

Land off Roman Bank Holbeach

Archaeological Desk Based Assessment



Site	Land to the North of Roman Bank, Holbeach, South Lincolnshire	
Site Code		
Local Planning Authority	South Holland District Council	
Location	National Grid Reference	TF 37146 29367
Planning Reference		
Development	Proposed 48MW Solar Farm	
Text and Images	S Timms	
Date of Issue	May 2022	
Site Dates	16 th May 2022	
Client		
<p>Summary</p> <p>An Archaeological Desk Based Assessment was undertaken to provide supporting information for an application for a solar farm on land to the north of Roman Bank near Holbeach. The study confirmed that the southern section of the site has the potential to contain buried archaeological deposits of a medieval and later date associated with land reclamation and salt production. The northern section of the site was reclaimed from the Wash in the post medieval period and has a very low potential to contain archaeological deposits.</p> <p>The proposed development is located to north of the area of archaeological potential.</p>		

Contents

Contents.....	1
Figures.....	1
Land off Roman Bank Holbeach - Desk Based Assessment	2
1.0 Introduction	2
1.2 Aims and Policy Context.....	2
2.0 Methodology.....	2
3.0 Baseline Information.....	3
3.0 Conservation Status - Designated Heritage Assets	4
4.0 Archaeological and Historical Context of the Study Area	6
5.0 Discussion.....	15
6.0 The Development Proposal.....	15
6.0 Conclusion.....	16
References.....	17

Figures

Figure 1 Site Location	3
Figure 2 Study Areas and Listed Buildings 1 to 10 (Green).....	5
Figure 3 Post Medieval and later monument entries in the HER (blue).....	7
Figure 4 Extent of sea banks (blue) and salterns (brown) recorded in the HER.....	8
Figure 5 Arketal’s Newland of 1281 in relation to application site after Hallam	10
Figure 6 LIDAR data showing location of sea bank and saltern mounds to the west and east of the application site	11
Figure 7 extract from Map of Holbeach 1812 and application site (red)	12
Figure 8 Bowens’s Accurate Map of Lincolnshire Divided into Wapentakes 1751	13
Figure 9 Composite of 1930/31 Ordnance Survey (site red)	14
Figure 10 Composite of 1890/91 Ordnance Survey (site red)	14

Land off Roman Bank Holbeach - Desk Based Assessment

1.0 Introduction

This document forms a Desk Based Assessment (DBA) for land to the north of Roman Bank, Holbeach (NGR TF 37146 29367) (Figure 1). The report has been compiled to provide supporting information to accompany a planning application to build a solar farm on the site. The level of information in this report is considered to meet the requirements in paragraphs 194 to 203 of the NPPF and Policy 29 of the Southeast Lincolnshire Local Plan (adopted 2019).

1.2 Aims and Policy Context

The aim of this document is to determine the archaeological potential of the application site and identify any heritage assets that could be impacted by the proposal. The impact might be *direct* in the case where archaeological remains are present in the application site, or *indirect* by altering the surroundings in which a heritage asset is experienced (its *setting*). The assessment is being carried out within the terms and policy set out in the National Planning Policy Framework (NPPF 2021) and local planning policy.

The NPPF defines a heritage asset as

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined as

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting

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.

2.0 Methodology

This report has been compiled in accordance with the Chartered Institutes Guidance on Desk Based Assessments. A study area comprising 1km from the site boundary for archaeological events and monuments and 2km from the site boundary for designated heritage assets was agreed with the Historic Environment Officer at Lincolnshire County Council. The HER was formally consulted on the 27th April 2022.

Other published and unpublished sources were accessed in the compilation of this report and a search of the relevant archival material was conducted on 16th May 2022.

A walkover survey of the application site was carried out on the 3rd of May 2022 to establish whether any upstanding archaeological remains were present.

3.0 Baseline Information

3.1 The Site

The application site is located 2.2km to the north of Holbeach, South Lincolnshire in Holbeach Marsh (Figure 1). It comprises ten agricultural fields which cover a total area of 150ha. The site measures 2.75km from north to south by 0.8km from west to east (Figure 2)

The site is bounded to the west by Middle Marsh Road which, with the exception of a kink to avoid Middle Marsh Farm, runs along its full length. Its eastern boundary is defined by a field boundary which also runs the full length of the application site. The northern boundary is defined by two lengths of ditch and the southern edge is bounded by a public road: Roman Bank.

The site is generally level at around 4m AOD. It is subdivided along a north south axis by a deep drainage ditch which in part, runs adjacent to a private road. The road leads to two properties which are within the site boundary. The first is situated 275m north of Roman Bank and comprises a pair of late 20th century semidetached houses. The second is located 180m to the north and consists of a large brick farmhouse with a barn and garage. The farmhouse is recorded in the Historic England Farm Survey as Red House Farm and listed as 19th century in date.



Figure 1 Site Location

scale 1:10,000

The superficial geology comprises Tidal Flat deposits which overly West Walton Formation mudstone (BGS 2022).

3.2 Wider Surroundings

The application site is surrounded by large agricultural fields which are exclusively arable. Two hamlets are located in the 1km study area, Holbeach Bank and Holbeach St Marks. The latter is situated 0.7km to from the northern end of the application site and is clustered around the junction between St Marks Road, Lincoln Lane and Middle Marsh Road. The buildings date between the 19th and 20th centuries and include the Church of St Marks and a former chapel.

Holbeach Bank lies to close to the southern boundary of the application site. It comprises a small linear settlement of 19th and 20th century properties strung out to the west on either side Roman Bank. Further dispersed residential housing is located on Middle Marsh Lane and Eastern Road.

A number of farms are within the study area. They include Middle Marsh Farm which is situated on the western boundary of the application site. It comprises a 19th century farmhouse with modern farm buildings and yard on its northern side. Poplars Farm is 200m to the east of the application site and is listed in the EH Farm survey as a 19th century farmhouse with a working yard. Other working and redundant farms are present in Holbeach Bank and on the road south towards Penny Hill.

Modern industrial buildings are present within the study area. A 20th century agricultural engineering unit is situated at Cowfield Gould 300m to the east of the application site and smaller steel portal sheds are situated on Middle Marsh Lane.

In summary the site is situated in what is effectively an industrially farmed landscape where the grain of the field boundaries follows a largely north south axis.

3.3 Historic Landscape Character

Roman Bank comprises a manmade ridge of higher ground that runs along the southern boundary of the site. The ridge is believed to originate in the early medieval period and was constructed as an early sea defence to facilitate the reclamation of the salt marshes for agricultural use. The line of the bank is now fossilised in the current road network and settlement pattern.

Historically the area to the north of Roman Bank was part of the Wash. While the process of reclamation began in the medieval period it wasn't until the 17th century period that large tracts of the Fens were enclosed, drained and brought into cultivation. The landscape of the application site is a product of this process of natural silting and manmade reclamation (Lord 2011).

In the Lincolnshire Landscape Character Assessment (Lord op cit) the application site is within Character Zone WSH4 – *Reclaimed Wash Farmlands in the Wash Character Area*. It is characterised by large arable fields which are defined by long linear ditches and few hedged boundaries which results in wide open views across a flat landscape that are occasionally punctuated by vertical features such as buildings or pylons. The character assessment indicates that the historical development of the washland farmland in the post medieval and early modern period is still a readable feature in views across the landscape.

3.0 Conservation Status - Designated Heritage Assets

The application site does not contain any designated heritage assets. Ten listed buildings (LB) were recorded within 2km of the site boundary (Table 1). They are the only designated heritage assets within the study area and are shown in Figure 2.

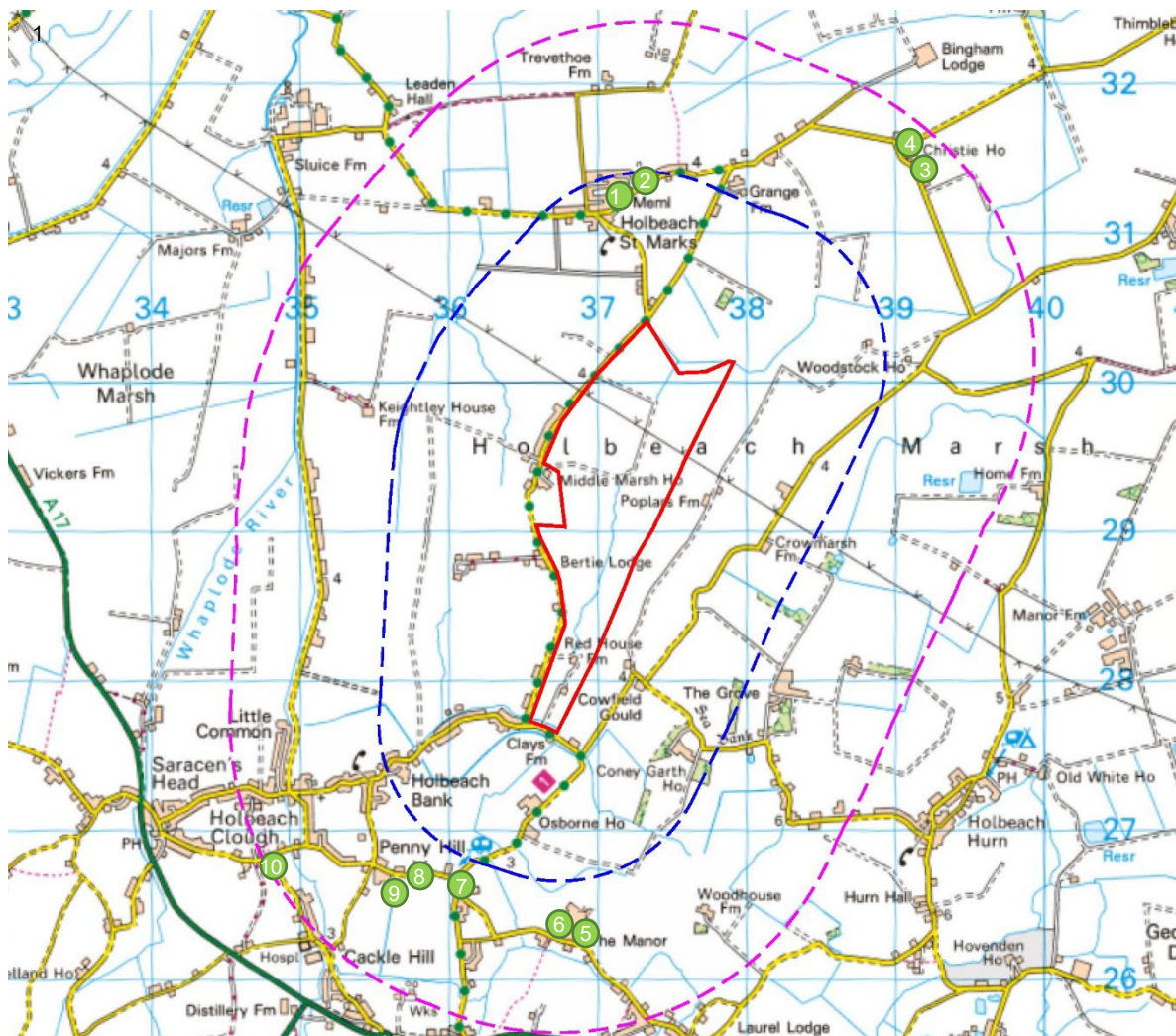


Figure 2 Study Areas and Listed Buildings 1 to 10 (Green)

LB	LIST NUMBER	DESCRIPTION	GRADE
1	1392647	Church of St Mark, Holbeach	II
2	1392648	War Memorial at Holbeach St Marks	II
3	1146893	Christie Farmhouse, Holbeach	II
4	1359243	Stable Block at Christie Farmhouse	II
5	1064497	Washway House, Holbeach	II
6	1147079	Barn at Washway House, Holbeach	II
7	1064496	Penny Hill Farmhouse	II
8	1147087	Penny Hill Windmill	II
9	1064498	Warehouse at Penny Hill Windmill	II
10	1147067	Teddington Manor House	II

Table 1 Listed Buildings

3.1 Listed Buildings in Study Area

Two Grade II Listed buildings are located 850m to the northwest of the site at Holbeach St Marks. The earliest comprises the Church of St Mark (LB1) which was constructed in 1868 to the design of Ewan Christian. The church served the rural communities of Holbeach Marsh. The later structure is a war memorial located to the southeast of the churchyard (LB2). It was erected in 1919 and comprises a granite obelisk with dedications to soldiers who lost their lives in both the First and Second World War.

Two Grade II listed buildings are located 1.8km to the northeast of the site and comprise Chirstie Farmhouse (LB3) and its stable block (LB4). The farmhouse is 18th century in date with later additions and has a 20th century porch. The stables are located 20m to the north of the house and are late 18th century in date. Both buildings are set back 25m from the road and largely screened by a wall and high hedge.

Six grade II listed buildings are present to the south of the site on Washway Road. The first is Washway House, a 17th century brick farmhouse (LB5) which is set back from the road with an adjacent brick barn of the same date (LB6). The barn was listed on the basis of its group value with the main house.

Further to the west sits Penny Hill Farmhouse, a 17th century brick house with 18th century and later additions (LB7). The building is located within a loose cluster of properties at the junction of Washway Road and Penny Hill Road.

Two Grade II listed buildings are situated a further 500m to the west on Washway Road. They comprise the Penny Hill Windmill (LB8) and its warehouse (LB9). Both buildings were constructed in 1826/7 and are currently derelict.

The final building in the study area, Teddington Manor House (LB10), is located 360m to the east of Saracens Head. It comprises an 18th century brick house located close to the junction of Washway Road and Boston Road and is 440m to the south of the Holbeach Clough.

The listed buildings within the study area are all post medieval and range in date between the late 17th and 19th centuries. Their distribution reflects the pattern of dispersed rural settlement that is characteristic of farming during the later post medieval period.

The site visit confirmed that the application site was not visible from eight of the listed buildings in the study area (sites 3 to 10). Those on Washway Road were screened by Roman Bank, Holbeach Bank and Holbeach Clough. Christie Farmhouse and stables were set back behind its hedge boundary and views across the intervening area were blocked by hedgerows.

The closest listed buildings to the application site were St Marks Church (LB1) and the war memorial (LB2) in Holbeach St Marks at a distance of 850m. Views towards the application site from the edge of the churchyard included the northeaster corner of the application site. Views to the rest of the site were blocked by intervening hedgerows and buildings on Lincoln Lane. Due to the relatively flat topography, long distance and open character of the fields, the application site and its northern boundary could not be readily identified in the view from either asset.

4.0 Archaeological and Historical Context of the Study Area

4.1 Historic Environment Summary

The HER search recorded twenty-six monument entries and one event entry within the study area (Table 2). Thirteen of the monument entries relate to farmhouses which have been recorded in the English Heritage England Farm Survey (2015), none of which are designated. Of the remaining entries seven are houses or cottages recorded in the 1st edition Ordnance Survey and one refers to the former Wesleyan Chapel in Holbeach St Marks. Two of the entries duplicate the listed buildings in Holbeach St Marks (LB1

and LB2). All of the buildings are post medieval or early modern in date (Figure 3). The event entry refers to a site visit made to the chapel in Holbeach St Marks.

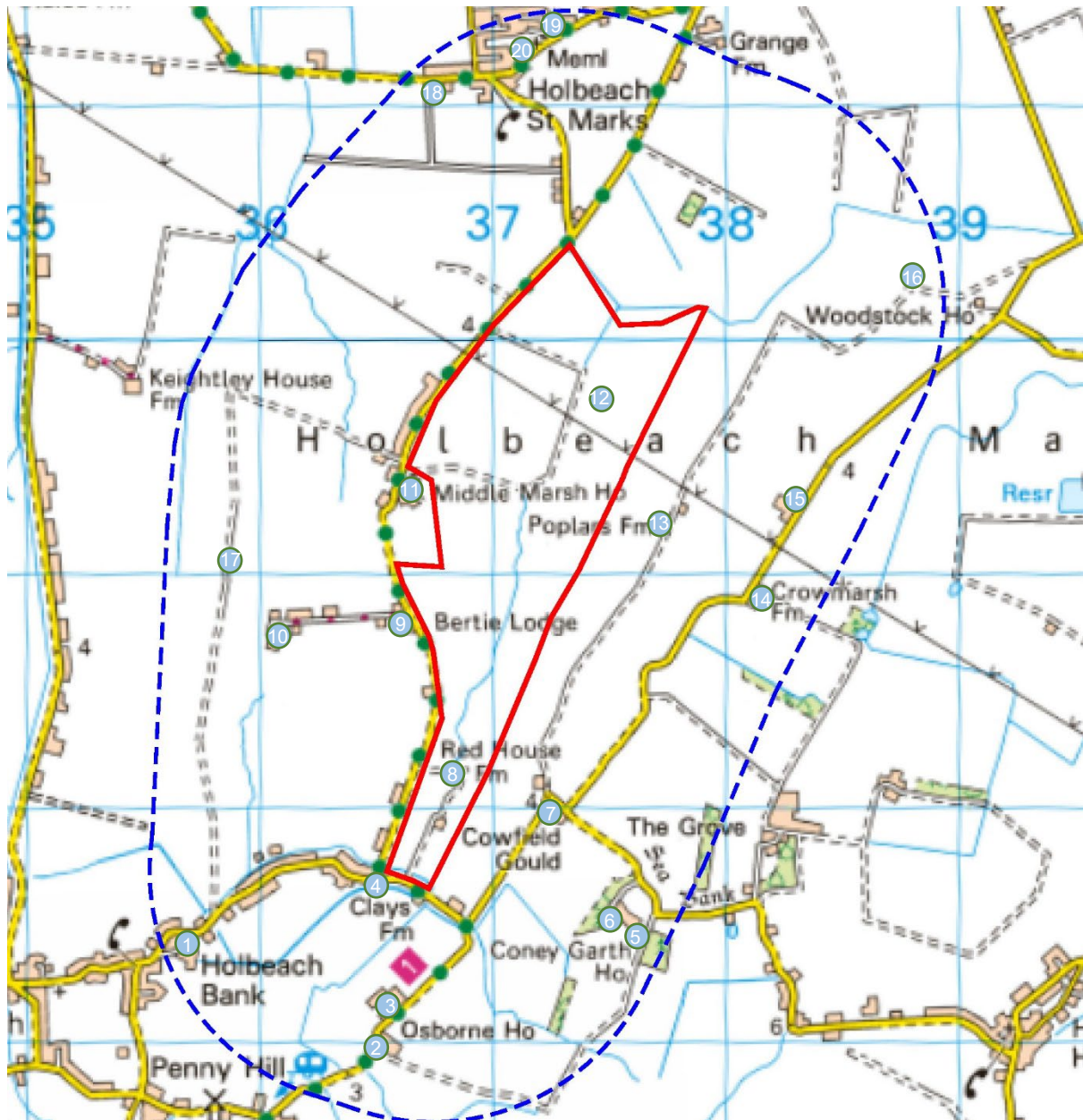


Figure 3 Post Medieval and later monument entries in the HER (blue)

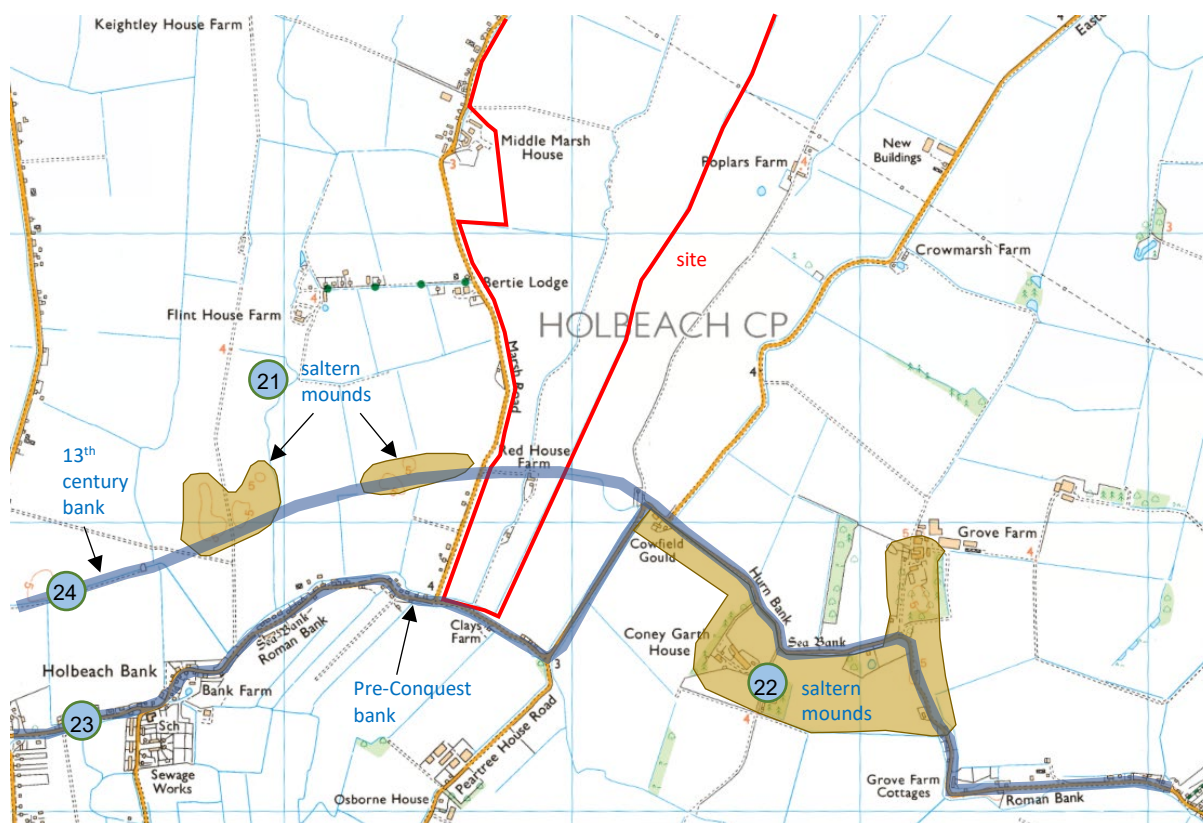


Figure 4 Extent of sea banks (blue) and salterns (brown) recorded in the HER

Four monument entries list archaeological features within the study area (Figure 4). Of these two are sea defences which have early medieval or medieval origins (sites 23 and 24) and the others are sites of salt making (salterns) along the edge of the medieval shoreline (sites 21 and 22). Three of these monument entries are located within the application site and are discussed in more detail below.

SITE	MONUMENT ID	DESCRIPTION
1	MLI123387	Bank Farm, redeveloped 19th century farmstead
2	MLI123386	Osbourne House, partially extant 19th century farmstead
3	MLI123385	Old Brick Yard Farmhouse, redeveloped 19th century farmstead
4	MLI123384	Clays Farm, redeveloped 19th century farmstead
5	MLI123383	unnamed farmstead (demolished)
6	MLI123382	Coney Garth, partially extant 19th century farmhouse
7	MLI123370	Cowfield Gould, partially extant 19th century farmstead
8	MLI123369	Red House Farm (Double Roofed House) 19th century farmstead
9	MLI123368	Bertie Lodge, 19th century farmstead
10	MLI123367	Flint House Farm, redeveloped 19th century farmstead
11	MLI123364	Middle Marsh Farm, 19th century farmstead
12	MLI123362	Desert Farm (demolished)
13	MLI123363	Poplars Farm, 19th century farmstead
14	MLI123371	Crowmarsh Cottage, redeveloped 19th century farmstead

SITE	MONUMENT ID	DESCRIPTION
15	MLI123361	New Buildings, 19th century farmstead
16	MLI123354	unnamed farmstead (demolished)
17	MLI123366	Marsh Farm (demolished)
18	MLI123351	Caulton's Farm (Peacock Farm), Holbeach St Marks
19	MLI97681	Chapel House -former Wesleyan Chapel in Holbeach St Marks
20	MLI123350	unnamed farmstead, Holbeach St Marks (EH 2015 Farm Survey)
21	MLI20529	Medieval Saltern Remains
22	MLI20535	Medieval Saltern Remains
23	MLI89892	Medieval Sea bank - Roman Bank
24	MLI90830	Possible sea bank earthwork
LB1	MLI97436	Church of St Marks
LB2	MLI97437	War Memorial, Holbeach St Marks

Table 2 HER Entries

4.2 Archaeological Background

4.2.1 Natural Environment

The application site is located on land that has entirely been reclaimed from the sea. There is speculation that some reclamation began in the Roman period but physical evidence in the form of sea defences or water management in the area are not present in the archaeological record until the early medieval period (Hallam 1965). Prior to this the application site was situated in the Wash Estuary fed by the River Welland 8km to the west of the site and would have comprised an extensive area of salt marsh inundated with the tide. Although the estuary would have been a rich source of resources the application site would not have been suitable for settlement or occupation until at least the 13th century. As a result the potential of the site to contain any prehistoric or Roman archaeological deposits is considered to be very low.

4.2.2 Early Medieval

The history and development of the fens has been the subject of particular academic interest (Hallam, Simmons etc). While the application site lies in an area which was uninhabitable until the medieval period the area to the south lay within the Wapentake of Elloe which had been established by the 10th century. Within this Holbeach became the largest parish covering an area of 22,666 acres (Hallam *ibid*). Holbeach is first mentioned in a charter dating to 833 and was clearly already a substantial settlement by the time of the Conquest (Anderson and Glenn 2009).

The Wapentake of Elloe was characterised by a band of higher inhabitable land that ran between Spalding and Long Sutton on an east west axis. Historically referred to as the *Townlands* this ridge had extensive wetlands on its northern and southern sides. On the southern (landward) side this comprised a fresh water fenland characterised by extensive peat bogs or “black lands”. On the northern (seaward) side the fenland was formed by tidal deposits of mineral alluvium around the edges of the Wash (Hallam *op cit*).

During the early medieval and medieval periods attempts were made to reclaim the marshland on both sides for agricultural purposes. In general this was achieved by erecting banks to enclose areas of the wetland then draining it with a series of dykes and sluices. Reclamation on the seaward side involved manmade features that harnessed the natural silting within the estuary. Once erected the banks also acted as flood defences which protected communities and livestock in the newly occupied areas. The

areas outside the sea defences were used for the seasonal grazing of livestock while those within would be gradually taken into arable production.

The sea banks were sometime several miles long and extended across the landscape on a general east west alignment. As reclamation moved northwards the older sea defences (now obsolete) became fossilised in the landscape often being utilised as raised roads and trackways across the farmland.

The earliest major sea bank within Elloe was “Roman Bank” and had pre-Conquest origins (Figure 4). It ran from Whaplode in the west toward Fleet in the east. Within the study area the feature runs along the southern boundary of the application site before turning northwards. It defines the edge of the Townlands in the 11th century and there is some evidence that most of the bank was erected in a single episode (Hallam *op cit*).

4.2.3 Medieval Reclamation

Between the 1100 and 1300 several attempts were made by groups of landholders to reclaim land on the seaward side of Roman Bank. By 1281 a series of “newlands” had been created in the salt marsh. Historical documents refer to these five separate parcels as; *Pudding Newland*, *Arketal’s Newland*, *Monks Newland*, *Whaplode Newland* and *Gorham’s Newlands* (Hallam *op cit*).

The southern part of the application site is situated in what was *Arketal’s Newlands* (Figure 5) and its northern edge was formed by a new sea bank and dyke. Sections of the bank are still visible in the landscape and are traceable in surviving field boundaries and LIDAR data (Figure 6).

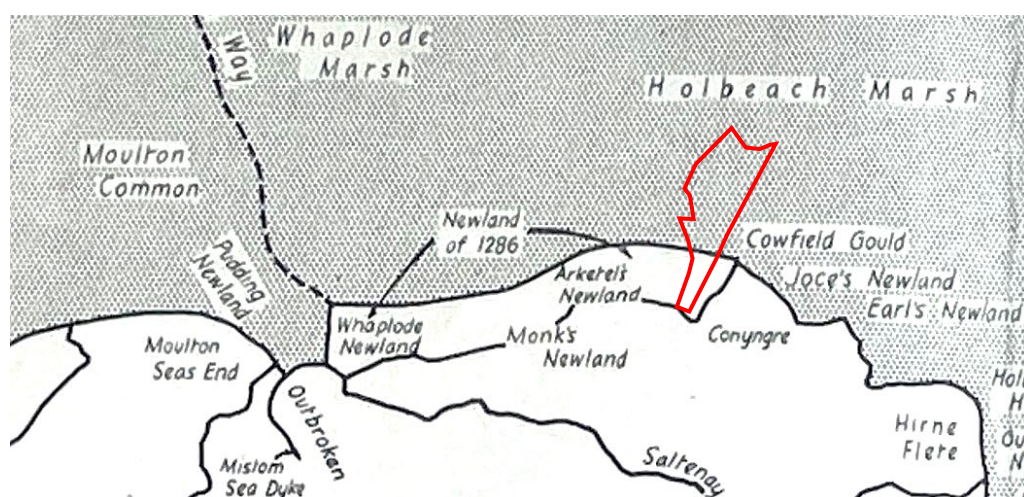


Figure 5 Arketal’s Newland of 1281 in relation to application site after Hallam

The northern edge of Arketal's Newland is projected to cross the application on an east west alignment. An early Ordnance Survey map drawn in 1812 shows the extent of the earthwork as well as the line of the later enclosed field boundaries (Figure 7). It indicates that the sea bank originally looped northwards as it entered the site from the west before splitting into two features to the east on the approach to Cowfield Gould. The map also shows a large pond in the lee of the bank next to what is now Red House Farm. Two other ponds are shown to the east and none of these features survive as earthworks on the application site today.

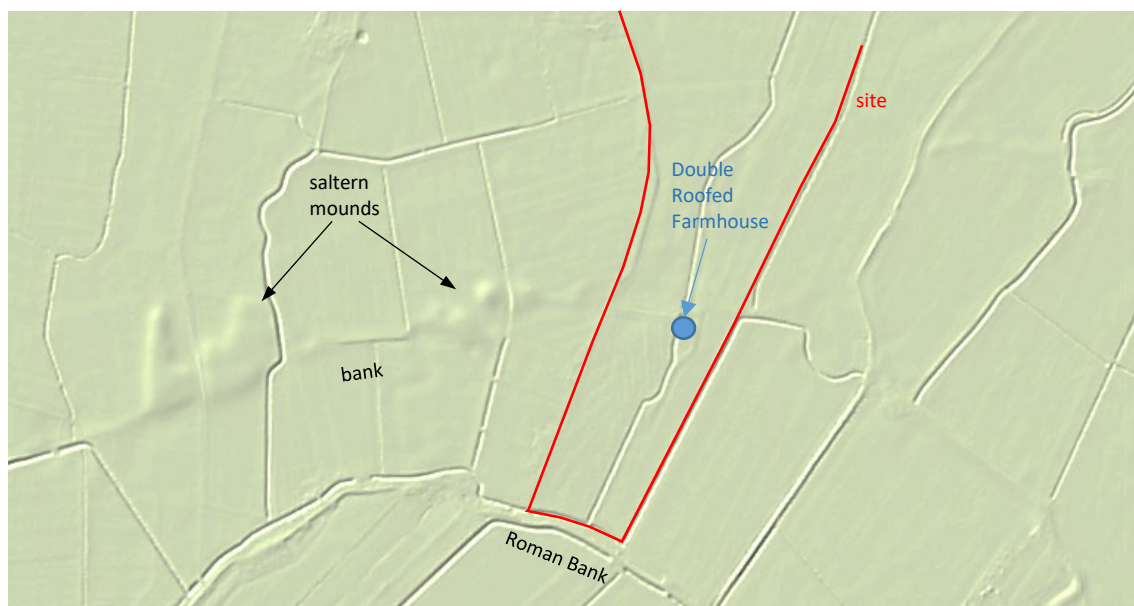


Figure 6 LIDAR data showing location of sea bank and saltern mounds to the west and east of the application site

The mounds visible to the west of the application site are part of a wider pattern of features that are present along the length of 13th century sea defence. Two elongated earthworks are recorded in the LIDAR data and 1812 map where they extend northwards beyond the sea bank. To the east of the application site an extensive area of less visible features is recorded in the Historic Environment Record (Fig 4). The earthworks are believed to be the result of salt production on the medieval period.

4.2.4 Salt Production

Salt production on coastal sites is known to have been carried out in Britain since the Neolithic/Bronze Age period (Sherlock 2021) and the extraction of salt from seawater is a process that has changed little for thousands of years. Salt production sites or Salterns are recorded along the east coast of Lincolnshire from the Roman Period. The salterns recorded within the study area are likely to postdate the erection of the sea bank on the application site and date between the late 13th and 15th centuries.

Salt production in the medieval period was carried out in one of two processes. The first and most likely for this area involved collecting salt saturated silts from the marsh and boiling them in lead vats. With this method each salter would be assigned a strip of land (a *sandacre*) which ran from dry land (or a sea bank) at one end across the salt marsh down to open water (Simmons). The upper part of the tidal zone would be raked to increase the surface area and after being inundated with sea water for several days the silt would be collected with large scoops or sledges pulled by oxen or horses. The piles of silt would be heaped into a mound (a mould or sleech) and covered to protect it from the rain. In some instances the silt would be placed in a settling pond to facilitate the evaporation process before being moved to a boiling house or salt-cote to be boiled over peat fires. The boiling houses were usually small sheds constructed from turves or peat with thatched roofs. Once extracted the salt was hung in wicker baskets to dry before being sold.

The second method involved the creation of settling ponds where seawater was collected and allowed to evaporate before being processed. This technique used a system of ditches, banks and sluices to manage the flow of tidal water.

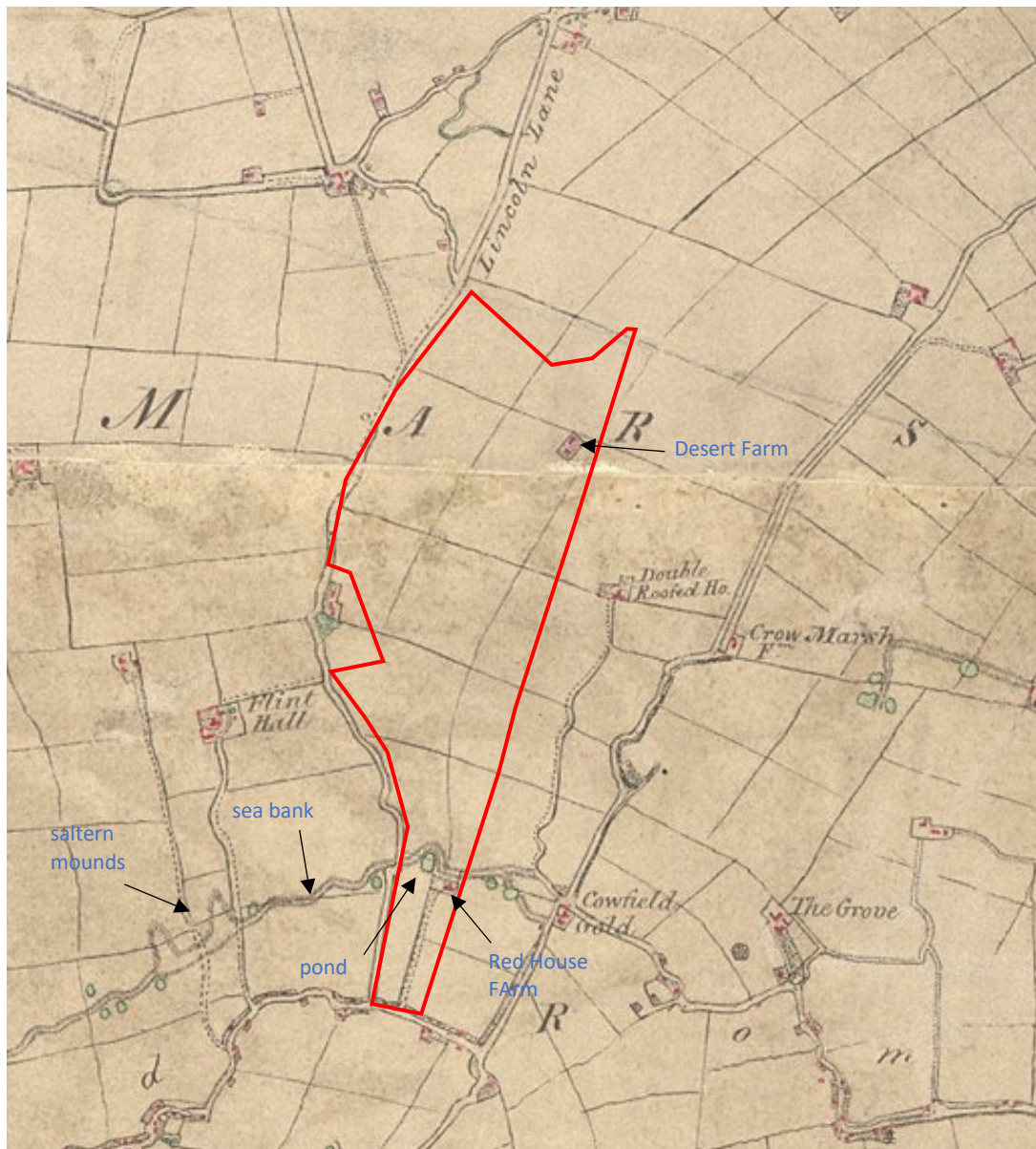


Figure 7 extract from Map of Holbeach 1812 and application site (red)

In both cases the processed silt and peat ash from the fires resulted in a large amount of waste which was deposited large heaps or mounds. Over time these became landscape features in their own right and resulted in the further raising of the ground level in many of the already reclaimed areas. As the process of reclamation moved northward so did the tidal zone which left many of the older salterns obsolete. In their disuse some of the sites developed into crofts where the salt-cotes were used for housing and the former sandacre given over to pasture or arable (Simmons *op cit*).

Despite their prevalence along the coast line there are only a few excavated examples of medieval salterns within Lincolnshire and East Anglia. Excavation of a site at Bickerton in 1969 recorded a series of hearths, pits and structures within in a wider complex that was defined by banks and mounds (Healey 1999). More recently excavations in Kings Lynn by Oxford Archaeology East recorded a number of hearths as well as filtration and settling tanks to process the silts (Clark 2016). Other excavated sites are known from Kings Lynn, Wainfleet St Mary (Lincs), Wrangle (Lincs) and Parson Grove (Cambs) (Clark *op cit*).

The archaeological excavations indicate that many saltern sites have the potential to contain well preserved buried archaeological deposits and have high levels of archaeological interest. Although there are no visible remains of a saltern on the application site it is highly probable that similar activity was occurring here at this time.

4.2.5 Post Medieval

Hallam suggests that the pace of land reclamation slowed in the later medieval period before picking up again in the 17th and 18th centuries (Figure 8) when engineers from the Low Countries were employed to assist with the large scale drainage and enclosure of the salt marshes particularly around the river estuaries feeding into the Wash. This resulted in large tracts of newly formed land which were exploited for farming. On the seaward side the settlement pattern for the post medieval and early modern period in the newlands was largely dispersed comprising isolated farmsteads, cottages and small hamlets that had developed from clusters of houses along the old sea bank roads. Many of the early farms had been established in the 17th century (Crowhurst 2005). From the post medieval period onwards it is clear that the whole of the application site was used for farming.



Figure 8 Bowens's Accurate Map of Lincolnshire Divided into Wapentakes 1751

The earliest map which shows the layout of the area in detail is the 1812 2inch Ordnance Survey (Figure 7). The Lincolnshire Archives hold a late 16th/ early 17th drawing of Holbeach Marsh (BRA984/23) but this does not include the application site.

The earliest building on the application site is Red House Farm which is also referred to in the HER as the Double Roofed Farmhouse. A building is shown at this location in the 1812 but strangely the label is written against a different building to the north of the site. The current farmhouse has a barn and modern outbuildings and is of little heritage interest *per se*. The archives include a drawing of its cottages (BASS 7/11/3) dated 1921 (not shown). A farm is likely to have been present on the site since at least the 17th century and may have its origins in the later medieval period.

Desert Farm is the only other historic farm on the application site and is shown in the 1st edition OS (Figure 9). It is located toward the northern end of the site and was demolished sometime between 1950 and 1980. It is also depicted in the 1812 map where it is unlabelled and is likely to have 18th century origins. Other farms depicted on the Ordnance Survey are also listed in the HER search (Table 2). It has been suggested that many of the farms located to the south of sea bank had already been well established by the 17th century.

Land off Roman Bank, Holbeach – Desk Based Assessment

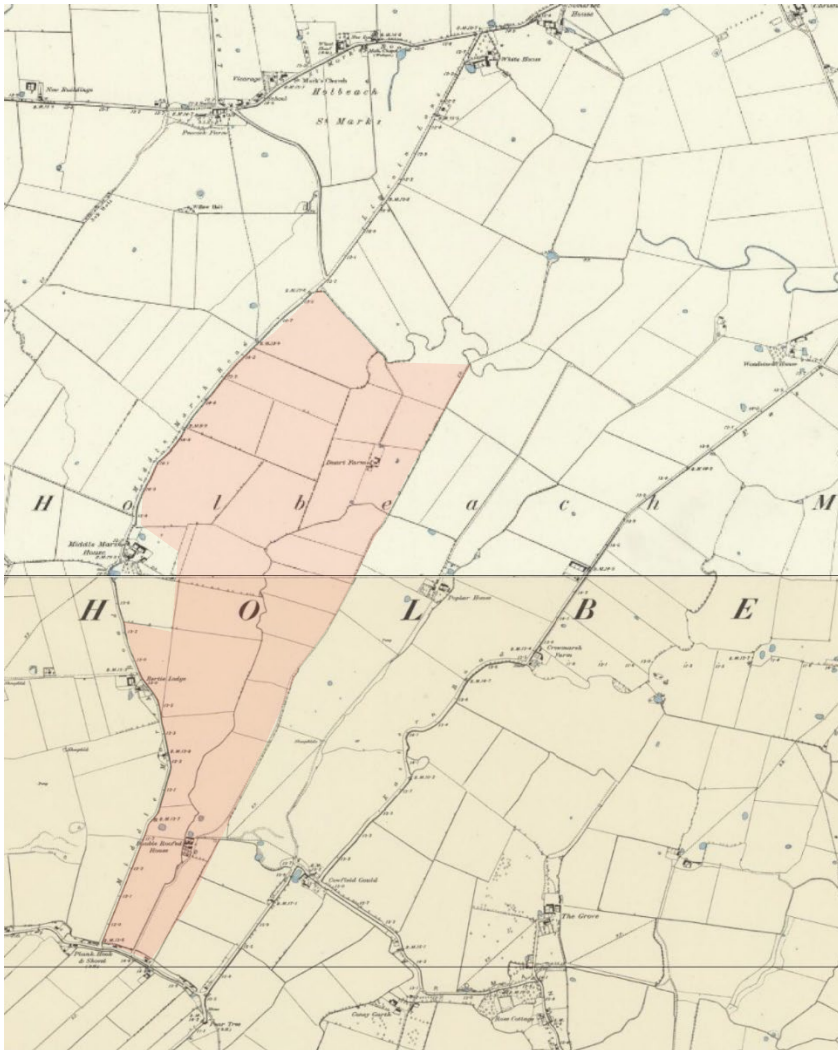


Figure 10 Composite of 1890/91 Ordnance Survey (site red)

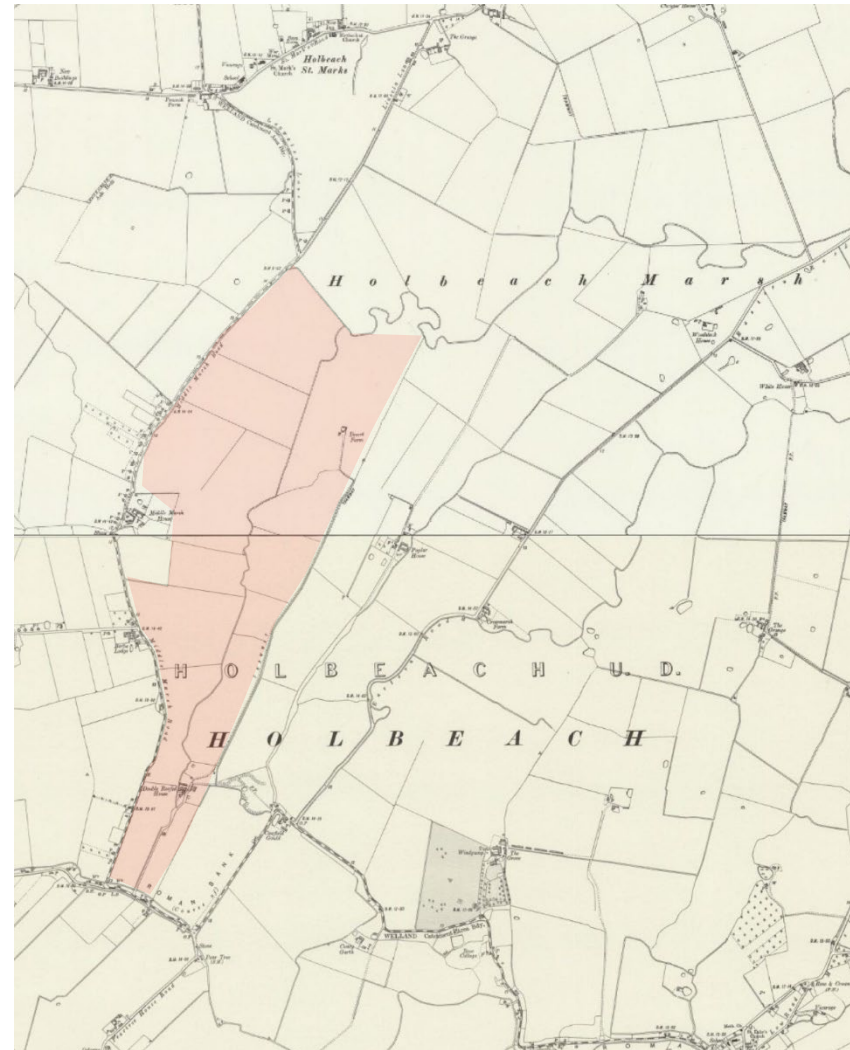


Figure 9 Composite of 1930/31 Ordnance Survey (site red)

The first edition Ordnance Survey (Figure 9) indicates that very little changed on the application site in the first half of the 19th century. The drawing shows that although the sea bank had been levelled by 1889 the pond was still present and was filled in some time before 1930 (Figure 10).

Both maps show that the dispersed pattern of small hamlets and isolated farmsteads varied little throughout the 19th and first half of the 20th century. Some of the smaller fields on the application site were amalgamated into larger units during this period.

The ecclesiastical unit of Holbeach Marsh was created in the 19th century to cater for the religious needs of the people living on the former marshes. Prior to this, parishioners would have to make the long journey to churches in Holbeach. As a consequence two new churches were built within the newly formed “parish” and each gave its name to a new village, Holbeach St Marks and Holbeach St Matthew.

Holbeach St Marks is situated to the north of the application site and within the study area. It comprises a loose cluster of buildings ranged along St Marks Road close to the junction with Middle Marsh Road. The church and war memorial are Grade II listed. The church was built in 1868 on land donated by the crown and was consecrated by the Bishop of Lincoln in 1869. Along with Holbeach St Mathew the building was designed by Ewan Christian, a renowned architect responsible for over ninety churches in his career who later went on to become the president of the Royal Institute of British Architects.

5.0 Discussion

The Desk Based Assessment and walkover survey have demonstrated that the site has a very low potential to contain archaeological deposits earlier than the medieval period. During this time the application site was effectively within the tidal range of the Wash and would have been unsuitable for occupation or settlement.

The site does, however, have a high potential to contain archaeological remains of a medieval and later date. These are located at the southern end of the site and relate to the reclamation of the salt marsh in the 13th century with possible salt production into the later medieval period.

The sea bank referred to in the historical documents crosses the site in the vicinity of the Red Farm House and the later map evidence showed that it looped northwards occupying a zone up to 100m wide. The site visit confirmed that no visible remains of either the bank or salterns are visible on the site. Any remains that are present would be in the form of buried archaeological deposits.

Although the current building is said to date to the 19th century, the Double Roofed Farmhouse is likely to have earlier origins. The house was certainly present in 1812 and its position in relation to the sea bank would suggest some form of farmstead here in the 17th century if not before. Features associated with a farm or holding of this date may be present in the vicinity of the building.

The area to the north of the Double Roofed House was reclaimed from the saltmarsh sometime after the 16th century. After reclamation it was put to agricultural use and is highly unlikely to contain any significant archaeological deposits.

The remains of a post medieval farm (Desert Farm) are likely to be present in the northern section of the application site. The building was demolished between 1950 and 1980 and the land is currently in agricultural use.

6.0 The Development Proposal

With the exception of an access road there would be no development within 180m of Red Farm House (Double Roofed Farmhouse). The proposed solar panels would be located in the northern section of the site in the area of reclaimed land outside the zone of archaeological potential. A series of cable routes are proposed along the existing dyke that subdivides the site 180m to the north of the farmhouse. They

are again outside the zone of archaeological potential. The rest of the infrastructure, including the substation would also be located in the northern section of the site in an area of land reclaimed from the salt marsh in the later post medieval period.

6.0 Conclusion

The southern section of the application site contains an area of high archaeological potential associated with a sea bank and salt production in the later medieval period. The area to the north of this was within the tidal range of the Wash until the later post medieval period and is considered to be of low archaeological potential. Most of the proposed development would take place in the area of low archaeological potential. The only potential impact will be from a single track access road which is proposed to run from Red House Farm northwards to service the site.

The application site is located in the wider landscape setting of two Grade II listed buildings in Holbeach St Marks. The assessment has shown that only the north eastern section of the site is visible from these designated heritage assets at a distance of over 800m. Due to the flat topography and long distance the site is not distinguishable as a separate entity in these views.

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