.3 The Site is bound to the north and west by open, cultivated agricultural land, to the south by a thin treeline adjacent to a drainage ditch with further agricultural land beyond, and to the east by the highways of Branches Lane and Pike Dam Lane.
- 1.3.4 The Site is flat, lying at approximately 2m above Ordnance Datum.

1.4 Methodology and Sources Consulted

- 1.4.1 The assessment was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014) and in accordance with terminology expressed within the National Planning Policy Framework (NPPF).
- 1.4.2 To achieve the aims of the assessment, a range of sources were consulted to form the basis of the assessment:
- Lincolnshire Historic Environment Record (LHER);
 - The National Heritage List for England (NHLE) (Historic England 2023a);
 - Aerial Archaeology Mapping Explorer (Historic England 2023b);
 - National Mapping Programme (NMP) datasets;
 - Data from the Archaeology Data Service (ADS 2023);
 - Geological data (British Geological Survey (BGS) 2023);
 - Ordnance Survey Mapping;
 - Aerial Photos as available from Google Earth 1999-2023;
 - LiDAR data as available on open license; and
 - Online Sources

1.5 Limitations and Exclusions

- 1.5.1 The assessment relies on the accuracy of the data provided by the sources described above.
- 1.5.2 There is always some degree of uncertainty in relation to these sources which include:

- The LHER entries can be limited because they are not based on a systematic search of the region but rather the records are reliant upon chance finds, opportunities for research and public contribution.
- Documentary sources may be biased, inaccurate or difficult to interpret.
- The presence of buried archaeology is not always obvious during walk over surveys.
- Grid coordinates for heritage assets may be rounded to such an extent that the actual location of the asset can be difficult to locate.
- The radial boundaries used in this report have been established to maintain the focus and manageability of the data but still be large enough to rigorously consider context and character. It is important to note that any set boundaries on the report should be considered as permeable. Areas do not develop in isolation, and thought must always be given to significant relationships with places and events outside the area selected or defined.

1.5.3 Notwithstanding these limitations we are of the opinion that the information presented within this DBA provides sufficient relevant information to provide and inform an opinion on the potential for, and significance of, any archaeological remains within the proposed area.

1.6 Aims and Objectives

1.6.1 The Chartered Institute for Archaeologists (2014, 4) defines an historic environment desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

1.6.2 The purpose of a desk-based assessment has been further defined as:

1. An assessment of the potential for heritage assets to survive within the area of study;

2. An assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural, and artistic interests;
3. Strategies for further evaluation whether or no intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
4. An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings;
5. Strategies to conserve the significance of heritage assets, and their setting;
6. Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping; and
7. Proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

1.6.3 The general aims of the Assessment were to:

- Establish the nature and extent of the heritage assets;
- Assess the significance of the heritage assets within the Site and affected by the proposed development;
- Assess the impact of the application on the heritage assets.

1.7 Methodology for Assessing Heritage Significance and Magnitude of Impact

- 1.7.1 There is no specific national guidance on the methodology for the preparation of impact assessment for heritage assets other than the Design Manual for Roads and Bridges, Volume II, Section 3, Part 2 (Highways Agency 2007). Despite being developed for highways and transport schemes, its methodology has been adopted as being an appropriate approach for identifying receptors (heritage assets), impacts (positive and negative), magnitude of impacts (the scale of the impact upon the heritage asset) and the significance of the impact (the degree to which the importance of the asset is affected). A similar approach is presented by the

International Council on Monuments and Sites (ICOMOS) in their guidance
Heritage Impact Assessments for Cultural World Heritage Properties (2011).

2 Planning Policy

- 2.1.1 Heritage assets are defined as a ‘range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’ (NPPF 2021, 55).

2.2 Designated Heritage Assets

- 2.2.1 Designated heritage assets protected by statutory legislation due to their national significance comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.2.2 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that ‘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’ (Section 66).
- 2.2.3 Non-statutory designated heritage assets, comprising Registered Parks and Gardens and Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

2.3 National Planning Policy

- 2.3.1 The National Planning Policy Framework (NPPF) states that ‘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' (NPPF 2021, 56).

- 2.3.2 The NPPF defines the significance (for heritage policy) of a heritage asset as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting' (2021, 71-72).
- 2.3.3 The setting of a heritage asset 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' (NPPF 2021, 71).
- 2.3.4 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... Grade II listed buildings, or Grade II registered parks or gardens, should be exceptional' whilst 'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks And Gardens, and World Heritage Sites, should be wholly exceptional' (NPPF 2021, para:194).
- 2.3.5 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF 2021, para: 200). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF 2021, para: 201).
- 2.3.6 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF 2021, para: 203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF 2021, 57). Where heritage assets of an archaeological nature may be impacted

upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF 2021, para: 194).

2.4 Local Planning Policy

2.4.1 The South East Lincolnshire Joint Strategic Planning Committee is a partnership of Boston Borough, South Holland District and Lincolnshire County Councils who have worked together to create a single Local Plan for South East Lincolnshire (the name for the areas of South Holland District Council [South Holland] and Boston Borough Council [Boston Borough] (South East Lincolnshire Joint Strategic Planning Committee 2019, 5).

2.4.2 The South East Lincolnshire Local Plan (2011-2036) was adopted in March 2019 (South East Lincolnshire Joint Strategic Planning Committee 2019). The adopted Local Plan sets out strategic planning policies and detailed development management policies.

2.4.3 Section 7 'A Distinctive, Greener, Cleaner, Healthier Environment' of the Local Plan (South East Lincolnshire Joint Strategic Planning Committee 2019, 111) states that:

'...historic built environments should be protected from development. If development is necessary it should seek to protect and enhance the site's important features, and its relationship with other natural and built environment sites, in order to make the best use of the site'.

2.4.4 Section 7.3 is specifically focused upon 'The Historic Environment' with sections 7.3.2 and 7.3.4 stating that:

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

7.3.4 'It is important that these heritage assets are protected from inappropriate development and development proposals serve to sustain and enhance them, in order to reduce the number considered to be at risk'.

- 2.4.5 The potential impact of development upon the setting of Listed Buildings is highlighted in Section 7.3.10 and it confirms that full details of the proposed works should be provided to ensure that an informed decision can be reached (South East Lincolnshire Joint Strategic Planning Committee 2019, 121).
- 2.4.6 Sections 7.3.15 and 7.3.16 specifically discusses the requirements for the protection of archaeology, stating that:
- ‘Local Planning Authorities may require developers to assess the potential impacts of their proposal on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the Local Planning Authority to devise a scheme for mitigating such impacts, which may form part of a planning condition or a planning obligation. Such conditions are designed to ensure that such remains are either preserved in situ or recorded’* (South East Lincolnshire Joint Strategic Planning Committee 2019, 121).
- ‘All archaeological work should be based on a thorough understanding of the available evidence, and of the local, regional and national contribution it makes. The known and potential archaeological heritage of the area is recorded by the Lincolnshire Historic Environment Record. This and other sources, such as the Lincolnshire Archives, The Lincolnshire Archaeological Handbook and the Lincolnshire Historic Landscape Characterisation should be used to inform all proposals and decisions’* (South East Lincolnshire Joint Strategic Planning Committee 2019, 122).
- 2.4.7 Of particular note in the design and considering the potential setting impact of any proposed schemes within this area is Section 7.3.22 which states that:
- Owing to the flat landscape church towers and spires and the remaining traditional windmills are dominant in the landscape. It is important that new development respects these buildings by not undermining their dominance in the landscape and also maintains views of them’* (South East Lincolnshire Joint Strategic Planning Committee 2019, 124).
- 2.4.8 Overall, to address the protection of the Historic Environment, ‘Policy 29: The Historic Environment’ (South East Lincolnshire Joint Strategic Planning Committee 2019, 118 - 121) has been created which provides a detailed policy approach to conserve and enhance heritage assets as follows:

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 non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

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.

3 Assessment

3.1 Geology

- 3.1.1 The BGS (2023) maps the bedrock geology of the Site as mudstone of the Ampthill Clay Formation which is of Oxfordian Age, during the Late Jurassic Period.
- 3.1.2 The Site is underlain by superficial deposits comprising unconsolidated sediment, mainly mud and/or sand, representing tidal flat deposits, including mud flat and sand flat deposits (BGS 2023).

3.2 Designated Heritage Assets

- 3.2.1 The NHLE (Historic England 2023a) records no designated heritage assets within 1km of the Site.
- 3.2.2 Due to the flat landscape and the potential setting impacts of the proposed scheme as detailed in Section 7.3.22 of the Local Plan (South East Lincolnshire Joint Strategic Planning Committee 2019, 124), expanded 1.5km and 3km searches of the NHLE have been undertaken to identify any potential receptors which could be subject to impact.

3.3 World Heritage Sites and Scheduled Monuments

- 3.3.1 No World Heritage Sites or Scheduled Monuments are recorded within the extended 3km search radius of the Site.

3.4 Listed Buildings

- 3.4.1 No Listed Buildings are recorded within 1km of the Site.
- 3.4.2 Within the 1.5km extended search radius, seven Grade II Listed Buildings are recorded by the NHLE.
- 3.4.3 Within the 3km extended search radius, 48 Listed Buildings are recorded by the NHLE comprising:
- 3 x Grade I
 - 45 x Grade II
- 3.4.4 The closest Listed Building is the Grade II Listed Building, 'Hurdle Tree Bank House' (List Entry: 1064495), an early 19th century farmhouse, is located c. 1.2km to the southwest of the Site redline boundary.
- 3.4.5 Due to distance and the presence of extensive vegetation screening in the vicinity of the Dam Gate/ Mill Bank/ Strong Bank/ Hurdletree Bank

crossroads screening the proposed development Site and this Grade II Listed Building are not intervisible.

3.4.6 The remaining six Grade II Listed Buildings identified within the 1.5km search are located within/ on the margin of the developed core of Holbeach and are screened by vegetation and later development and are therefore not intervisible with the proposed development Site.

3.4.7 The three Grade I Listed Building within the 3km extended search radius are:

- 'Church of All Saints, Church Street, Holbeach' (List Entry: 1064486), 1.65km northwest
- 'Bell Tower of Church of St. Mary Magdalen, Hallgate, Fleet' (List Entry: 1064521), 1.89km east
- 'Church of St. Mary Magdalen, Hallgate' (List Entry 1146568), 1.9km east

3.4.8 Only two of these Grade I assets are visible from the proposed development Site, with the towers of the 'Church of All Saints' and the 'Bell Tower of Church of St. Mary Magdalen' being visible above vegetation screening and later, intervening development (See Plates 4 - 9).

3.4.9 'The Church of St Mary Magdalen' is entirely screened from the Site by extensive vegetation which lies immediately to the west of the two Grade I assets at Hallgate, Fleet.

3.5 Registered Parks and Gardens and Battlefields

3.5.1 No Registered Parks and Gardens or Registered Battlefields are recorded within the extended 3 km of the redline easement of the route.

3.6 Conservation Areas

3.6.1 There are no Conservation Areas route within 1km of the Site.

3.6.2 There are three Conservation Areas within 3km of the Site:

- Holbeach Conservation Area, 1.36km northwest
- Fleet Conservation Area, 1.7km east
- Fleet Hargate Conservation Area, 2.7km northeast

3.7 Non-Designated Heritage Assets

- 3.7.1 Non-designated Heritage Assets are defined as ‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets’
- 3.7.2 Information for non-designated heritage assets was obtained from the Lincolnshire Historic Environment Record (LHER) for a Search Area of 1km centred on NGR TF 3695 2345.
- 3.7.3 This search area was considered to provide sufficient background information to allow informed predictions on the potential for, and significance of, archaeological remains.
- 3.7.4 The LHER records fifteen non-designated heritage assets within the search area.
- Prehistoric (Up to AD 42)
- 3.7.5 There are no prehistoric heritage assets recorded within the proposed Site or the 1km search radius.
- Roman (AD 43 – AD 410)
- 3.7.6 There are no heritage assets dating to the Roman period recorded within the Site.
- 3.7.7 Within 1km, one non-designated heritage asset of Roman date is identified by the LHER comprising Roman Samian Ware pottery recovered as a stray find c. 3ft below the surface (MLI22231). The approximate find site is TF 3601 2392, c. 1km to the northwest of the proposed Site.
- Early Medieval (AD 410 – AD 1066)
- 3.7.8 Whilst Mossop and Elms (1984, 1) suggest that much of the area was lost to inundation during the post-Roman period due to subsidence but Wheeler and Batty (1896, 100 - 101) argue that the abundance of Saxon place names within the area indicate that the landscape was still actively settled and/or exploited.
- 3.7.9 There are no heritage assets dating to the early medieval period recorded within the proposed Site or within the 1km search area.

Medieval (AD 1066 – AD 1540)

- 3.7.10 Mossop and Elms (1984, 1) suggest that medieval exploitation of the fens and marshes of South Holland was restricted to a narrow zone c. 2 mile either side of the Long Sutton to Spalding Road with Raven's Bank likely representing the southern flood defence for this area.
- 3.7.11 Within this area, activity and settlement was restricted to narrow, linear strips defended by lateral banks known as headings which were connected to the main, Roman banks (Mossop and Elms 1984, 1).
- 3.7.12 There are no heritage assets dating to the medieval period recorded within the Site.
- 3.7.13 Within the 1km search area, one non-designated heritage asset of medieval date asset is recorded located 415m to the northeast of the Site at Fleet Lodge.
- 3.7.14 The asset (MLI22270) is the suspected site of the one of the three original manors of Fleet although no remains of any earlier buildings could be detected in the present fabric.

Post-Medieval & Modern (AD 1540 to Present)

- 3.7.15 There are no heritage assets dating to the post-medieval or modern periods period recorded within the Site.
- 3.7.16 Thirteen of the assets recorded by the LHER within the 1km search area date to the post-medieval and modern periods with eleven of these entries representing demolished, partially extant or extant farmsteads post-medieval farmsteads (MLI22204, MLI22270, MLI123414, MLI123415, MLI123420, MLI123429, MLI123496, MLI123497, MLI123498, MLI123499, MLI123513, MLI123514, MLI123515).
- 3.7.17 The closest post-medieval/ modern asset is the Cyprus Lodge which is located c. 260m northeast of the Site (MLI123497). This comprises a partially extant 19th century farmstead with a loose courtyard with a single side of the courtyard formed by working agricultural buildings. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings (MLI123497).
- 3.7.18 The closest demolished post-medieval asset is the 19th century farmstead of Willow Lodge c. 375m to the southwest (MLI123498). This comprised a regular courtyard of L plan with the farmhouse being detached from the main working complex.

3.7.19 Other agricultural buildings within the search area are also represented, for example, the demolished corn mill of Dam Gate Mill (MLI22204) located 780m northwest.

3.7.20 The only other post-medieval asset identified within the 1km search area is the Spalding – Holbeach – Sutton Bridge Railway (MLI124894) located 990m to the north. The section between Spalding to Holbeach being opened in 1858 with the extension to Sutton Bridge being opened in 1862 and was later part of the wider Midland and Great Northern Railway which was formed in 1893. The line between Holbeach and Sutton Bridge was closed entirely by 1965 and the track was subsequently dismantled although its course is still preserved within field boundaries and can be identified as an earthwork.

Undated

3.7.21 There are no undated heritage assets recorded within the proposed Site or the 1km search radius.

3.8 Previous Archaeological Works

3.8.1 There is only one archaeological event within 1km of the Site comprising a site visit to assess the impact of proposed development on land adjacent to Damgate, Holbeach which identified no archaeological finds or features were identified (ELI12634).

3.9 Walkover

3.9.1 A walkover of the Site was undertaken on 24th February 2023 although only sections that were publicly accessible, either via public rights of way or highway, were assessed

3.9.2 Weather conditions were dry and partially cloudy becoming sunny.

3.9.3 No hitherto unidentified features or earthworks were identified during the walkover.

3.10 Aerial and LiDAR Data

Aerial Imagery

3.10.1 Aerial imagery comprising of Google Earth shows no evidence of archaeological features within the Site.

3.10.2 There are no records of historic aerial images of the Site or surrounding area on Historic England Aerial Photo Explorer (2023b).

LiDAR

3.10.3 No features of archaeological interest can be identified within the Site via review of existing LiDAR imagery.

4 Summary and Conclusion

- 4.1.1 This assessment of archaeological and heritage constraints has shown that there are no designated or non-designated heritage assets within the Site redline boundary or its immediate.
- 4.1.2 Based upon the above information, there are no known or recorded archaeological or heritage assets which are likely to act as a planning constraint.
- 4.1.3 It should be noted that the scarcity of known assets within the Site should not be viewed as definite absence as it may simply reflect the lack of archaeological interventions/investigations within the search area.
- 4.1.4 Due to the distance between the Site and the identified designated heritage assets, as well as landscape factors such as natural topography, screening from established vegetation, and built development, it is considered that there will not be any adverse effects on the character or setting of the identified assets and therefore they are not considered any further as part of this assessment.
- 4.1.5 Whilst no heritage assets are recorded within the Site, due to the undeveloped nature of the Site, buried archaeological remains, should they be present, could be well-preserved.
- 4.1.6 It is likely that archaeological evaluation in the form of trial trenching will be required as a pre-determination requirement or pre-commencement condition to characterise the archaeological resource and confirm the findings of this assessment. This would take the form of trial trenches measuring 1.8m by 20 – 50m in length which would sample a percentage (usually between 1 – 4%) of the redline boundary to be agreed with the Local Planning Authority.
- 4.1.7 Upon completion of the trial trenching, the production of a suitable assessment report detailing the findings of the evaluation will be required; this will allow the Local Planning Authority to confirm whether further mitigation is required.

Bibliography

British Geological Survey. (2023). *Geoindex Onshore*. Available online: <https://mapapps2.bgs.ac.uk/geoindex/home.html>

Historic England. (2023a). *National Heritage List for England (NHLE)*. Available online: <https://historicengland.org.uk/listing/the-list/map-search>

Historic England. (2023b). *Aerial Photo Explorer*. Available online: <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/>

National Planning Policy Framework. (2021). Available online: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

South East Lincolnshire Joint Strategic Planning Committee. (2019). *South East Lincolnshire Local Plan 2011-2036*. Available online: <http://www.southeastlincslocalplan.org/wp-content/uploads/2019/02/Local-Plan-text-March-2019.pdf>

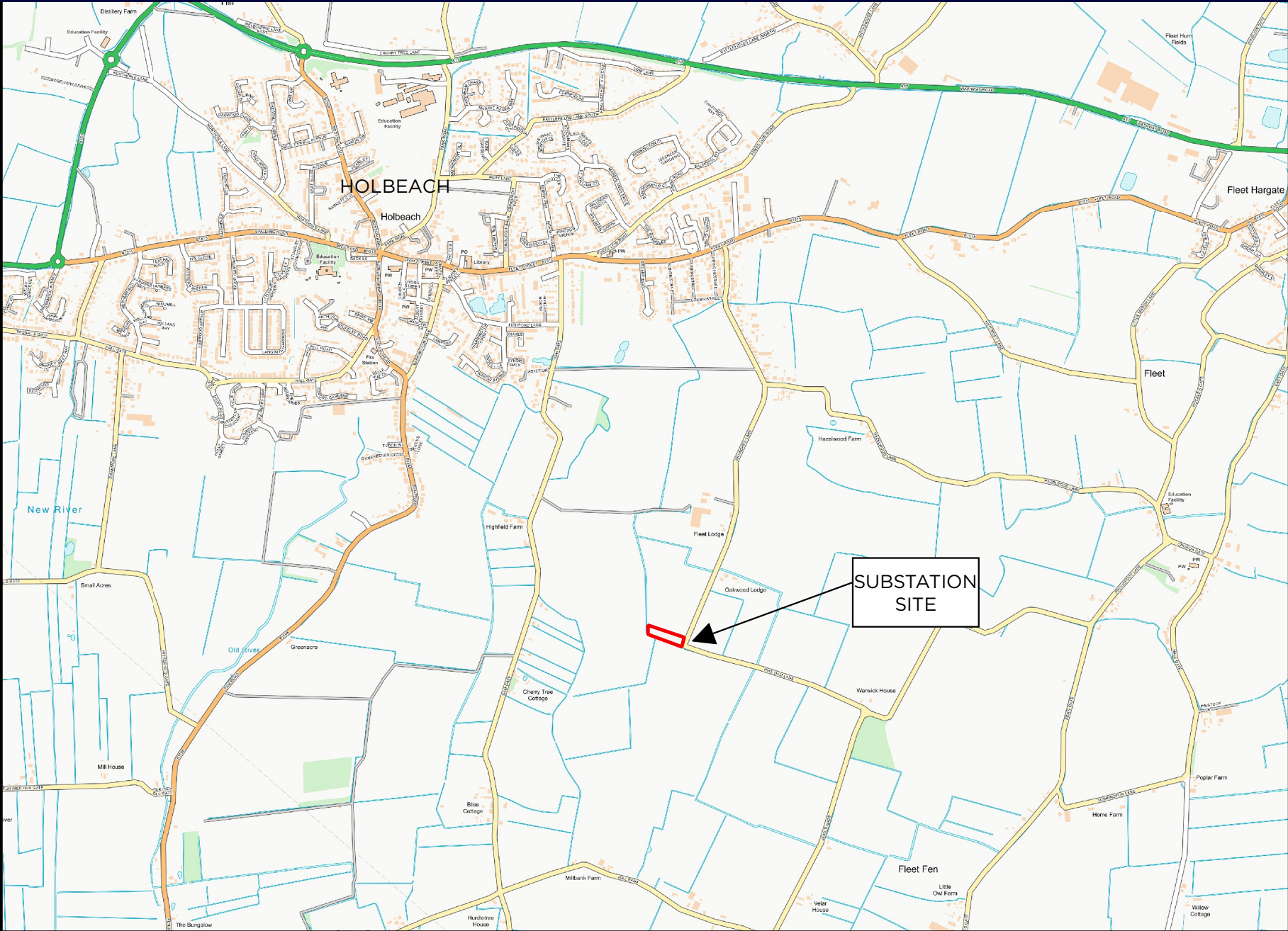
Wheeler, W. and Batty, L.C. (1896). *A History of the Fens of South Lincolnshire: Being a Description of the Rivers Witham and Welland and their Estuary, and an Account of the Reclamation, Drainage, and Enclosure of the Fens Adjacent Thereto*. British Library Historical Print Collections

DRAWINGS

HOLBEACH PRIMARY SUBSTATION

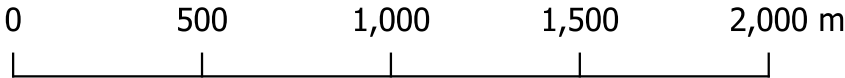
22007610_DRAWING 1

SITE LOCATION



Key:

PROPOSED SITE



Created By: Beki Jones
Created Date: February 2023

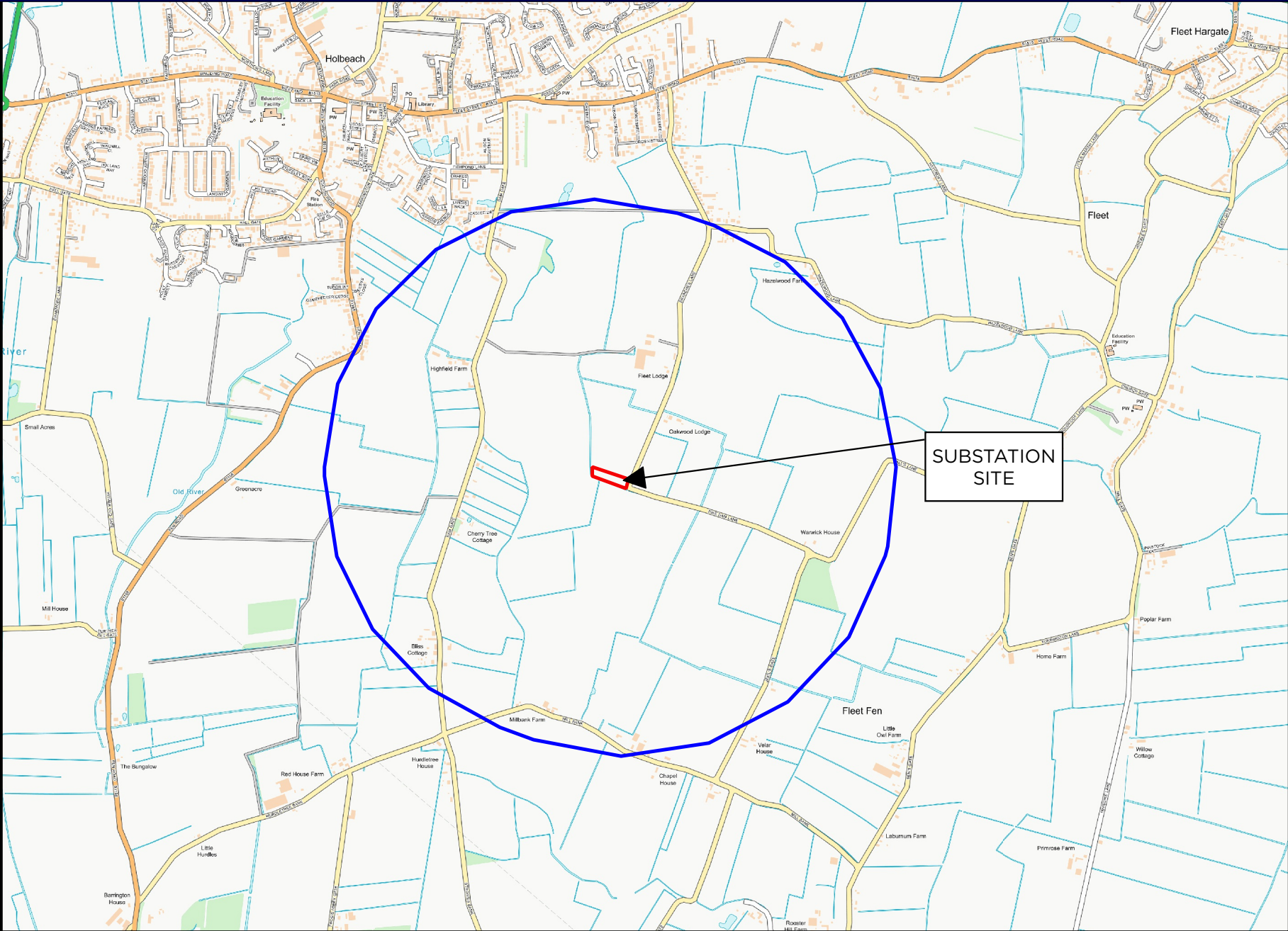
Scale: 1 : 20,000



HOLBEACH PRIMARY SUBSTATION

22007610_DRAWING 2

SEARCH AREA



Key:

 PROPOSED SITE

 HER SEARCH AREA



0

500

1,000

1,500

2,000 m

Created By: Beki Jones
Created Date: February 2023

Scale: 1 : 20,000

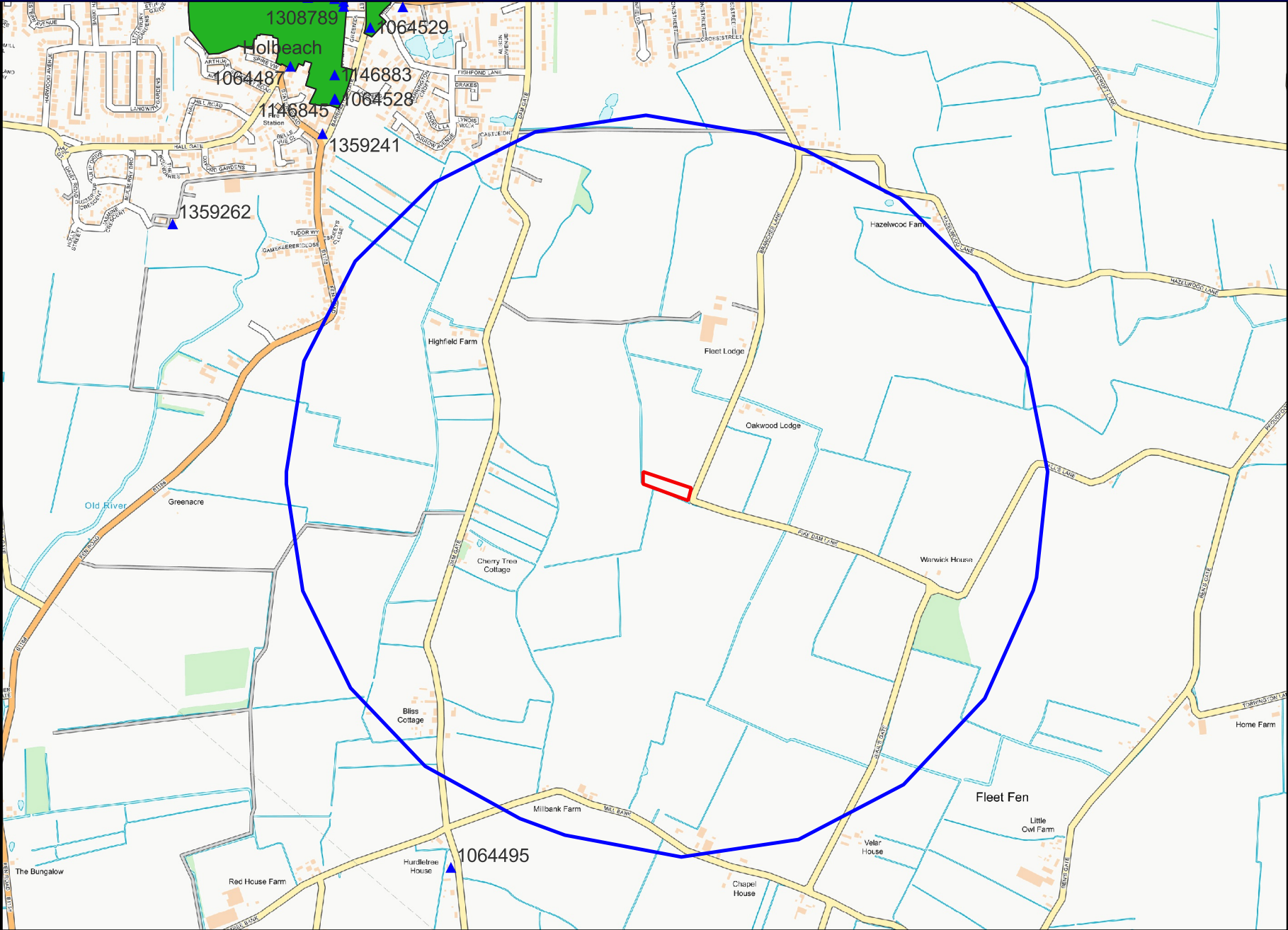


**DALCOUR
MACLAREN**

HOLBEACH PRIMARY SUBSTATION

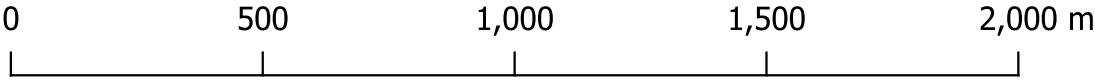
22007610_DRAWING 3

DESIGNATED ASSETS



Key:

- PROPOSED SITE
- HER SEARCH AREA
- CONSERVATION AREA
- SCHEDULED MONUMENT
- LISTED BUILDING



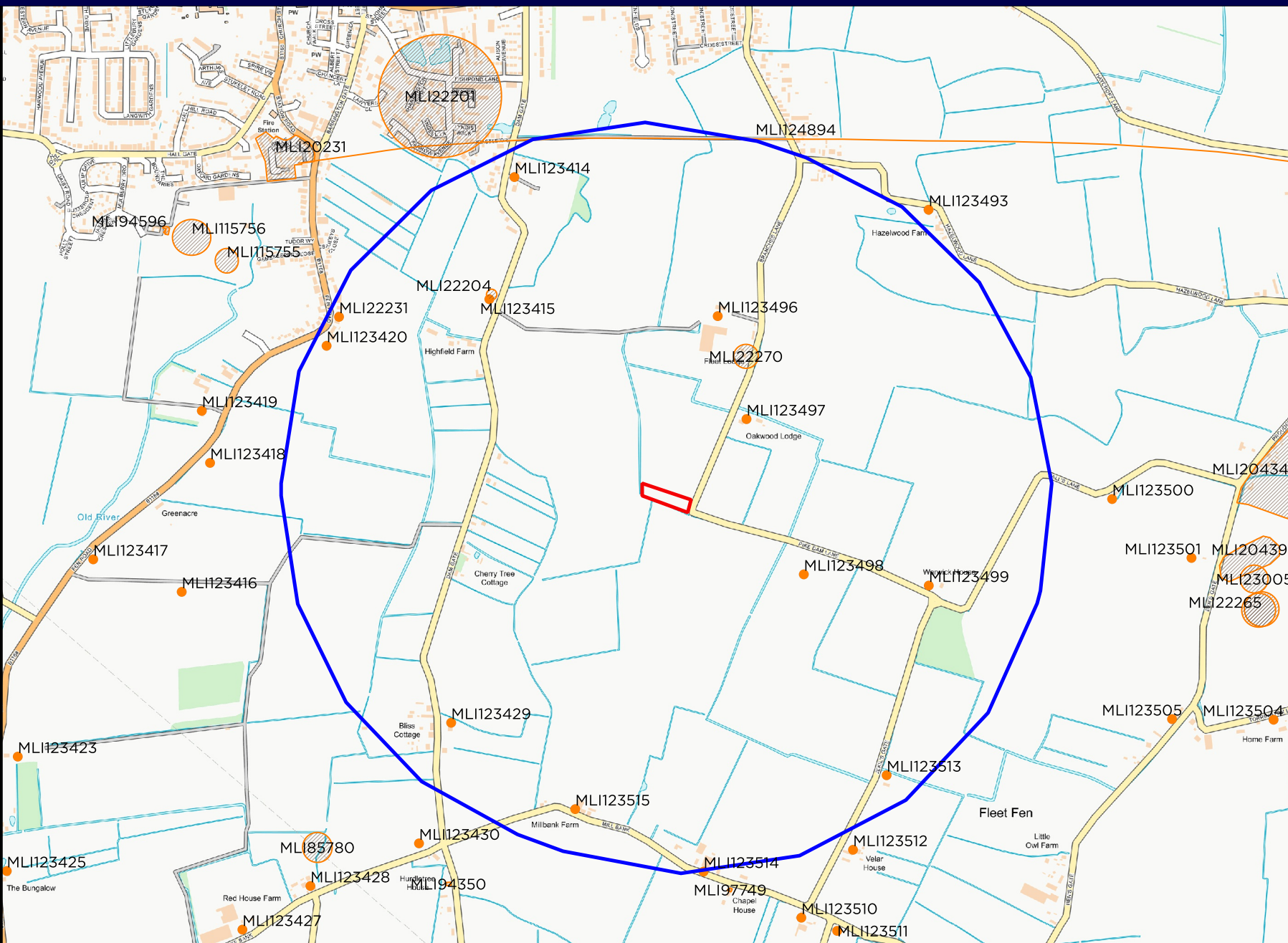
Created By: Beki Jones
Created Date: February 2023

Scale: 1 : 15,000



22007610_DRAWING 4

NON-DESIGNATED ASSETS



Key:

 PROPOSED SITE

— — HER SEARCH AREA

— HER MONUMENT LINE

- HER MONUMENT POINT

 HER MONUMENT POLY



0 500 1,000 1,500 2,000 m

Created By: Beki Jones
Created Date: February 2023

Scale: 1 : 15,000

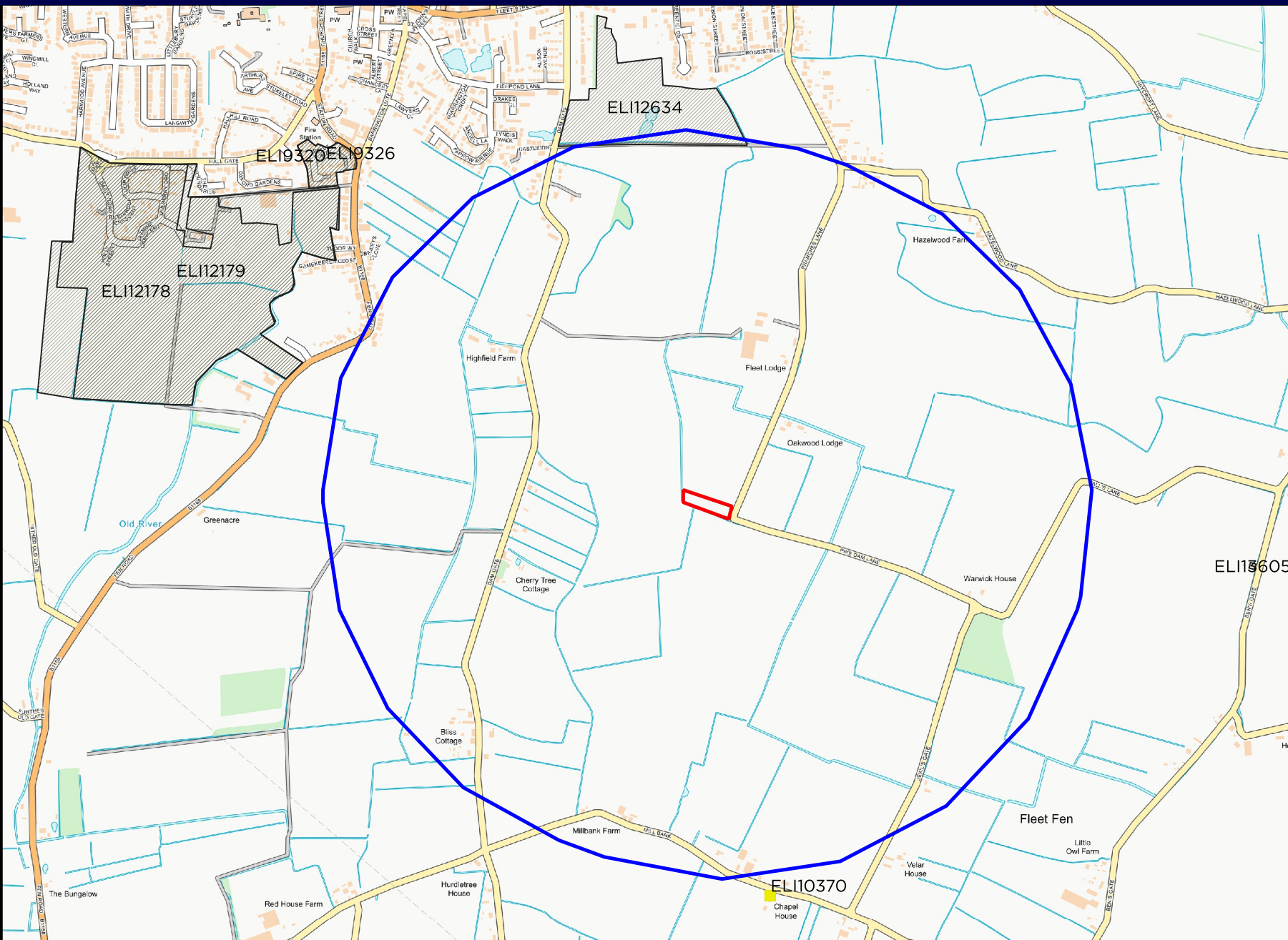


**DALCOUR
MACLAREN**

22007610_DRAWING 5

Key:

-  PROPOSED SITE
 HER SEARCH AREA
 HER EVENT LINE
 HER EVENT POINT
 HER EVENT POLY



0 500 1,000 1,500 2,000 m

Created By: Beki Jones
Created Date: February 2023

Scale: 1 : 15,000



PLATES



Plate 1 View across proposed Site and looking southwest toward Mill Dam (c. TF 3700 2341).



Plate 2 View from southern boundary of the proposed Site looking southwest Mill Dam. (c. TF 3698 2338).



Plate 3 Southern boundary of the Site from junction of Branches Lane and Pike Dam Lane, looking northwest (c. TF 3699 2338)



Plate 4 Southern boundary of the Site, looking northwest (c. TF 3694 2340). Note – Blue arrow is the Grade I Listed 'Church of All Saints, Church Street, Holbeach' (List Entry: 1064486), 1.65km northwest of the Site.



Plate 5 View from southern boundary looking northwest towards spire of Grade I 'Church of All Saints, Church Street, Holbeach' (List Entry: 1064486) (TF 3692 2340).



Plate 6 Southern boundary of the Site from Branches Lane, looking northwest across Site (c. TF 3699 2339). Note – Blue arrow is the Grade I Listed 'Church of All Saints, Church Street, Holbeach' (List Entry: 1064486), 1.65km northwest of the Site.



Plate 7 Southern boundary of the Site from Branches Lane, looking west across Site (c. TF 3699 2339). Note
- Blue arrow is the Grade I Listed 'Church of All Saints, Church Street, Holbeach' (List Entry: 1064486),
1.65km northwest of the Site.



Plate 8 Looking northeast from Site/ Branches Lane towards Green arrow is the Grade I Listed 'Bell Tower of Church of St. Mary Magdalen (List Entry: 1064521)' located 1.9km to the northeast of the Site. (c. TF 3699 2339).



Plate 9 View towards the Site from Mill Dam looking northeast. Note – Green arrow is the Grade I Listed 'Bell Tower of Church of St. Mary Magdalen (List Entry: 1064521)' located 1.9km to the northeast of the Site.

APPENDIX 1
Monument Report

HER Number MLI124894

Site Name Holbeach to Sutton Bridge Railway

HER Number	Site Name	Record Type
------------	-----------	-------------

MLI124894	Holbeach to Sutton Bridge Railway	Monument
-----------	-----------------------------------	----------

Former railway line running between Holbeach and Sutton Bridge. Opened in 1862 and closed in 1965. The line has since been dismantled.

Monument Types and Dates

RAILWAY (Post Medieval to Mid 20th Century - 1862 AD to 1965 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Evidence	EARTHWORK
----------	-----------

Description and Sources

Description

Former railway line running between Holbeach and Sutton Bridge. The station was initially proposed in 1853 as part of the Norwich and Spalding Railway, but was not actually constructed until 1862, after the Great Northern Railway took control of the route. The line was single track and was opened on the 1st August 1866. It notably formed part of the larger Midland and Great Northern Joint Railway line between Spalding and King's Lynn, after its formation in 1893. This part of the route was closed for passengers on the 28th February 1959, and to goods on the 2nd April 1965. The track was dismantled soon after, although much of its former course can still be discerned as an earthwork. {1}{2}

Sources

- (1) Bibliographic Reference: Neil R. Wright. 1980. SUTTON BRIDGE AND LONG SUTTON: AN INDUSTRIAL HISTORY. -
 - (2) Bibliographic Reference: Alan Stennett. 2016. Lincolnshire Railways. p.59
-

Location

National Grid Reference

Centred TF 4231 2343 (12092m by 3411m)	TF42SW	Line
--	--------	------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	GEDNEY, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	LITTLE SUTTON, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	LONG SUTTON, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	LUTTON, SOUTH HOLLAND, LINCOLNSHIRE
Civil Parish	SUTTON BRIDGE, SOUTH HOLLAND, LINCOLNSHIRE

HER Number MLI123496 **Site Name** Fleet Lodge, Fleet

HER Number	Site Name	Record Type
MLI123496	Fleet Lodge, Fleet	Building
Fleet Lodge, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

Fleet Lodge, Fleet. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9334

Location

National Grid Reference

TF 3705 2392 (point) TF32SE Point

Administrative Areas

Civil Parish FLEET, SOUTH HOLLAND, LINCOLNSHIRE

HER Number	MLI22270	Site Name	Former Manor House, Fleet Lodge, Fleet
-------------------	----------	------------------	--

HER Number	Site Name	Record Type
MLI22270	Former Manor House, Fleet Lodge, Fleet	Monument
Suspected site of one of the earlier manors of Fleet.		

Monument Types and Dates

MANOR HOUSE (Medieval - 1066 AD to 1539 AD)	
Evidence	DOCUMENTARY EVIDENCE

Description and Sources

Description

The suspected site of the one of the three original manors of Fleet. {1}{2}{3}

The present Fleet Lodge building was constructed in 1959. No remains of any earlier buildings could be detected in the present fabric. {4}

Sources

- (1) Bibliographic Reference: William Marrat. 1814. The History of Lincolnshire; Topographical, Historical and Descriptive. vol.2, p.89
- (2) Cartographic Notes: Ordnance Survey. 1903-08. Object Name Books, Lincolnshire. 135 SE: 13
- (3) Index: SMR FILE. FLEET. TF 32 SE: AA
- (4) Index: OS CARD INDEX. FLEET. TF 32 SE: 6, 1965, D.A.

Location

National Grid Reference

Centred TF 3713 2381 (68m by 67m)	TF32SE	Area
-----------------------------------	--------	------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123497 **Site Name** Cyprus Lodge, Fleet

HER Number	Site Name	Record Type
MLI123497	Cyprus Lodge, Fleet	Building
Cyprus Lodge, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

Cyprus Lodge, Fleet. Partially extant 19th century farmstead. Loose courtyard with a single side of the courtyard formed by working agricultural buildings. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9335

Location

National Grid Reference

TF 3713 2363 (point) TF32SE Point

Administrative Areas

Civil Parish FLEET, SOUTH HOLLAND, LINCOLNSHIRE

HER Number MLI123498 **Site Name** (Willow Lodge), Fleet

HER Number	Site Name	Record Type
MLI123498	(Willow Lodge), Fleet	Monument
(Willow Lodge), Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Mid 20th Century - 1800 AD? to 1950 AD?)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Site of (Willow Lodge), Fleet. Demolished 19th century farmstead. Regular courtyard of L plan. The farmhouse was detached from the main working complex. Isolated location. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9336

Location

National Grid Reference

TF 3729 2320 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123499 **Site Name** Warwick House, Fleet

HER Number	Site Name	Record Type
MLI123499	Warwick House, Fleet	Building
Warwick House, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Warwick House, Fleet. Partially extant 19th century farmstead. Regular courtyard of L plan. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings. Isolated location. Large modern sheds are located to the side of the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9337

Location

National Grid Reference

TF 3764 2317 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123513 **Site Name** Unnamed farmstead, Fleet

HER Number	Site Name	Record Type
MLI123513	Unnamed farmstead, Fleet	Building
Unnamed farmstead, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Unnamed farmstead, Fleet. 19th century farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse is detached with the long axis facing on to the yard. The farmhouse is the only surviving historic structure. Isolated location. Large modern sheds are located to the side of the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9354

Location

National Grid Reference

TF 3752 2265 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123514 **Site Name** The Lawns, Fleet

HER Number	Site Name	Record Type
MLI123514	The Lawns, Fleet	Monument
The Lawns, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Mid 20th Century - 1800 AD? to 1950 AD?)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

The Lawns, Fleet. Redeveloped 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse was detached from the main working complex. Isolated location. Large modern sheds are located to the side of the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9355

Location

National Grid Reference

TF 3702 2238 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123515 **Site Name** Millbank Farm, Fleet

HER Number	Site Name	Record Type
MLI123515	Millbank Farm, Fleet	Building
Millbank Farm, Fleet		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Millbank Farm, Fleet. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings. Isolated location. Large modern sheds are located on the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9356

Location

National Grid Reference

TF 3666 2255 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	FLEET, SOUTH HOLLAND, LINCOLNSHIRE
--------------	------------------------------------

HER Number MLI123429 **Site Name** Unnamed farmstead, Holbeach

HER Number	Site Name	Record Type
MLI123429	Unnamed farmstead, Holbeach	Monument
Unnamed farmstead, Holbeach		

Monument Types and Dates

FARMSTEAD (Post Medieval to Mid 20th Century - 1800 AD? to 1950 AD?)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Site of a farmstead, Holbeach. Demolished 19th century farmstead. Row. The farmhouse was detached from the main working complex. Located within or in association with a hamlet. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9262

Location

National Grid Reference

TF 3632 2279 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
--------------	---------------------------------------

HER Number MLI123420 **Site Name** Unnamed farmstead, Holbeach

HER Number	Site Name	Record Type
MLI123420	Unnamed farmstead, Holbeach	Building
Unnamed farmstead, Holbeach		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Unnamed farmstead, Holbeach. 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9253

Location

National Grid Reference

TF 3597 2384 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
--------------	---------------------------------------

HER Number MLI22231 **Site Name** ROMANO-BRITISH POTTERY FOUND

HER Number	Site Name	Record Type
MLI22231	ROMANO-BRITISH POTTERY FOUND	Find Spot
ROMANO-BRITISH POTTERY FOUND		

Monument Types and Dates

FINDSPOT (Roman - 43 AD to 409 AD)

Evidence	FIND
----------	------

Description and Sources

Description

Roman pottery, samian sherds, found in 1945, 3 ft below the present surface, by Mr Mossop's gardener, when digging a compost pit at Holbeach.^{{1}{2}} This pottery is in the possession of Mr Mossop, who indicated the approximate find site as TF36012392.^{1}

Sources

- (1) Index: OS CARD INDEX. HOLBEACH. TF 32 SE:13,1965, -
 - (2) Index: SMR FILE HOLBEACH. HOLBEACH. TF 32 SE:R,1979, WHITE, A.J.
 - (3) Article in Monograph: HALLAM, S.J.. 1970. 'Settlement around the Wash' in The Fenland in Roman Times. GAZ P 314
-

Location

National Grid Reference

TF 3601 2392 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
--------------	---------------------------------------

HER Number MLI22204 **Site Name** DAM GATE MILL, HOLBEACH

HER Number	Site Name	Record Type
MLI22204	DAM GATE MILL, HOLBEACH	Monument
DAM GATE MILL, HOLBEACH		

Monument Types and Dates

MILL (Post Medieval - 1540 AD to 1900 AD)

Evidence	EXTANT BUILDING?
Evidence	DEMOLISHED BUILDING?

Description and Sources

Description

'Dam Gate Mill'.{1}
'Mill House'.{2}

Sources

- (1) Map: OS. 1959. OS 6 INCH SERIES. TF 32 SE
 - (2) Map: OS. 1970. OS 1:10000 SERIES. TF 32 SE
-

Location

National Grid Reference

Centred TF 36433 23982 (29m by 30m)	TF32SE	Area
-------------------------------------	--------	------

Administrative Areas

Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
--------------	---------------------------------------

HER Number MLI123415 **Site Name** Mill House (Dam Gate Mill), Holbeach

HER Number	Site Name	Record Type
MLI123415	Mill House (Dam Gate Mill), Holbeach	Building
Mill House (Dam Gate Mill), Holbeach		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence	DOCUMENTARY EVIDENCE
----------	----------------------

Description and Sources

Description

Mill House (Dam Gate Mill), Holbeach. 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9248

Location

National Grid Reference

TF 3642 2396 (point)	TF32SE	Point
----------------------	--------	-------

Administrative Areas

Civil Parish	HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE
--------------	---------------------------------------

HER Number MLI123414 **Site Name** The Cottage, Holbeach

HER Number	Site Name	Record Type
MLI123414	The Cottage, Holbeach	Building
The Cottage, Holbeach		

Monument Types and Dates

FARMSTEAD (Post Medieval to Modern - 1800 AD? to 2050 AD)

Evidence DOCUMENTARY EVIDENCE

Description and Sources

Description

The Cottage, Holbeach. 19th century farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse is detached from the main working complex. The farmhouse is the only surviving historic structure. Isolated location. Large modern sheds are located to the side of the site. {1}

Sources

(1) Digital Archive: English Heritage. 2015. English Heritage Farmsteads Project. 9247

Location

National Grid Reference

TF 3649 2430 (point) TF32SE Point

Administrative Areas

Civil Parish HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE

APPENDIX 2
Events Report

Event ID: ELI12634 **Name:** Site Visit to Land Adjacent to Damgate, Holbeach

Event ID	Event Name	Event Type
ELI12634	Site Visit to Land Adjacent to Damgate, Holbeach	Event - Survey

External Reference:

Dates: 16/02/2016 - 16/02/2016, on

Project Details:

Event/Activity Types

Field Observation

Thesaurus Event Types - None recorded

Event/Activity References - None recorded

Organisation: Witham Archaeology

Associated Individuals - None recorded

Associated Organisations - None recorded

Location

Grid Reference

Centred TF 3676 2459 (524m by 363m) TF32SE Area

Administrative Areas

Civil Parish FLEET, SOUTH HOLLAND, LINCOLNSHIRE

Civil Parish HOLBEACH, SOUTH HOLLAND, LINCOLNSHIRE

Address - None recorded

Description and Sources

Description

A site visit was undertaken to assess the impact of proposed development on land adjacent to Damgate, Holbeach. No further archaeological finds or features were identified. {1}

Sources

(1) Report: Witham Archaeology. 2016. Desk Based Assessment of Land Adjacent to Damgate, Holbeach. -

Associated Monuments - None recorded



**DALCOUR
MACLAREN**

Midlands
4 Bredon Court
Brockridge Park
Twynning
Gloucestershire GL20 6FF

T: 01684 217 703
E: info@dalcourmaclaren.com
E: EPTeam@dalcourmaclaren.com

dalcourmaclaren.com

