

**Specification for Archaeological Monitoring & Recording
on Land Adjacent to 'The Chestnuts', Hallgate,
Fleet, Lincolnshire.**

**Prepared for Mr. Julian Warwick on behalf of his
clients - Mr. & Mrs. Kierman**

National Grid Reference: TF 3885 2358

Site Code: HGFL21

Accession No: LCNCC: 2021.198

Planning reference: H05-0659-21

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Consultant**

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S Non-technical summary

- S1 A scheme of works comprising archaeological monitoring and recording is required during the groundworks pertaining to the construction of two new residential dwellings with detached garaging on land adjacent to 'The Chestnuts', Hallgate, Fleet, Lincolnshire.*
- S2 The development site is situated within an area of high archaeological potential. A prior heritage impact assessment of this development site of 2019 had concluded that the site lay on the line of a relict medieval watercourse known as the River Fleet, which would not have been conducive to contemporary settlement. The study concluded that there was a low potential for contemporary settlement activity because of this, though the potential for medieval finds to be made here would be conversely high. This assessment also concluded that there was a high potential for post-medieval settlement activity and finds to be made on this site. So, the specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this medieval and post-medieval archaeological activity.*
- S3 The archaeological monitoring will be undertaken during the groundworks stage of development, which will comprise the mechanical excavation of foundations and services for the two new residential dwellings and detached garages. Any archaeological features, structures and/or deposits will be recorded in writing, graphically and photographically.*
- S4 On the completion of the monitoring, a report will be produced detailing the results of the archaeological investigation. The report will consist of a narrative supported by illustrations and photographs.*

1. Site location and description [Figures 1-3]

- 1.1 The development site comprises a parcel of land that is situated off the north-western frontage of Hallgate. The development site lies to the south of the parish church, to the immediate south-east of the grounds of the Old Rectory, within the historic core of the settlement of Fleet, and within the flat and low lying Lincolnshire Fens at National Grid Reference TF 3885 2358, and at a height of approximately 4mAOD. The development site currently comprises an enclosure under grass. The development site is situated within the village of Fleet and the modern civil parish of the name, administrative district of South Holland, county of Lincolnshire.*
- 1.2 The development site is situated on deep stoneless and calcareous coarse silty soils of the Wisbech Series, which have developed on deposits of marine alluvium. These deposits in turn overlie Oxford Clays and Kellaway Beds of the Upper Jurassic.*

2. Planning background [Figure 4]

- 2.1 This document comprises a Specification or a written scheme of works for archaeological monitoring and recording, which is to be maintained during the groundworks pertaining to the construction of the two new residential dwellings with detached garaging on land adjacent to 'The Chestnuts', Hallgate, Fleet, Lincolnshire (Planning reference: H05-0659-21).*

3. Historical and Archaeological Background

- 3.1 A prior Heritage Impact Assessment of this development site had been compiled in 2019. Amongst other considerations, this had made an assessment of the potential impact of any development on this site on the identified archaeological potential of the site.*
- 3.2 This study did not identify any potential for archaeological activity and finds from the various prehistoric periods and from the Romano-British period to be found on this site, the potential for which was considered to be low.*

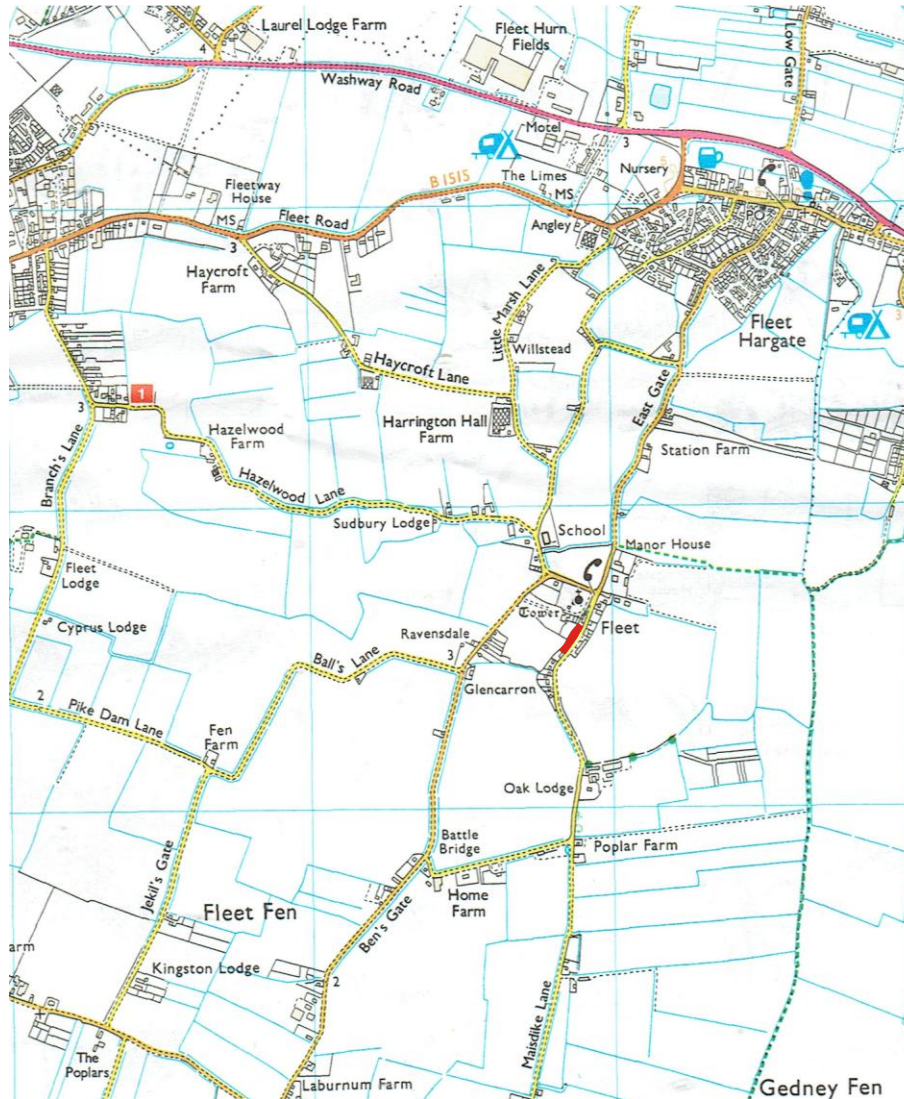


Figure 1: Site location at scale 1:12,500. The site is shown in red.
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- 3.3 Despite the settlement of Fleet first being documented in the Domesday Survey of AD1086 and thus having late Anglo-Saxon origins and finds of Mid Saxon pottery having been made to the west of this assessment site, which may point to earlier origins for this settlement, no other archaeological activity or finds from this period were identified by this study within the vicinity of this assessment site. So it was considered that archaeological settlement activity and finds from this period would possibly be encountered on this assessment site, though this potential was considered to be low.
- 3.5 The study considered that documentary evidence from the early 14th century had shown that the medieval settlement of Fleet was concentrated to the north and west of the parish church. From the medieval period onwards there was a gradual shift of the focus of this settlement to the settlement of Fleet Hargate to the north. There was evidence for the shrinkage of this medieval settlement to the north and west of the parish church. It was established by this study that this development site lay on the line of a relict and silted up watercourse that was known as the River Fleet, (which would not have been conducive to

contemporary settlement) and which lay to the west of and was parallel to Hall Gate. Evidence for this was found during the course of an archaeological watching brief at the former Crooked Billet public house in 2001, the fill of which produced finds of medieval pottery. Other evidence for this medieval settlement was found by previous archaeological investigations at The Cottage in 2001-2 to the north-east and by an archaeological evaluation on land off Hall Gate in 2006, also to the north-east. In the light of these considerations, the study concluded that the potential for medieval settlement activity to be found on this development site would be low, but that the potential for finds from this period to be made here would be high.

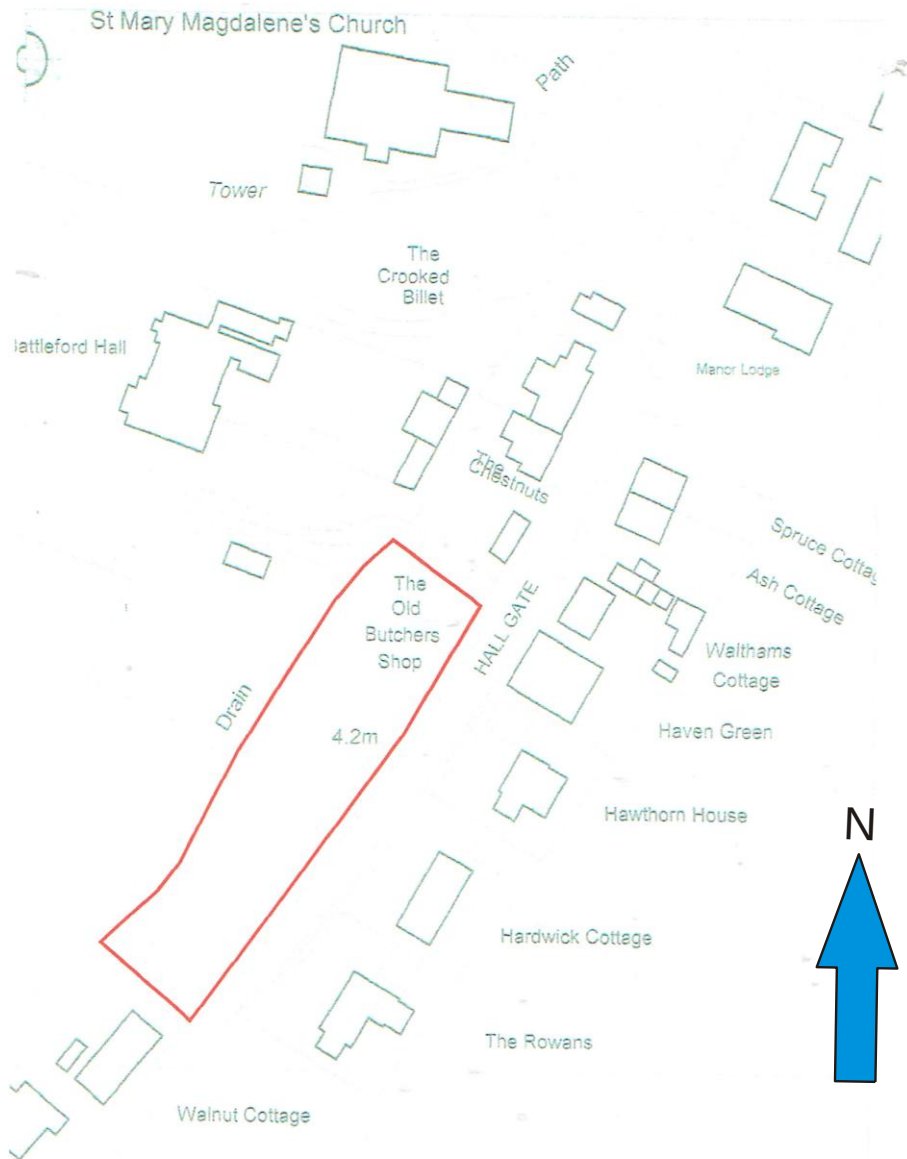


Figure 2: Site location at a scale of 1:2,500. The development site is shown outlined in red.



Figure 3: Plan showing the existing layout of the development site at an original scale of 1:200 at A1, (extract from Architects plan)



Figure 4: Plan showing the proposed layout of the development site at an original scale of 1:200 at A1, (extract form Architects plan)

- 3.6 The study also established that early maps from the late 18th century showed that there had been little change to the layout of Fleet since that time. The construction of the contemporary turnpike road through Fleet Hargate to the north had caused expansion of the settlement at Fleet to effectively cease. This study also established that the map regression that was carried out for this assessment, established that this site had remained unoccupied in terms of settlement since at least the early-mid 19th century. The tithe map of 1840 features an east-west orientated enclosure boundary of post-medieval date that traversed the site. So it was considered that the potential for archaeological activity and finds from the post-medieval period to be found on this site would be high.
- 3.7 The map regression that was undertaken for this assessment had also established that a further east-west enclosure boundary ditch of late 19th-early 20th century date had also traversed the northern portion of this assessment site. So it was considered that the potential for archaeological activity and finds from the early modern period to be made here would also be high.

4. Aims and objectives of the project

- 4.1 The aims of the project are the continual archaeological monitoring of the site groundworks during the construction stage of development, which will comprise the mechanical excavation of foundations, services and access for the two new residential dwellings and detached garages.
- 4.2 The objectives of the project are:
- To establish the presence/absence of archaeological remains within the area of the development site.
- To determine the extent, condition, nature, character, quality and date of any archaeological remains encountered.
- To allow the preservation by record of archaeological deposits.
- 4.3 The development site is situated within an area of high archaeological potential. A prior heritage impact assessment of this development site of 2019 had concluded that the site lay on the line of a relict medieval watercourse known as the River Fleet, which would not have been conducive to contemporary settlement. The study concluded that there was a low potential for contemporary settlement activity because of this, though the potential for medieval finds to be made here would be conversely high. This assessment also concluded that there was a high potential for post-medieval settlement activity and finds to be made on this site. So, the specific objectives of the project will be to record any archaeological features, deposits, structures and finds associated with this medieval and post-medieval archaeological activity.

5. Methodology

- 5.1 The archaeological monitoring will be undertaken during the groundworks phase of development, and will include the **continual monitoring** of any topsoil stripping, of the excavations of foundations and service trenches, and of any other ground disturbances. The mechanical excavation will undertaken using a toothless bucket.
- 5.2 All work will be carried out according to the Chartered Institute of Field Archaeologists (CHIfA) standards.
- 5.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

- 5.4 A Risk Assessment will be prepared for the site.
- 5.5 Stripped areas and trench sections will be continually observed to identify any archaeological features and/or deposits which may be exposed.
- 5.6 Section drawings at a scale of 1:10 will be made of any archaeological features identified in the course of the groundworks, including representative sections of trenches at appropriate intervals. These will be related to a site plan drawing at a scale of 1:50, which may also record archaeological features and/or deposits identified. Any significant archaeological features in plan will also be recorded at a scale of 1:20.
- 5.7 Written descriptions detailing the nature of archaeological features and/or deposits encountered will be compiled on pro-forma context record sheets.
- 5.8 Any finds recovered will be bagged and labelled for further analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made.
- 5.9 Any and all artefacts found during the monitoring and thought to come under the provisions of the *Treasure Act* (1996), will be removed from the site to a secure location, and will be promptly reported to the appropriate coroner's office.
- 5.10 Throughout the monitoring a digital photographic record will be compiled, and will comprise an overview of the site prior to work starting, and during as well as after completion of the work, and will include any excavated features, sections and other relevant details that aid interpretation.
- 5.11 Should human remains be encountered, they will be left *in situ*, and only excavated if absolutely necessary. Proper respect will be accorded to these remains, which will be cleaned to allow positive identification. Should removal be required, the appropriate Ministry of Justice Licence will be obtained prior to the removal of the remains. In addition, any remains will be reported to the local Environmental Health Department, coroner and the police will be informed, where appropriate.
- 5.12 The fieldwork will be undertaken by Neville Hall. Additional personnel may be appointed if required.

6. Post-fieldwork methodology

- 6.1 On the completion of the fieldwork, all of the written, drawn and photographic records produced by the archaeological monitoring will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.
- 6.2 All finds recovered during the fieldwork will be washed, marked and packaged according to the deposit from which there were recovered. They will also be ordered into (and form part of) the site archive.
- 6.3 An assessment of significant finds will be made in light of general site information.
- 6.4 Any finds requiring specialist treatment and/or conservation will be sent to the Conservation Laboratory at The Collection, Lincoln, and in consultation with the relevant curator.
- 6.5 The site archive will be examined to enable the determination of various phases of activity on the site (if appropriate).

- 6.6 Relevant finds will be sent to specialists for identification and dating.

7. Monitoring arrangements

- 7.1 Provision will be made for the Lincolnshire County Council Historic Environment Team on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.
- 7.2 A minimum notification period of not less than fourteen days of the start date of works on the site will be given to the Lincolnshire County Council Historic Environment Team.
- 7.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.
- 7.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Lincolnshire County Council Historic Environment Team.
- 7.5 Arrangements will be made for the Lincolnshire County Council Historic Environment Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.
- 7.6 The Lincolnshire County Council Historic Environment Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

8. Archive preparation and deposition

- 8.1 The documentation and records generated by the archaeological monitoring will be sorted and ordered in the format acceptable to The Collection, Lincoln, and to the standards and requirements as laid out in their Guide Book.
- 8.2 A unique accession number will be obtained from The Collection for the site archive.
- 8.3 The archive will be deposited at The Collection, Lincoln by December 2022.

9. Reporting procedures

- 9.1 A report detailing the findings of the archaeological monitoring will be completed within two months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.
- 9.2 The report will consist of:
- A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;
 - A contents page listing report sections, illustrations and appendices;
 - A non-technical summary of the results of the monitoring;
 - An introduction, site description and location;
 - Planning background to the project;

A section on the archaeological and historical background to the project;

A description of the methodology used in the project;

A section describing the results of the monitoring;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including plans showing monitored areas, all archaeological features and sections thereof (including trench sections); and

Appendices comprising appropriate photographs of the site and of specific and significant archaeological features and representative sections, a list of contexts, any specialist reports on finds from the site, a list of the site archive, a photographic register and a copy of this document.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) <http://ads.ahds.ac.uk/project/oasis/index.cfm>.

10. Publication and dissemination

- 10.1 Copies of the final report will be deposited with the clients, the local curator (on behalf of the local planning authority), South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).
- 10.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.
- 10.3 The deposition of the site archive will be in accordance with guidelines outlined in the Lincolnshire Archaeological Handbook (LCC, 2021).
- 10.4 Should the results of the archaeological investigation merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology*.

11. Other factors (including contingency)

- 11.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Lincolnshire County Council Historic Environment Team.
- 11.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.
- 11.3 Any additional financial contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Lincolnshire County Council Historic Environment Team and the client.

12. Variations to the proposed scheme

- 12.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

13. Resources

- 13.1 The monitoring will be undertaken by Neville Hall using standard archaeological field techniques.

- 13.2 Post-excavation analysis will be undertaken by Neville Hall and where available specialist analysis from:-

Jane Young	Medieval and Post-medieval Ceramics
Ian Rowlandson	Iron Age and Roman Ceramics
Val Fryer	Environmental
Carol Allen	Neolithic and Bronze Age
Malin Holst	Osteoarchaeology
Jane Cowgill	Metallurgy

- 13.3 Small finds requiring conservation will be conserved by the City and County Museum Laboratory.

- 13.4 Recognised specialists will be sought in the event that other data are retrieved in the course of the monitoring.

14. Insurance statement

- 14.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

15. Copyright

- 15.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

16. Ownership

- 16.1 It will be asked of the client, at the outset, that the ownership of any portable objects discovered in the course of the monitoring be donated along with the archive.