

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Land East of York Gardens, Gosberton, Lincolnshire

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York Gardens, Gosberton
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1
July 2021

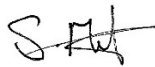
LAND EAST OF YORK GARDENS, GOSBERTON, LINCOLNSHIRE;
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Prepared for:

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS for Gleeson. It considers c.3.7ha of land, allocated for residential development, located east of York Gardens, Gosberton, Lincolnshire centred at NGR TF 2398 3196.

The assessment provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology and Policy 29 in the South East Lincolnshire Local Plan 2011-2036 (adopted 2019).

Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site. There are no Scheduled Monuments assessed as sensitive to development outside of the site. A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets within the vicinity of the site (RPS 2021; ref: JAC27408.02).

Data provided by the Historic Environment Record (HER) confirms that the site is partially located within the polygon for the conjectured extents of the Early Medieval/Medieval settlement core of Gosberton. No other non-designated heritage assets are recorded within the study site.

Based on the results of the archaeological data for the site and the surrounding area as well as Google Earth and LiDAR imagery, the site is considered to have a moderate potential for Early Medieval/Medieval settlement remains, especially within the south-western corner of the site. The potential for significant, non-agricultural remains, of all other periods is assessed as low/negligible

Site conditions at the time of preparing this report were not conducive to geophysical survey; the site contains a maturing cereal crop. The site is allocated for residential development and there are no known heritage constraints to the proposed development. The planning application could reasonably be determined on the basis of the available information (as per SE Lincolnshire Local Plan 2011-2036 policy 29C2) however if time permits it is intended to submit the results of a geophysical survey once ground conditions permit the survey to be carried out.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment of land east of York Gardens, Gosberton, Lincolnshire has been prepared by RPS for Gleeson. The site has been allocated for a proposed development of 76 residential dwellings.
- 1.2 The roughly trapezoid c.3.7ha site, also referred to in this report as the study site, is located on the northern edge of Gosberton (NGR TF 2398 3196, Figure 1) and is bound by a drain and open fields to the north, by Low Gate road to the east and by residential developments along Low Gate and Welby Drive to the south and west.
- 1.3 This document has been prepared in compliance with the National Planning Policy Framework, to identify and provide a description of the significance of archaeological heritage assets on the site and the likely effects of future development. This study concentrates on identifying any archaeological interest in the site to provide the archaeological assessment required by local planning policy. A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets within the vicinity of the site (RPS 2021; ref: JAC27408.02).
- 1.4 The assessment comprises an examination of evidence in the Lincolnshire Environment Record (HER) and online resources. Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the Lincolnshire Historic Environment Record and Historic England's National Heritage List for England. Information on Conservation Areas was sought from South Holland District Council. The assessment incorporates published and unpublished material and charts historic land-use through review of 18th, 19th and 20th century map resources. A site inspection was undertaken on 2nd July 2021.
- 1.5 The study provides an assessment of the archaeological potential of the site and the significance of any archaeological heritage assets within and around the site. As a result, the study enables relevant parties to identify and assess the impact of the proposed development and identify any necessary mitigation measures.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 July 2019. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states applicants should provide a description of the significance of any heritage assets affected and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

- 2.10 *Setting* is defined 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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.15 The Joint Strategic Planning Committee, a partnership of Boston Borough, South Holland District and Lincolnshire County Councils, adopted the South East Lincolnshire Local Plan 2011-2036 in March 2019. The Local Plan ensures the needs for homes, jobs, shops and infrastructure will be met, protecting the wealth of historic buildings, wildlife, attractive market towns and villages and large areas of open countryside. The policy relevant to heritage is cited below:

South East Lincolnshire Local Plan 2011-2036 (adopted 2019)

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 nondesignated 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 assessments⁷ 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.

- 2.16 Within the Local Plan, the site forms a housing allocation (Gos001 – Land East of York Gardens, Gosberton) for 76 dwellings and is listed among other allocations under Policy 11, which refers back to Policy 29 regarding heritage and mitigation issues.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey (BGS) 1:50,000 records the geology within the study site, and the whole region, as mudstone of the Oxford Clay Formation with clay and silt of the Tidal Flat Deposits as superficial deposits (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>).
- 3.2 The Cranfield Soil and Agrifood Institute identifies the soils in the region as loamy and clayey soils of coastal flats with naturally high groundwater (Soilscape 21; <http://www.landis.org.uk/soilscales/>).

Topography

- 3.3 The study site is located on the northern edge of Gosberton, Lincolnshire and lies within The Wash – an estuarine landscape which is fed by the Rivers Witham, Welland, Steeping, Great Ouse and Nene, which are themselves fed by numerous drains and streams across the East Midlands. The western edge of this area, in which the study site is located, is dominated by a silt ridge which stands about 4m above sea level (English Heritage 2011).
- 3.4 The closest river course to the site is the River Glenn, a tributary to the River Welland, located c.3.8km and c.4.8km to the south-east respectively.

Site Conditions and review of available LiDAR data

- 3.5 A site visit was carried out on 2nd July 2021. There were no access constraints and visibility of the surrounding landscape was excellent.
- 3.6 The c.3.7ha site is centred at NGR TF 2398 3196 and comprises one field containing maturing cereal crop. To the south and west, the site is bound by hedges and intermittent trees (Plates 1 and 2) and beyond that by residential development. To the north, the site is bounded by a land drain and a similar agricultural field (Plate 3) and to the east by the continuation of Low Gate road.
- 3.7 No earthworks were discernible during the site visit due to maturing crops. Given that the site has clearly been ploughed for the cereal crop there is no remaining potential for significant earthwork survival.
- 3.8 A review of LiDAR data was conducted, using the Open Survey Data 1m spatial resolution dataset for the site (Figure 4). The LiDAR imagery shows modern agricultural activity within the site and a linear depression through the centre of the site, coinciding with the location of a drain and former field boundary (Figure 6).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1799
Modern	AD 1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2-3), also referred to as the study area, held on the Lincolnshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Scheduled Monuments

- 4.4 Data obtained from Historic England and the Local Planning Authority confirm that there are no designated heritage assets within the site (Figure 2) and there are no Scheduled Monuments within the 1km search area. No Scheduled Monuments are assessed as sensitive to development within the site.
- 4.5 There are 19 Listed Buildings within the Search area, the majority of which are located within the Gosberton Conservation Area to the south and south-west of the study site. Built Heritage is addressed within the Built Heritage Statement (RPS 2021; ref: JAC27408.02) and is outside of the scope of this report.

Non-Designated Heritage Assets

- 4.6 The data provided by the HER confirms the south-western corner of the study site lies within the polygon of the Early Medieval/Medieval settlement core of Gosberton. No other non-designated heritage assets are located within the study site.
- 4.7 A gazetteer of HER records is included in Appendix 1. Their locations are shown on Figure 3.

Previous Archaeological Work

- 4.8 No archaeological work was previously carried out within the study site and intrusive archaeological work within the search area is limited to small scale watching briefs within the settlement core of Gosberton. These recorded Medieval settlement remains (ELI3714 and ELI280) c.100m and c.300m south and Post-Medieval features and deposits (ELI10748 and ELI6447) c.300m and c.350m south of the study site.
- 4.9 Medieval earthworks were recorded during a survey (ELI470) c.600m north-west of the study site and are associated with Monk's Hall Manor, a formerly moated site. No earthworks extent past the known moat and none were visible within the study site during the site visit or on LiDAR data and Google Earth imagery.
- 4.10 The remaining events relate to site visits and a photographic survey, which have no bearing on the assessment of the study site's archaeological potential and are not considered any further.
- 4.11 The previous archaeological investigations are recorded within the gazetteer of HER records included in Appendix 1.

Prehistoric & Roman

- 4.12 The site and wider study area were under water during Prehistory and has no potential therefore for remains of this date.
- 4.13 The rate of sea level change/drainage in the Roman/immediate post-Roman period isn't fully clear on a site/study area wide level. Whilst there is no clear evidence for Roman settlement locally a pit containing Samian pottery and an animal bone pin (MLI20092) is recorded c.700m east of the study site. Furthermore, a single coin (MLI22451) was found c.300m north-west and scattered pottery is recorded within the search area; the closest to the site a single pot sherd located c.50m north (MLI20090) and the remaining records c.600-c.750m north and north-east (MLI20086 and MLI23327).
- 4.14 Based on the site's geographical location within The Wash and the paucity of substantial Roman activity in the area, the site's potential for significant settlement related buried remains is assessed to be low/negligible. The site could however potentially contain discrete Roman features.

Saxon/Early Medieval & Medieval

- 4.15 Extensive occupation within the study area began during the Saxon period, when salt-making became a flourishing industry. Domesday Book (1086) records Gosberton as *Gozeberdecherca* or *Gosebertechirche* as a pre-Conquest settlement with resources such as meadows and salthouses. However, in the Saxon and Early Medieval periods, Gosberton was only marginally involved in salt-making and only became the focus of much more activity in the 12th and 13th centuries, when the receding sea forced a shift of production centres further east (EEA 89).
- 4.16 As such, the HER records only two records of Saxon date within the search area. In accordance with Domesday, the settlement core of Gosberton (MLI20079) is recorded to be of Saxon/Early

Medieval origin and the conjectured extents of it (polygon on the HER) are located within the study site. The only other Saxon record within the search area is a dense concentration of late Saxon pottery located c.600m to the north of the study site.

- 4.17 Outside of Gosberton, the Medieval records include earthwork features associated with Monk's Hall Manor c.600m north-west (MLI20077) as well as pottery finds from c.450m south and c.650m north-west of the study site (MLI22449 and MLI22450).
- 4.18 Given the site's location on the edge of the Early Medieval/Medieval settlement core of Gosberton, there is a moderate potential for buried settlement remains dating to these periods, especially within the south-western part of the site. A Geophysical survey should provide some rapid data to verify this assessment.

Post-Medieval & Modern (including map regression)

- 4.19 The vast majority of records on the HER refer to Post-Medieval and/or Modern buildings/monuments and transport routes of a well-defined extent and nature. These generally add little to the understanding of the study site's archaeological potential and are therefore not discussed in any further detail.

Historic map regression

- 4.20 The earliest available mapping to show parts of the site is the 1776 Quadring enclosure map (Figure 5), which shows the western part of the site as part of two fields. The 1815 Ordnance Survey Drawing (Figure 6) depicts the site as part of one field and to the north and west of Low Gate road (not annotated).
- 4.21 By 1887-1888 (Figure 7), the site is divided into three fields separated by a hedged north-south aligned boundary and a perpendicular field boundary in the south-western part of the site. Their location, particularly of the north-south boundary, are still visible on LiDAR data (Figure 4) and Google Earth Imagery (Figure 9).
- 4.22 During the following decades, the site undergoes little change, except for the removal of the south-western internal field boundary in the 1970s (Figure 8). Since the late 1990s, the site comprises a single field, as illustrated by the 2018 Google Earth Imagery (Figure 9).
- 4.23 The map review demonstrates that the study site has been used as agricultural land since the Medieval/ Post-Medieval periods and the potential for significant Post-Medieval/Modern remains is therefore assessed to be low.

Assessment of Significance (Non-Designated Assets)

- 4.24 The data provided by the HER confirms that the south-western part of the site lies within the polygon of the Early Medieval/Medieval settlement core of Gosberton (MLI20079).
- 4.25 Based on the results of the archaeological data for the site and the surrounding area and Google Earth and LiDAR imagery, the site is considered to have a moderate potential for Early Medieval/Medieval settlement remains, especially within the south-western corner of the site. The potential for significant remains, of all other periods is assessed as low/negligible. Any buried remains would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.

5 THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Proposed Development

- 5.1 The study site has been allocated for development of 76 dwellings.

Review of Potential Development Impacts on Non-Designated Assets

- 5.2 Based on the results of the archaeological data for the site and the surrounding area and Google Earth and LiDAR imagery, the site is considered to have a moderate potential for Early Medieval/Medieval settlement remains, especially within the south-western corner of the site. The potential for significant remains, of all other periods is assessed as low/negligible. Any such remains would be significant for their evidential value and likely be of local importance depending on their potential to contribute to relevant research agendas.
- 5.3 The constructional techniques employed in modern development are such that any buried archaeological remains now present on the study site will not survive the development process.

6 SUMMARY AND CONCLUSIONS

- 6.1 This archaeological desk-based assessment has been prepared by RPS for Gleeson. It considers c.3.7ha of land, allocated for residential development, located east of York Gardens, Gosberton, Lincolnshire centred at NGR TF 2398 3196.
- 6.2 The assessment provides a description of archaeological assets potentially affected by the proposed development of the site. It assesses their significance and addresses the information requirements of Government's National Planning Policy Framework in relation to archaeology and Policy 29 in the South East Lincolnshire Local Plan 2011-2036 (adopted 2019).
- 6.3 Data available from Historic England and the Local Planning Authority shows that there are no Scheduled Monuments within the proposed development site. There are no Scheduled Monuments assessed as sensitive to development outside of the site. A separate Built Heritage Statement has been prepared to assess any impact upon built heritage assets within the vicinity of the site (RPS 2021; ref: JAC27408.02).
- 6.4 Data provided by the Historic Environment Record (HER) confirms that the site is partially located within the polygon for the conjectured extents of the Early Medieval/Medieval settlement core of Gosberton. No other non-designated heritage assets are recorded within the study site.
- 6.5 Based on the results of the archaeological data for the site and the surrounding area as well as Google Earth and LiDAR imagery, the site is considered to have a moderate potential for Early Medieval/Medieval settlement remains, especially within the south-western corner of the site. The potential for significant, non-agricultural remains, of all other periods is assessed as low/negligible
- 6.6 Site conditions at the time of preparing this report were not conducive to geophysical survey; the site contains a maturing cereal crop. The site is allocated for residential development and there are no known heritage constraints to the proposed development. The planning application could reasonably be determined on the basis of the available information (as per SE Lincolnshire Local Plan 2011-2036 policy 29C2) however if time permits it is intended to submit the results of a geophysical survey once ground conditions permit the survey to be carried out.

Sources Consulted

General

Lincolnshire Historic Environment Record

LiDAR

Google Earth

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>

Soilscape – <http://www.landis.org.uk/soilscales/>

The Genealogist – <https://www.thegenealogist.co.uk/>

Bibliographic

Bell, A., Gurney, D. and Healy, H. 1999 *Lincolnshire Salterns: Excavations at Helpringham, Holbeach St Johns and Bicker Haven*. EEA 89

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, updated 2020.

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised July 2021)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

English Heritage *The Historic Character of The County of Lincolnshire* September 2011

Historic England (formerly English Heritage) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Cartographic

1751 An Accurate Map of Lincolnshire

1776 Quadring Enclosure Map

1815 Ordnance Survey Drawing

1824 1st edition Ordnance Survey Map

Ordnance Survey 1:2500 editions: 1888, 1905, 1931, 1973, 1975, 1981-1986, 1987-1988, 1995

Ordnance Survey 1:10,000 / 1:10,560 editions: 1887-1888, 1906, 1931-1932, 1951, 1956, 1977, 2000 2006, 2021

Aerial Photography: 1999

Google Earth: 1999, 2004, 2005, 2006, 2007, 2010, 2015, 2016, 2018, 2020

FIGURES

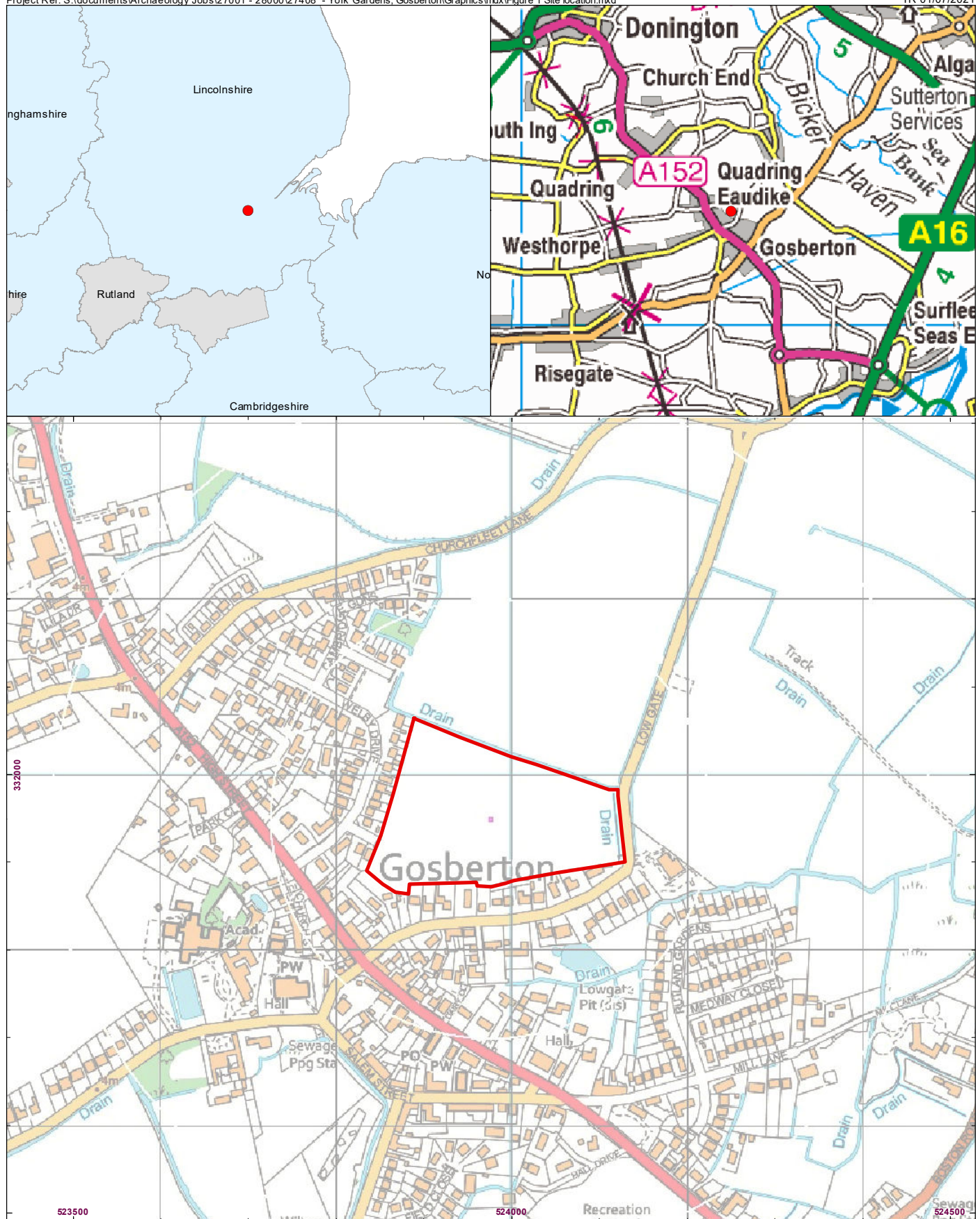
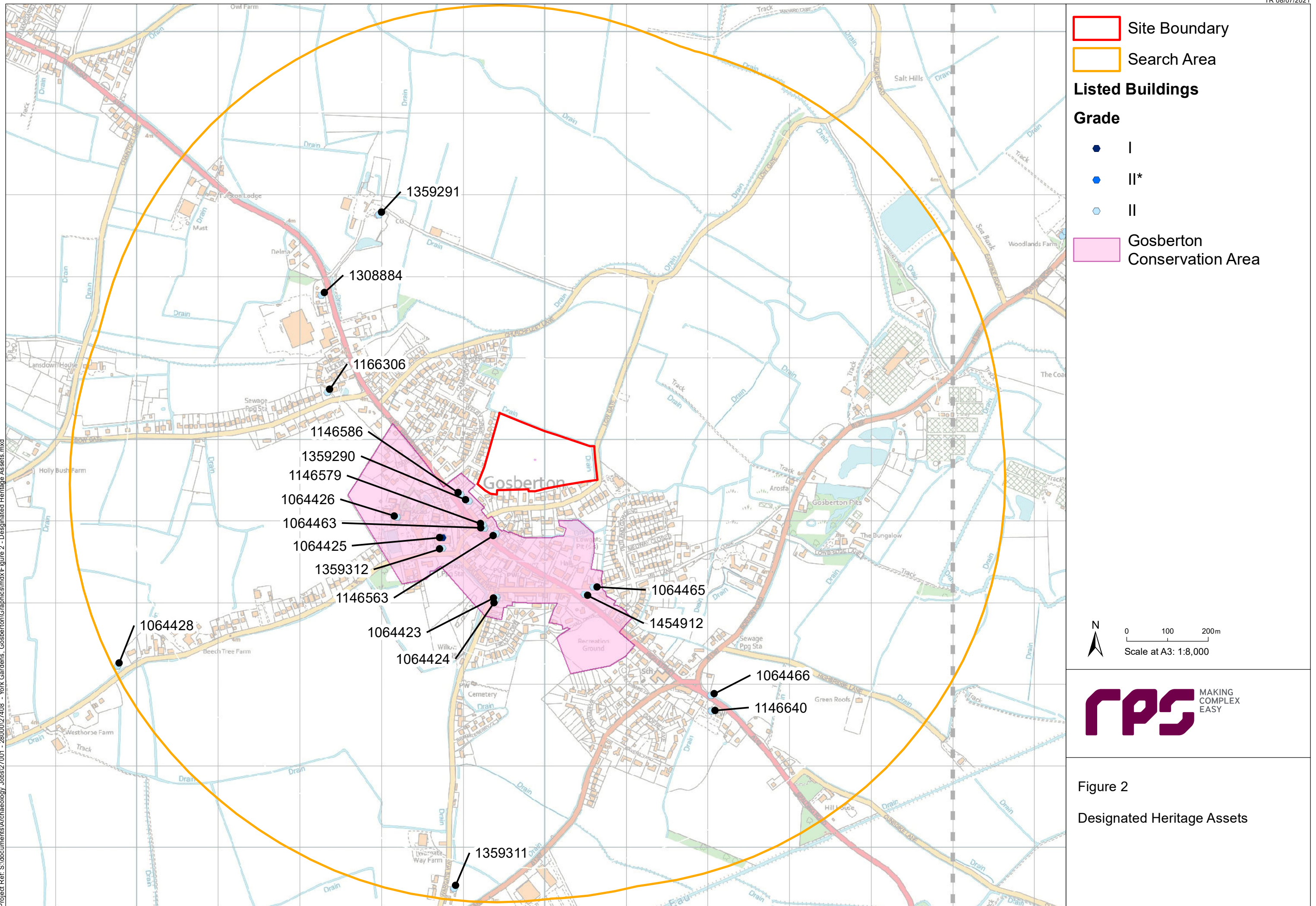
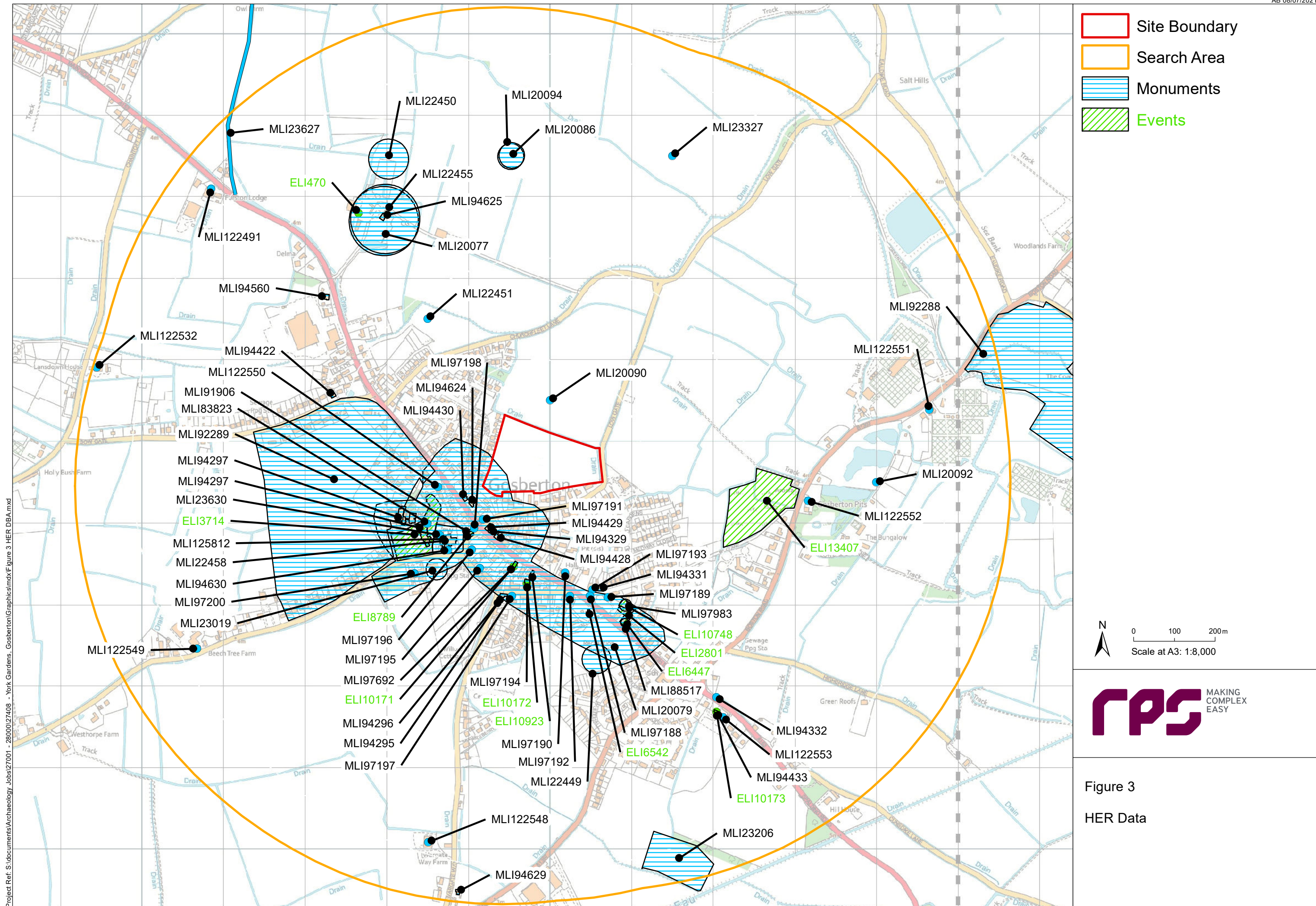


Figure 1

Site Location

Project Ref: S:\documents\Archaeology_Jobs\27001 - 28000\27408 - York Gardens, Gosberton\Graphics\mdx\Figure 2 - Designated Heritage Assets.mxd



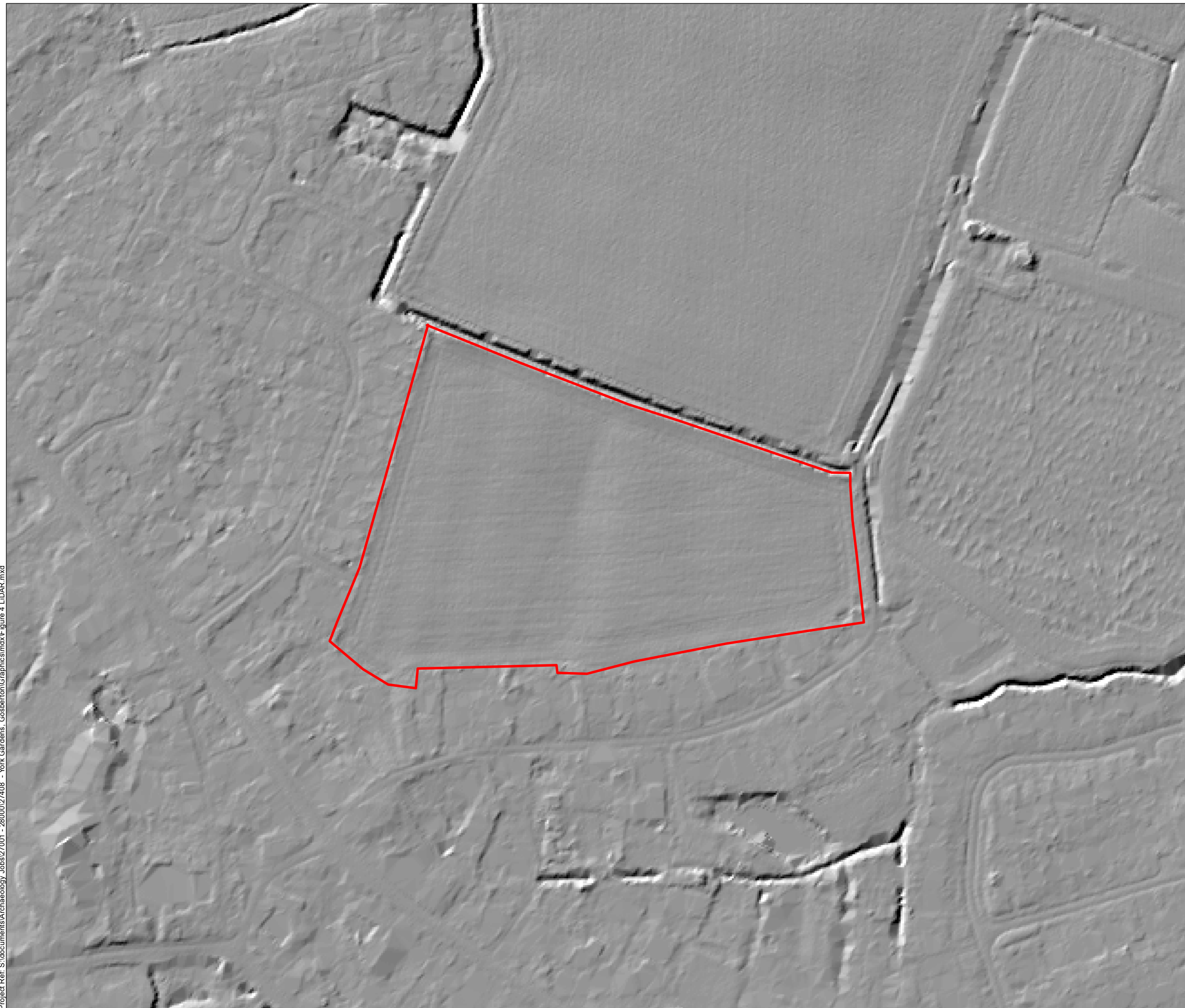


- Site Boundary
- Search Area
- Monuments
- Events

N
0 100 200m
Scale at A3: 1:8,000



Figure 3
HER Data



0 40 80m
Scale at A3: 1:2,000



LiDAR Data



 Site Boundary



0 60 120 180 m
Scale at A4: 1:6,000



Figure 5

Quading enclosure map 1776
(reconstructed)



 Site Boundary

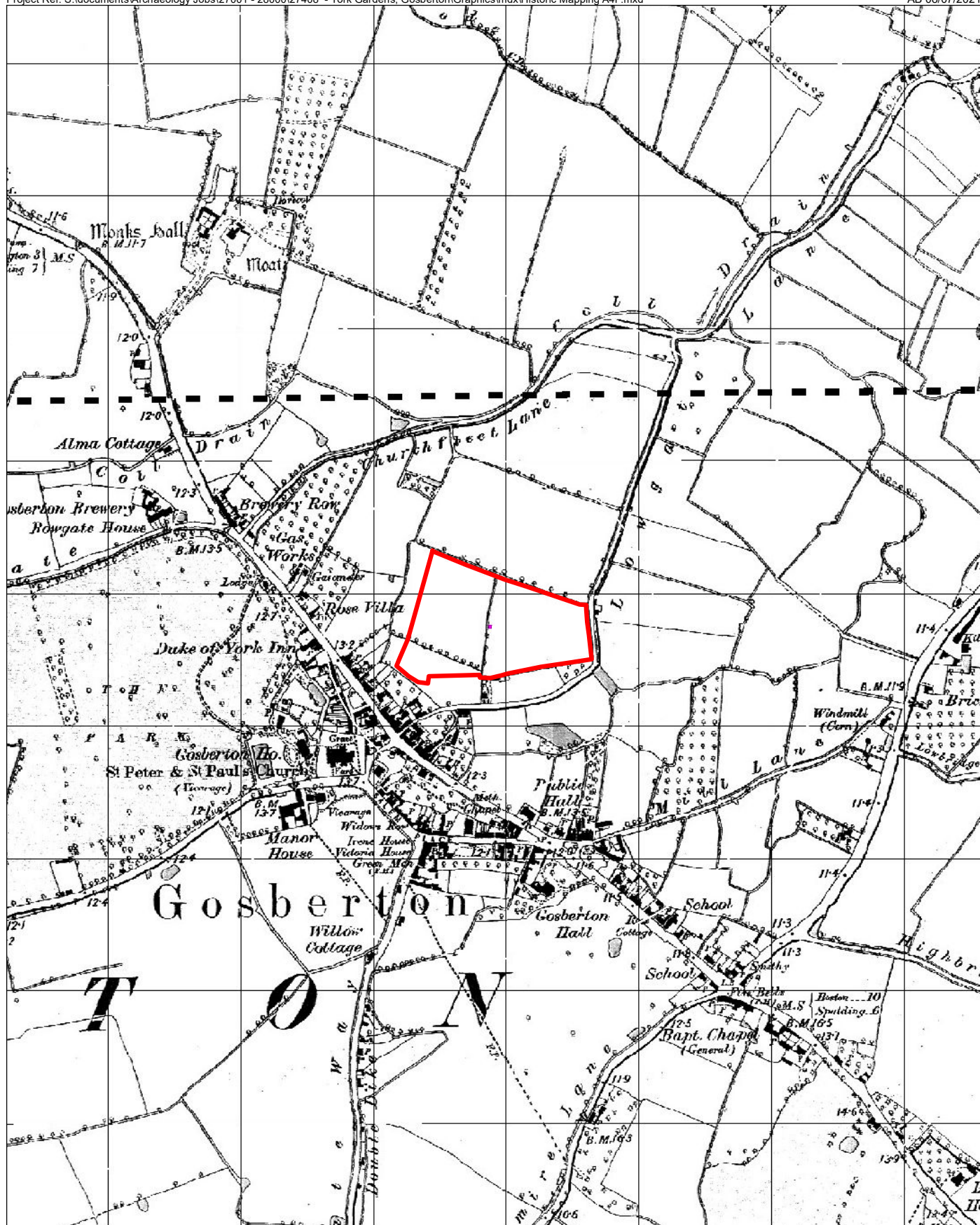


0 150 300 450 m
Scale at A4: 1:15,000



Figure 6

Ordnance Survey Drawing 1815



 Site Boundary

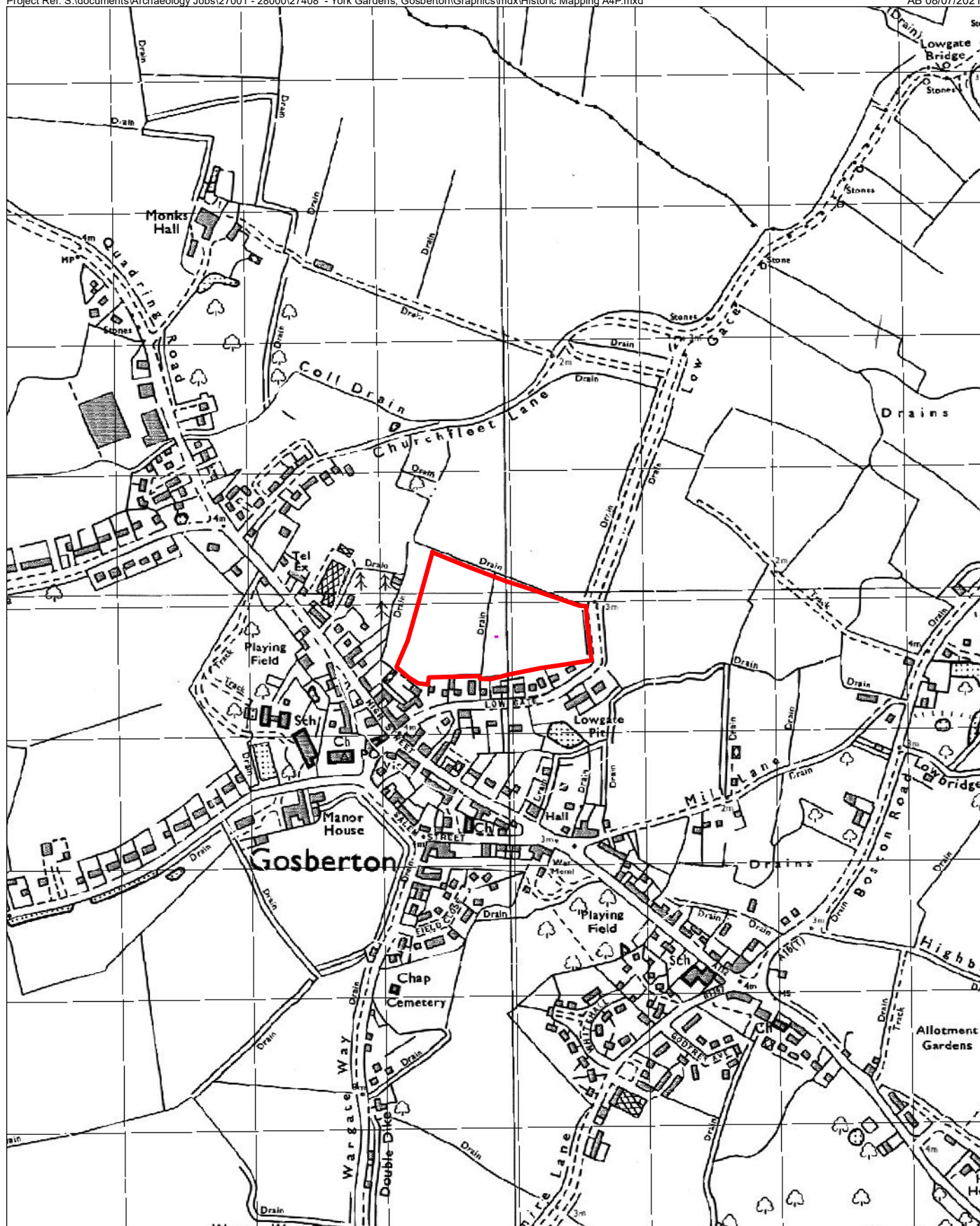


0 80 160 240 m
Scale at A4: 1:8,000

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Figure 7

Ordnance Survey Map 1887-1888



 Site Boundary



0 80 160 240 m
Scale at A4: 1:8,000

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EASY

Figure 8

Ordnance Survey Map 1977



 Site Boundary



0 50 100 150 m
Scale at A4: 1:5,000



Figure 9

Google Earth Imagery 2018

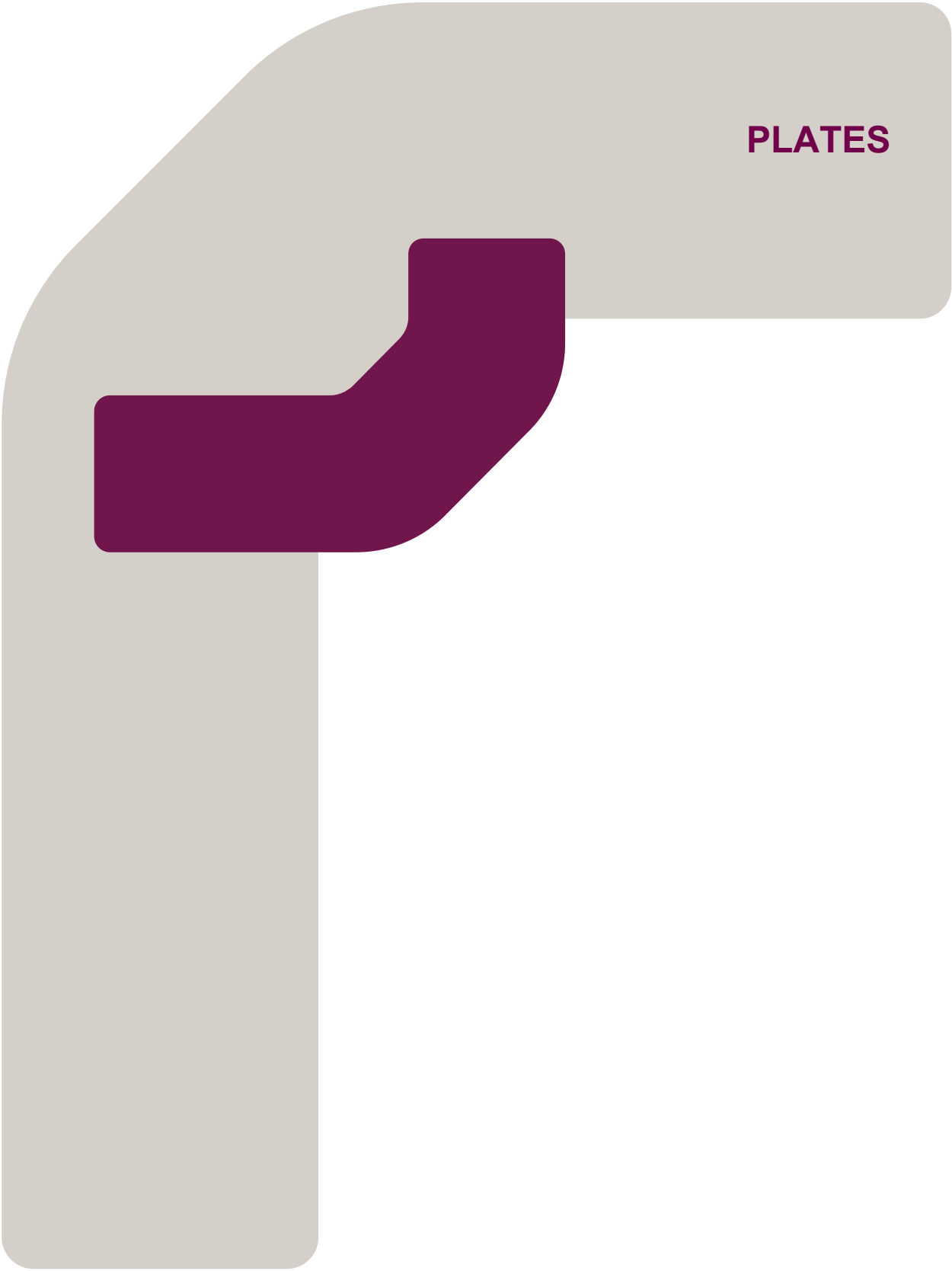




Plate 1: View from the northern site boundary across the site towards Gosberton in the south



Plate 2: View from the north-western corner of the site across the site towards the south-east



Plate 3: View from the southern site boundary across the site towards the north

APPENDICES

Appendix 1

Gazetteer of HER Entries

Lincolnshire Historic Environment Record

HER No.	Name	Location	Date
	Monuments		
MLI20077	Medieval features of Monk's Hall Manor	TF 2359 3254	Medieval
MLI20079	The settlement of Gosberton	TF 2392 3172	Medieval to Modern
MLI20086	ROMANO-BRITISH POTTERY SCATTER	TF 239 326	Roman
MLI20090	ROMANO-BRITISH POT SHERD	TF 240 321	Roman
MLI20092	ROMAN FINDS	TF 248 319	Roman
MLI20094	LATE SAXON POTTERY	TF 239 327	Saxon/Early Medieval
MLI22449	MEDIEVAL POTTERY FOUND, GOSBERTON	TF 2411 3146	Medieval
MLI22450	MEDIEVAL POTTERY FOUND, NORTH OF MONKS HALL, GOSBERTON	TF 2360 3269	Medieval
MLI22451	Coin of Constantine, Gosberton	TF 2370 3230	Roman
MLI22455	Post medieval features of Monk's Hall Manor	TF 2359 3254	Post Medieval to Modern
MLI22458	Church of St Peter and St Paul, Gosberton	TF 2375 3175	Medieval to Modern
MLI23019	MANOR HOUSE MOAT, GOSBERTON	TF 2372 3168	Medieval
MLI23206	MOATED SITE AT HALSTEAD	TF 2431 3097	Undated
MLI23327	ROMANO-BRITISH POTTERY	TF 243 327	Roman
MLI23627	PODELLGATE POST MEDIEVAL ROAD	TF 2321 3281	Post Medieval to Modern
MLI23630	CHURCHYARD CROSS AT CHURCH OF SS PETER AND PAUL	TF 2373 3177	Medieval
MLI83823	Dressed stone block, Gosberton House, Gosberton	TF 237 317	Medieval
MLI88517	Post medieval deposits, wall and floor at 31 High Street, Gosberton	TF 2418 3155	Post Medieval to Modern
MLI91906	19th century former shop, Gosberton	TF 23805 31775	Post Medieval to Modern
MLI92288	Bank House Park, Gosberton	TF 25492 32118	Post Medieval to Modern
MLI92289	The Park, Gosberton	TF 23495 31834	Post Medieval to Modern
MLI94295	2 Wargate Way, Gosberton	TF 23884 31619	Post Medieval to Modern
MLI94296	4 Wargate Way, Gosberton	TF 23877 31610	Post Medieval to Modern
MLI94297	Gosberton House School, Gosberton	TF 23634 31818	Post Medieval to Modern
MLI94329	83 High Street, Gosberton	TF 23852 31779	Post Medieval to Modern

**LAND EAST OF YORK GARDENS, GOSBERTON, LINCOLNSHIRE;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

MLI94331	10 to 14 Mill Lane, Gosberton	TF 24123 31639	Post Medieval to Modern
MLI94332	Milestone opposite the Baptist Church, Gosberton	TF 24408 31372	Post Medieval to Modern
MLI94422	Bowgate House, Gosberton	TF 23467 32113	Post Medieval to Modern
MLI94428	Spar Shop, 75 High Street, Gosberton	TF 23873 31768	Post Medieval to Modern
MLI94429	The Bell, 85 High Street Gosberton	TF 23847 31790	Post Medieval to Modern
MLI94430	99 High Street, Gosberton	TF 23791 31860	Post Medieval to Modern
MLI94433	Gosberton Baptist Church, Gosberton	TF 24408 31336	Post Medieval to Modern
MLI94560	Holme Lea House, Gosberton	TF 23449 32354	Post Medieval to Modern
MLI94624	97 High Street, Gosberton	TF 23809 31846	Post Medieval to Modern
MLI94625	Monks Hall Farmhouse, Quadring Road, Gosberton	TF 23592 32553	Post Medieval to Modern
MLI94629	Ball Hall, Gosberton	TF 23776 30894	Post Medieval to Modern
MLI94630	Tomb chest, St Peter and St Paul churchyard, Gosberton	TF 23750 31733	Post Medieval to Modern
MLI97188	Gosberton War Memorial	TF 24098 31621	Modern
MLI97189	45 High Street, Gosberton	TF 24141 31617	Post Medieval to Modern
MLI97190	Public House, 55 High Street, Gosberton	TF 24037 31678	Post Medieval to Modern
MLI97191	87 and 89 High Street, Gosberton	TF 23836 31808	Post Medieval to Modern
MLI97192	30 and 32 High Street, Gosberton	TF 24049 31620	Post Medieval to Modern
MLI97193	2, 4, 6 and 8 Mill Lane, Gosberton	TF 24104 31636	Post Medieval to Modern
MLI97194	Methodist Church, Salem Street, Gosberton	TF 23943 31651	Post Medieval to Modern
MLI97195	57 and 59 Salem Street, Gosberton	TF 23828 31689	Post Medieval to Modern
MLI97196	The Old Vicarage, Salem Street, Gosberton	TF 23808 31734	Post Medieval to Modern
MLI97197	24, 26, 28 and 30 Salem Street, Gosberton	TF 23906 31620	Post Medieval to Modern
MLI97198	1 Westhorpe Road, Gosberton	TF 23814 31786	Post Medieval to Modern
MLI97200	Manor House, Westhorpe Street, Gosberton	TF 23668 31676	Post Medieval to Modern
MLI97692	Former United Methodist Chapel, High Street, Gosberton	TF 23911 31693	Modern

**LAND EAST OF YORK GARDENS, GOSBERTON, LINCOLNSHIRE;
ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

MLI97983	Post medieval drainage dyke and pottery sherds, Gosberton	TF 2418 3159	Post Medieval to Modern
MLI122491	Furston Lodge, Quadring	TF 2316 3261	Post Medieval to Modern
MLI122532	Lansdown House, Gosberton	TF 2288 3218	Post Medieval to Modern
MLI122548	Wargate Way Farm, Gosberton	TF 2370 3101	Post Medieval to Modern
MLI122549	Beech Tree Farm, Gosberton	TF 2313 3149	Post Medieval to Modern
MLI122550	Unnamed farmstead, Gosberton	TF 2372 3188	Post Medieval to Modern
MLI122551	White House (White House Farm), Gosberton	TF 2493 3207	Post Medieval to Modern
MLI122552	Orchard House, Gosberton	TF 2463 3185	Post Medieval to Modern
MLI122553	Unnamed farmstead, Gosberton	TF 2442 3132	Post Medieval to Modern
MLI125812	Churchyard, Church of St Peter and St Paul, Gosberton	TF 2374 3176	Medieval to Modern
	Events		
ELI470	Earthwork survey of Monk's Hall - 1977	TF 2353 3256	
ELI2801	Watching Brief - Land at 41 High Street - 2001	TF 2418 3158	
ELI3714	Watching Brief - Gosberton House Nursing Home, Gosberton - 1998	TF 2367 3178	
ELI6447	Archaeological Watching Brief at 31 High Street, Gosberton - 2005	TF 24183 31559	
ELI6542	Archaeological Watching Brief at 1 Hall Drive, Gosberton - 2005	TF 24094 31585	
ELI8789	Photographic record of 3 to 5 Westhorpe Road, Gosberton - 2004	TF 23804 31773	
ELI10171	Site visit to former nonconformist chapel, High Street, Gosberton - 2010	TF 23911 31693	
ELI10172	Site visit to nonconformist chapel, Salem Street, Gosberton - 2010	TF 23943 31651	
ELI10173	Site visit to nonconformist chapel, Spalding Road, Gosberton - 2010	TF 24408 31336	
ELI10748	Archaeological Monitoring on land off Poplar Drive, Gosberton - 2010	TF 2418 3159	
ELI10923	Watching Brief - 44 High Street, Gosberton - 2011	TF 2395 3167	
ELI13407	Site Visit to Land Adjacent to Boston Road, Gosberton - 2020	TF 2451 3183	



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