ARCHAEOLOGICAL PROJECT SERVICES

HERITAGE CONSULTANCY

HERITAGE STATEMENT:
PROPOSED DEVELOPMENT ON LAND
AT
HIGHSTOCK LANE
GEDNEY HILL
LINCOLNSHIRE

Prepared For
D Brown Building Contractors Ltd

By
Archaeological Project Services



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1 INTRODUCTION

1.1 Project Background

1.1.1 Archaeological Project Services (APS) was commissioned by D Brown Building Contractors Ltd to assess the potential impacts on designated and non-designated heritage assets from a planned residential development on land off Highstock Lane, Gendey Hill, Lincolnshire, hereafter the 'Site'. This document was originally prepared in 2016, but has since been revised and updated.

1.1.2 The study lists the known designated and non-designated heritage assets in the vicinity of the Site. The assessment includes the potential effects of the development on these heritage assets and potential visual impacts and impacts on their settings.

1.1.3 Designated heritage assets include Scheduled Monuments and Listed Buildings. These may survive as above ground or below ground features.

1.2 The Site, location and topography

1.2.1 The Site is the proposed location for a residential development on land at Highstock Lane, Gedney Hill, Lincolnshire.

1.2.2 Gedney Hill is located 14.5m southeast of Spalding and the Site lies in the southern half of the village close to the junction of Station Road and Highstock Lane at National Grid Reference TF 3387 1104 (Fig. 1).

1.2.3 The local topography describes the Site lying at a height of *c.* 2.5m OD on generally level ground of the south Lincolnshire Fens. The Site encompasses some 1.4 hectares.

1.2.4 The site lies on the boundary of two local soils series. To the north is the Wisbech Series, typically coarse silty calcareous alluvial gley soils (Robson 1990, 36), which developed in former river estuaries and groups of broad creek ridges. So the south is the Wallasea Series, typically clayey pelo-alluvial gley soils (Robson 1990, 34), developed upon a drift geology of older marine alluvium which in turn seals a solid geology of Barroway Drove Beds (Fen Clay) (BGS 1992).

2 METHODOLOGY

2.1 Aims and scope

2.1.1 The aim of this assessment is to establish the potential impacts on designated and non-designated heritage assets in the surrounding area which may be affected by the proposed development.

2.1.2 The methods adopted for the assessments have been informed by the guidance provided in the following documents:

- Chartered Institute for Archaeologists' Standard and Guidance for Archaeological Desk Based Assessment (CIfA 2014)
- Good practice Advice Note 3: The Setting of Heritage Assets, Historic England (2017).

2.1.3 This document represents a tightly focused assessment of the Site while acknowledging

relevant data from a wider area (500m radius). It seeks to identify the resource through consideration of previous discoveries, archaeological investigations and data, with a view to producing recommendations on the need for and appropriateness of further work in this area.

2.1.4 The heritage resource of any site may potentially be affected by development through a variety of sources and to variable degrees. The principal effects include direct total or partial disturbance of heritage assets, both above and below ground; secondary disturbance through vibration, noise, dust or hydrological change to heritage assets; severance of heritage assets from a group of closely associated features; and long-term deterioration of the physical setting of historic features or buildings.

2.1.5 Development works are most likely to impact heritage assets through direct disturbance of deposits during site preparation or construction or through secondary impacts resulting from the use of the site. Development may affect earthwork or buried archaeological remains where groundworks are undertaken but can provide an opportunity to enhance the understanding of archaeological remains through appropriate assessment and recording.

2.1.6 The significance of potential effects of development is assessed taking into account the sensitivity of the receptor (the importance of the historic asset likely to be affected) and the magnitude of change upon the receptor (the level or degree of effect likely to be caused by the development proposals).

2.1.7 A general scale of sensitivity (site importance) based on existing designations may be high, medium, low or negligible, summarised as follows;

- High: sites of national or international importance, Scheduled Monuments, Grade I and II* Listed Buildings
- Medium: sites of regional importance, registered sites, such as Parks and gardens, Grade II Listed Buildings, Conservation Areas
- Low: locally important sites
- Negligible: sites of no significant value or interest

2.1.8 Where the site and surrounding area have seen no, or only limited, archaeological survey the potential of the site to contain undetected archaeological deposits will be uncertain.

2.1.9 Magnitude of change is based on the vulnerability of the receptor, its current condition and the likely nature of the effect of the development. A general scale of change may be major, moderate, minor or negligible, summarised as follows;

Magnitude of Impact	Typical criteria descriptors
Major	Loss of the site or feature of national importance, or change resulting in loss or impairment of the resource and its historical context and setting (Adverse).
Moderate	Change to the site or feature resulting in loss or impairment of the resource and its historical context and setting (Adverse).

Magnitude of Impact	Typical criteria descriptors
Minor	Loss of or change to a site of local importance (Adverse).
Negligible	Loss of or damage to a feature of very low archaeological significance or minimal effect upon the setting of a feature of local archaeological importance (Adverse)

		MAGNITUDE OF IMPACT (DEGREE OF CHANGE)				
ENVIRONMENTAL VALUE (SENSITIVITY)		No Change	Negligible	Minor	Moderate	Major
	Very high	Neutral	Slight	Moderate or Large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight

2.1.10 The above criteria are based on those referred to in the DMRB[1] manual and are generally designed to deal with direct impacts. This has no particular relevance to setting issues. Therefore, reference has been made to guidance documents produced by Historic England that deal with issues of setting[2].

[1] Design Manual for Roads and Bridges, Vol. **11**, Section **2**, Chapter **2**
[2] Historic England, 2017 *Good Practice Advice Note 3: The Setting of Heritage Assets*

2.1.11 The guidance recommends a staged approach to understanding an assets significance;

- Step 1: identify which heritage assets and their settings are affected,
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s),
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance,
- Step 4: explore the way to maximise enhancement and avoid or minimise harm,
- Step 5: make and document the decision and monitor outcomes.

2.1.12 It should be noted that developments can also provide positive lasting effects by, for example, reuniting cultural heritage features through reducing land severance and improving public access, as well as enhancing local heritage and contributing to our understanding of the past through archaeological recording works and interpretation.

3 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

3.1 Introduction

3.1.1 Records exist of various heritage resources and assets in close proximity to the Site, including archaeological investigations, sites, finds and extant structures. These are listed in Tables 1 and 2 (see below) and depicted on Figure 2. Documentation associated with these is available through the Lincolnshire Historic Environment Record. Documentation examined as part of this work is listed in the References at the end of this report.

3.2 Archaeological and historical evidence

Prehistoric and Roman

3.2.1 No prehistoric sites or findspots are recorded from the vicinity of the Site as they are likely to be buried beneath substantial alluvial deposits.

3.2.2 A northeast-southwest aligned ditched drove (Fig. 2. No. 1), that connects with a field system, has been identified from cropmarks and are believed to be Roman in date. The drove is orientated on the church and it has been suggested that this indicates that the church was built over a Roman settlement. However, no Roman features or artefacts have yet been found to confirm this theory.

Saxon

3.2.3 The surrounding area developed into established fen from the late Roman period and as a consequence was not suitable for habitation. Though conditions became acceptable for settlement following *c.* 650 AD, occupation is considered unlikely for the immediate area of the Site as fenland would have been an important resource for wildfowl, peat, reeds *etc.*

Medieval

3.2.4 The fen was gradually reclaimed by the construction of fen-banks. The Common Dyke,

constructed in 1241 stretches from Shepea Stow to Lutton Gate, passing through Gedney Hill (Hallam 1965, 31-2). Settlement itself was established after this date and before 1346 when Margaret, widow of John de Roos, granted a Chantry there (*ibid*. 37). The chapel referred to became the Church of Holy Trinity, to the north of the Site (Fig 2. No. 2).

3.2.5 To the south of the Church of Holy Trinity is a 15th century cross (Fig 2. No. 3), which was reconstructed for use as a war memorial, following the First World War.

3.2.6 Adjacent to the northwest corner of the Site, a number of medieval and later features were revealed during an archaeological evaluation, including a pit and possible hedgelines (Fig 2. No. 4).

Post-medieval to modern

3.2.7 Two significant post-medieval buildings are located in the village. These are a row of late 18th century cottages, now one cottage, called The Limes Cottage (Fig 2. No. 5), located to the north of the Site, and a 17th century pub, called The Red Lion Public House (Fig 2. No. 6), located to the northwest of the Site.

3.2.8 The HER also maintains a list of historic farmsteads of which two fall within the study area (Nos. 7 and 8). Both were extant on 19th century mapping, though only one partially survives at present (No. 7).

Walkover Survey

3.2.9 The Site was visited on the 5th August 2016. The conditions were bright and dry.

- Access to the Site is from Highstock Lane, leading into the northeast corner of an open field (Plate 1).
- The Site was under cultivation, with an arable crop recently harvested (Plates 2 and 3).
- There are no buildings within the Site.
- No buried services or overhead cables were noted.
- The surface of the field was gently undulating. The higher areas of the field appeared to be the northeast corner and an area approximately halfway along the southern side. (Plate 4).
- No evidence of archaeological remains or artefactual material was observed.

3.2.10 Evidence from the wider area may suggest that there is potential for remains of Roman settlement to extend into the Site, though there is no suggestion of this from aerial photographs. Lidar shows that the higher ground in the northeast corner of the field relates to a large roddon (infilled channel) which were often utilised for settlement during this period. There may also be some potential for medieval remains, perhaps relating to settlement.

4 DESIGNATED HERITAGE ASSETS

4.1 Designated Heritage Assets are defined as;

> "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation." (NNPF 2019, Annex 2: Glossary)

4.2 There are three Designated Heritage Asset, as defined above, within the study area. These are the Church of the Holy Trinity, a medieval cross in the churchyard, and the Grade II listed The Red Lion Public House.

4.3 Holy Trinity Church (Grade II*) is a parish church dating from the late 14th century which underwent alterations in the mid-15th century and was mostly rebuilt in 1875 by James Fowler. It is constructed of limestone rubble with ashlar dressings, some red brick with slate and lead roofs. It is located 176m north of the Site.

4.4 In the churchyard is a 15th century cross (Grade II) which was restored in about 1918. It was constructed of limestone ashlar with some red brick patching.

4.5 Located some 88m northwest of the Site, the Red Lion Public House is a Grade II listed public house, dating from the late 17th century and altered in the mid-19th and 20th centuries. It is colour washed red brick and has a slate roof hipped to the right and with a brick coped left gable and gable stack. It is currently closed.

4.6 All other remains are protected only through the implementation of the National Planning Policy framework which identifies the historic environment as a non-renewable resource (NNPF 2019).

5 DEVELOPMENT PROPOSALS

5.1 Development proposals

5.1.1 The indicative proposal is for nine new dwellings comprising both detached and semi-detached properties. The new housing will be served by an access road from Highstock Lane.

6 POTENTIAL IMPACTS TO HERITAGE ASSETS

6.1 Physical Impact

6.1.1 As no designated assets fall within or immediately border the site, the physical impact on the designated heritage assets will be none.

6.1.2 It is unlikely that potential buried heritage assets have been subjected to significant disturbance as the Site has been utilised as agricultural land. The future physical impact on potential buried heritage assets is high for all areas of groundworks (foundation and service trenches and any landscaping) associated with the development.

6.2 Visual and Setting Impact

6.2.1 The three Designated Heritage Assets located close to the Site are Holy Trinity Church, the medieval cross and The Red Lion. The church and cross are situated within an enclosed churchyard constituting their setting. There is no inter-visibility between the Site and these assets, apart from the battlemented top of the tower visible from the southern edge of the

Site.

6.2.2 The Red Lion public house is situated significantly closer to the Site and, as a result, the Site is visible behind houses already fronting Hillgate (Plate 1). However, there is no significant impact on the setting of the Red Lion.

7 CONCLUSIONS

7.1 The assessment has indicated that there are no designated heritage assets located at the Site. However, the Church of Holy Trinity and a 15th century stone cross, both listed buildings, are located within 200m of the Site. In addition, The Red Lion Public House, a 17th century listed building, is located within 100m of the site.

7.2 Non-designated heritage assets have been identified in the vicinity of the Site. The nature of these assets suggest that they could extend into the Site. There is potential for buried Roman and medieval remains at the Site.

7.3 No features of archaeological interest were observed during a visit to the Site.

8 RECOMMENDATIONS

8.1 The extent of the development and foundation design may warrant an appropriate and suitable programme of archaeological intervention to ensure that any buried heritage assets at the Site are preserved by record. The requirements and scope of any archaeological intervention would have to be agreed with the archaeological curator at Lincolnshire County Council.

9 ACKNOWLEDGEMENTS

9.1 Thanks are due to D Brown Building Contractors Ltd who commissioned this work following initial enquiries by GR Merchant Ltd. Elizabeth Bates kindly allowed access to the library maintained by Heritage Lincolnshire. James Snee of Archaeological Project Services carried out the research and report compilation and the site reconnaissance was undertaken by Chris Moulis. Jonathon Smith updated this report.

10 REFERENCES

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Robson, JD, 1990 *Soils of the Boston and Spalding district [Sheet 131]*, Memoirs of the Soil Survey of Great Britain

Abbreviations

APS	Archaeological Project Services
BGS	British Geological Survey
CIfA	Chartered Institute for Archaeologists
DfT	Department for Transport
HMSO	Her Majesty's Stationery Office
NPPF	National Planning Policy Framework
OS	Ordnance Survey
RCHM	Royal Commission on Historical Monuments

Table 1: Heritage assets in the vicinity of the Site

Map No.	HER No.	Description	Period	National Grid Reference
1	22295	Possible Site of Romano-British Settlement	Roman	TF 3385 1128
2	22297	Holy Trinity Church, Grade II* Listed	Medieval	TF 3386 1127
3	22290	Churchyard Cross, Holy Trinity Church Grade II Listed	Medieval	TF 3386 1126
4	25616 & 25617	Medieval to post medieval remains at Station Road	Medieval & Post-medieval	TF 3379 1111
5	25296	The Limes Cottage	Post-medieval	TF 3388 1122
6	25441	The Red Lion Public House, Grade II Listed	Post-medieval	TF 3377 1117

Table 2: Historic Farmsteads

Map No.	HER Fm No.	Description	National Grid Reference
7	9506	Highstock House (Highstock Cottage). Redeveloped 19th century unlisted farmstead.	TF 3388 1104
8	9509	Whitehouse Farm. Partially extant 19th century unlisted farmstead.	TF 3388 1104



Plate 1 – View from The Red Lion showing current access to the Site, looking southeast.



Plate 2 – Additional access from Highstock Lane, looking west.



Plate 3 – View across the Site towards Church of Holy Trinity, looking north.



Plate 4 – General view of the Site, looking southwest.

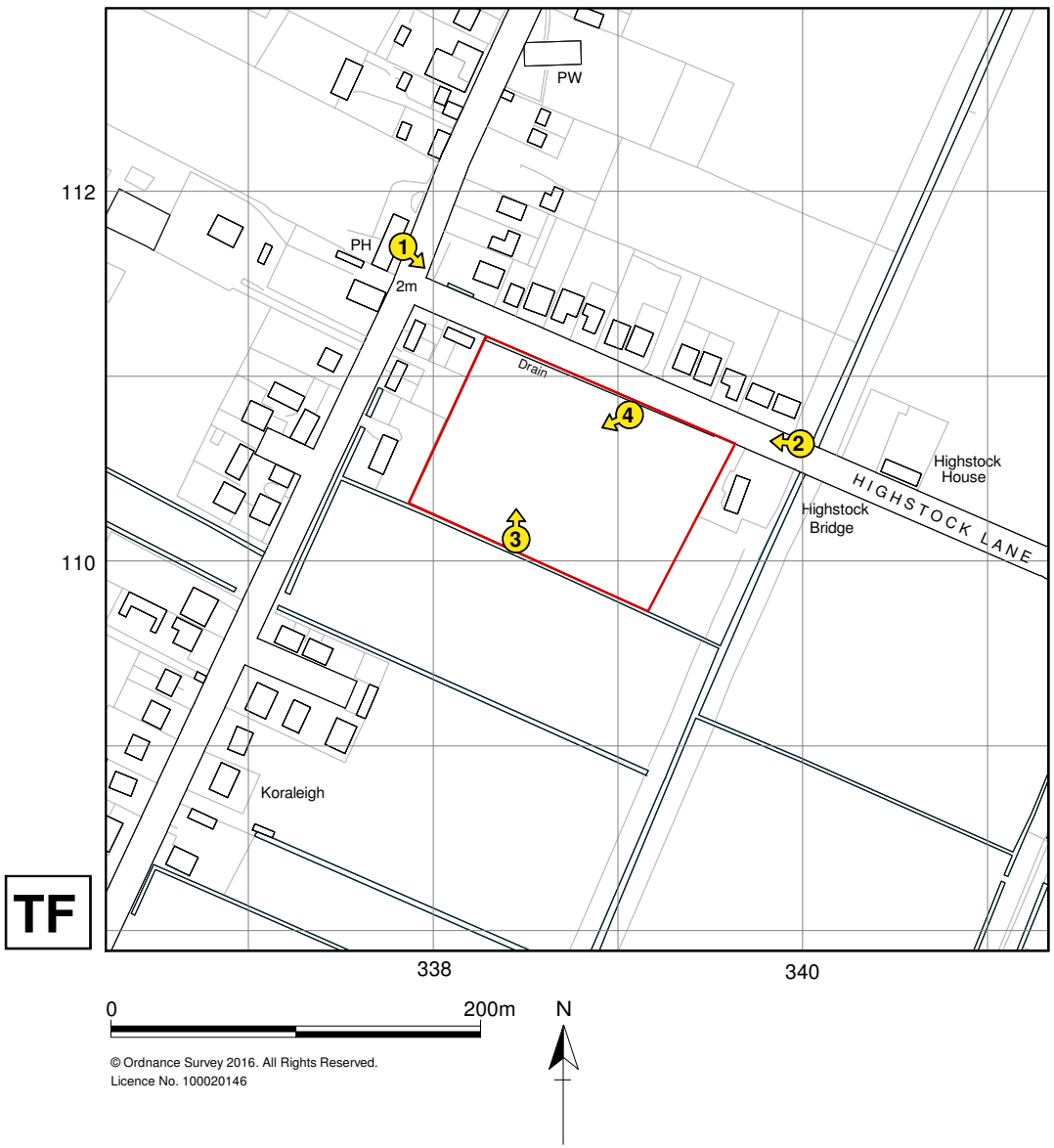


Figure 1 - Site Location Plan

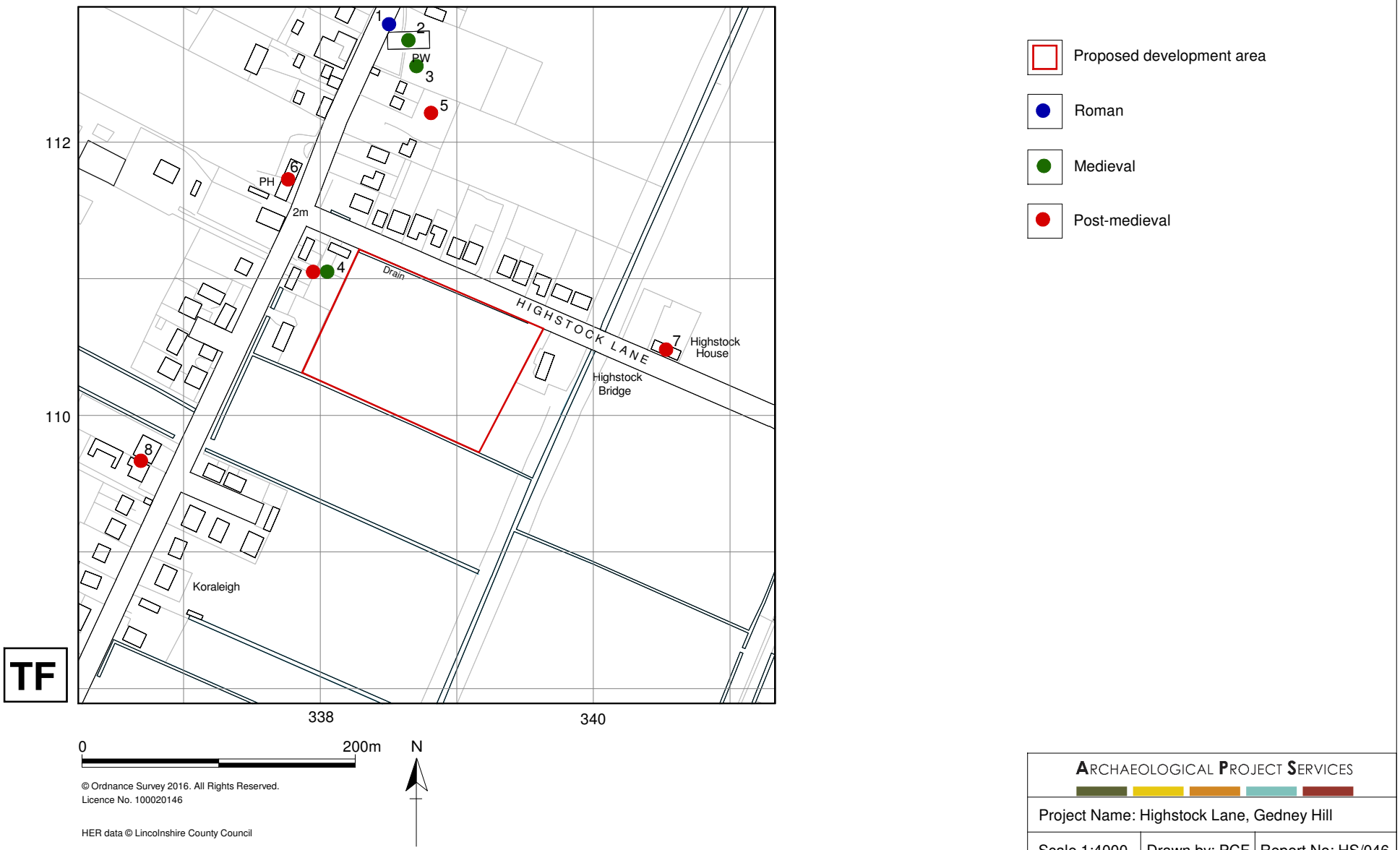


Figure 2 - Heritage assets in the vicinity of the Site

ARCHAEOLOGICAL PROJECT SERVICES

APS provides a comprehensive range of archaeological services

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- Advice
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- Environmental Impact Assessments
- Building Recording
- Desk-based Assessments

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- Geophysics
- Earthwork Survey
- LIDAR
- Aerial Photo Plotting

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