
**HERITAGE STATEMENT:
PROPOSED DEVELOPMENT ON LAND AT
WIGNAL'S GATE
HOLBEACH
LINCOLNSHIRE**

**Work Undertaken For
D Brown Building Contractors Limited**

Mayy 2017

Report Compiled by
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National Grid Reference: TF 3460 2426

APS HS Report No. **HS/061**

**ARCHAEOLOGICAL
PROJECT
SERVICES**



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Heritage Statement

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 Archaeological Project Services (APS) was commissioned by D Brown Building Contractors Limited to assess the potential impacts on designated and non-designated heritage assets from a planned residential development on land at Wignal's Gate, Holbeach, Lincolnshire, hereafter the 'Site'.
- 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 to the south of Wignal's Gate, Holbeach, Lincolnshire.
- 1.2.2 The Site is located 1.4km southwest of the centre of Holbeach as defined by All Saints Church at National Grid Reference TF 3460 2426 (Fig. 1).
- 1.2.3 The local topography describes the Site lying at a height of c. 3m OD on generally level ground of the south Lincolnshire Fens. The Site encompasses some 8.44 hectares.
- 1.2.4 Local soils comprise the Romney Series, typically coarse silty gleyic brown calcareous alluvial soils in the north of the Site with coarse silty calcareous alluvial gleys soils of the Wisbech Series evident in the southern part of the Site (Robson 1990, 26, 36). These are developed upon a drift geology of younger marine alluvium.

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)
 - National Planning Policy Framework (DCLG 2012, 30).
- 2.1.3 This document represents a tightly focused assessment of the Site, approximately 500m radius from the centre of the Site, while acknowledging relevant data from a wider area (1km 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.

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 Table 1 (see below) and depicted on Figure 2. Documentation associated with these is available online and through the Lincolnshire Historic Environment Record (HER). Documentation examined as part of this work is listed in the References at the end of this report.

3.1.2 Moreover, the Site was examined previously in a desk-based assessment undertaken in 2000 (Albone 2000).

3.2 Archaeological and historical evidence

Prehistoric and Roman

3.2.1 No prehistoric or Roman entries are recorded at the HER as falling within the Site's environs. Such remains may be present but are likely to be buried beneath deposits of post-Roman alluvium which may be several metres thick.

Saxon

3.2.2 Holbeach is first mentioned in the Domesday Survey of c. 1086. Referred to as *Holobec*, *Holobech* and *Holebech*, the name is derived from the Old English and means the 'hollow (hol) back (bæc)', derived from the local topographic position of the town (Cameron 1998, 64).

3.2.3 Pottery dating to the Saxon period has been recovered from areas to the east and north of the site, outside of the assessment area.

Medieval

3.2.4 The Domesday Survey records that Holbeach was held by the King, Crowland Abbey, Count Alan and Guy of Craon and contained extensive arable land and pasture (Foster and Longley 1976). The holdings of Crowland abbey and of the de Craon's were manorial and their descent can be traced into the post-medieval period.

3.2.5 The Site is likely to have lain within the open fields of Holbeach. It is possible that strip fields are partially preserved within the current north-south aligned field boundaries.

Post-medieval to modern

3.2.6 There are only three Heritage Assets in close proximity to the Site. The first two are of unnamed farmsteads that appear on 19th century maps, though are not as identifiable as such until the date of the 1st edition Ordnance Survey map of 1887. These maps show the farmstead complexes as lying just outside the boundary to the Site.

3.2.7 The Norwich and Spalding Railway constructed a line through the centre of the Site in 1858. It was soon taken over the Midland and Great Northern Joint Railway and operated until 1965 (Stennett 2007, 83-94).

Previous Archaeological Work

3.2.8 No previous archaeological interventions have occurred in close proximity to the Site.

3.2.9 Lidar imagery of the Site shows the Site occupying a slightly elevated area of land. Slight

indications of former field boundaries are visible and correspond to those depicted on Ordnance Survey maps.

Walkover Survey

3.2.10 The Site was visited on the 16th May 2017. The conditions were bright.

- Access to the Site was reached off Wignal's Gate from the northeast corner of the field (Plate 1). A second access point is located in the northwest corner (Plate 2), though this is excluded from the development proposals.
- Drainage ditches form the current boundaries of the Site. These are shallow along the western boundary but are noticeably deeper on the eastern side.
- The Site was currently under a flower crop with visibility restricted to an area 2m wide around the edge of the field. (Plate 3).
- No buried services or overhead cables were noted across the Site.
- No evidence was forthcoming for buried archaeological remains apart for the route of the railway. This is indicated by a band of stonier soil where it traversed the field as well as a surviving brick built bridge over the New River (Plate 4) on the eastern boundary.

4 DESIGNATED HERITAGE ASSETS

Definition of 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." (DCLG 2012, Annex 2: Glossary)

4.2 No Scheduled Monuments, Registered Park or Gardens or battlefields are located in the immediate vicinity of the Site.

Holbeach Conservation Area

4.3 Holbeach Conservation Area was designated in 1970 and is focussed on the historic core of the town and centred on All Saints' church.

4.4 The Conservation Area does not appear on the Historic England list of Conservation Areas at Risk. The recent Lincolnshire Heritage at Risk project identified Holbeach Conservation Area as at risk. Significant problems were highlighted in respect of the loss of historic detail and lack of investment with concerns over the loss of character by development and the condition of the public realm.

All Saints' Church

4.5 All Saints' church dates to the 14th century and is a Grade I Listed Building. The church provides the focal point of Holbeach town centre (and its Conservation Area).

4.6 Church spires and towers are significant landmark features of the South Holland landscape and skyline, thus increasing the range of their settings.

Manor Farmhouse

4.7 Manor Farmhouse is a Grade II Listed Building dating from c. 1800 with 19th century additions. It

is currently unused and has suffered some neglect although there are proposals to adapt the building to possible community use when the surrounding area is developed for housing.

Guy Wells Farmhouse

- 4.8 Guy Wells Farmhouse is also listed Grade II and dates from the late 18th century. It lies within enclosed gardens and is surrounded by working farm buildings.
- 4.9 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 (DCLG 2012).

5 DEVELOPMENT PROPOSALS

5.1 Development proposals

- 5.1.1 Illustrative plans of the proposed development indicate up to 100 dwellings will be constructed in the northern half of the Site with a singular access road located in the northeast corner. The southern part of the Site (44%) will become public open space which will be landscaped, including a small area of woodland.

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 Potential buried archaeological remains are likely to have been slightly impacted by agricultural works at the Site as well as the construction of the railway in the 19th century. The future physical impact on potential buried heritage assets is HIGH but likely to be restricted to foundation and service trenches.

6.2 Visual and Setting Impact

- 6.2.1 Designated Heritage Assets are generally clustered towards the centre of Holbeach of which only the steeple of the Grade I All Saints church is visible from the Site (Plate 5). This is a prominent landmark, although there are few publically accessible views looking over the Site and towards the church.
- 6.2.2 There are no accessible views from the church itself towards the Site.
- 6.2.3 Some 950m to the east of the Site is the Grade II Manor Farmhouse and views from the farmhouse to the west are likely to be impacted by the development. However, there are proposals for housing development around Manor Farmhouse and once under construction, there will be no views due to landscaping and intervening buildings. Moreover, proposed planting along the eastern boundary of the Site will alleviate any visual impact.
- 6.2.4 There is a second listed farmhouse 1km to the southwest, Guy Wells Farmhouse, on Sholt's Gate, Whaplode. There is no inter-visibility with this farmhouse as it is currently screened by mature trees.
- 6.2.5 There would be no negative impact on the setting or visual integrity of Holbeach Conservation Area. With an increased population there may be a positive impact on investment within the Conservation Area.

7 CONCLUSIONS

- 7.1 The assessment has indicated that there are no designated heritage assets located within the vicinity of the Site.
- 7.2 Designated heritage assets in the wider landscape are largely screened from the Site by existing planting and buildings. There is unlikely to be an adverse impact on their visual integrity or their setting.
- 7.2 Non-designated heritage assets have been identified at or in the vicinity but have not been confirmed at the Site. These may include buried ditches of former field boundaries, possible structures associated with two former farmsteads and the route of the Spalding to Holbeach railway line.

7 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.

8 ACKNOWLEDGEMENTS

- 9.1 Thanks are due to Mr D Ford of D Brown Building Contractors Limited for commissioning the work. HER information was kindly provided by Richard Watt. Elizabeth Bates kindly allowed access to the library maintained by Heritage Lincolnshire. Paul Cope-Faulkner of Archaeological Project Services carried out the research and report compilation and the site reconnaissance was undertaken by Neil Parker.

9 REFERENCES

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Abbreviations

APS	Archaeological Project Services
BGS	British Geological Survey
CIfA	Chartered Institute for Archaeologists
DCLG	Department for Communities and Local Government
DfT	Department for Transport
HMSO	Her Majesty's Stationery Office

Table 1: Heritage assets within 200m of the Site

Map No.	HER No.	Description	Period	National Grid Reference
1	26618	Unnamed farmstead – site of	Post-medieval	TF 3457 2450
2	26619	Unnamed farmstead – site of	Post-medieval	TF 3465 2452
3	20232	Spalding to Holbeach Railway – course of	Post-medieval	-



Plate 1 – View showing access to the Site from Wignall's Gate, looking north



Plate 2 – Alternative access to the Site from the northwest corner



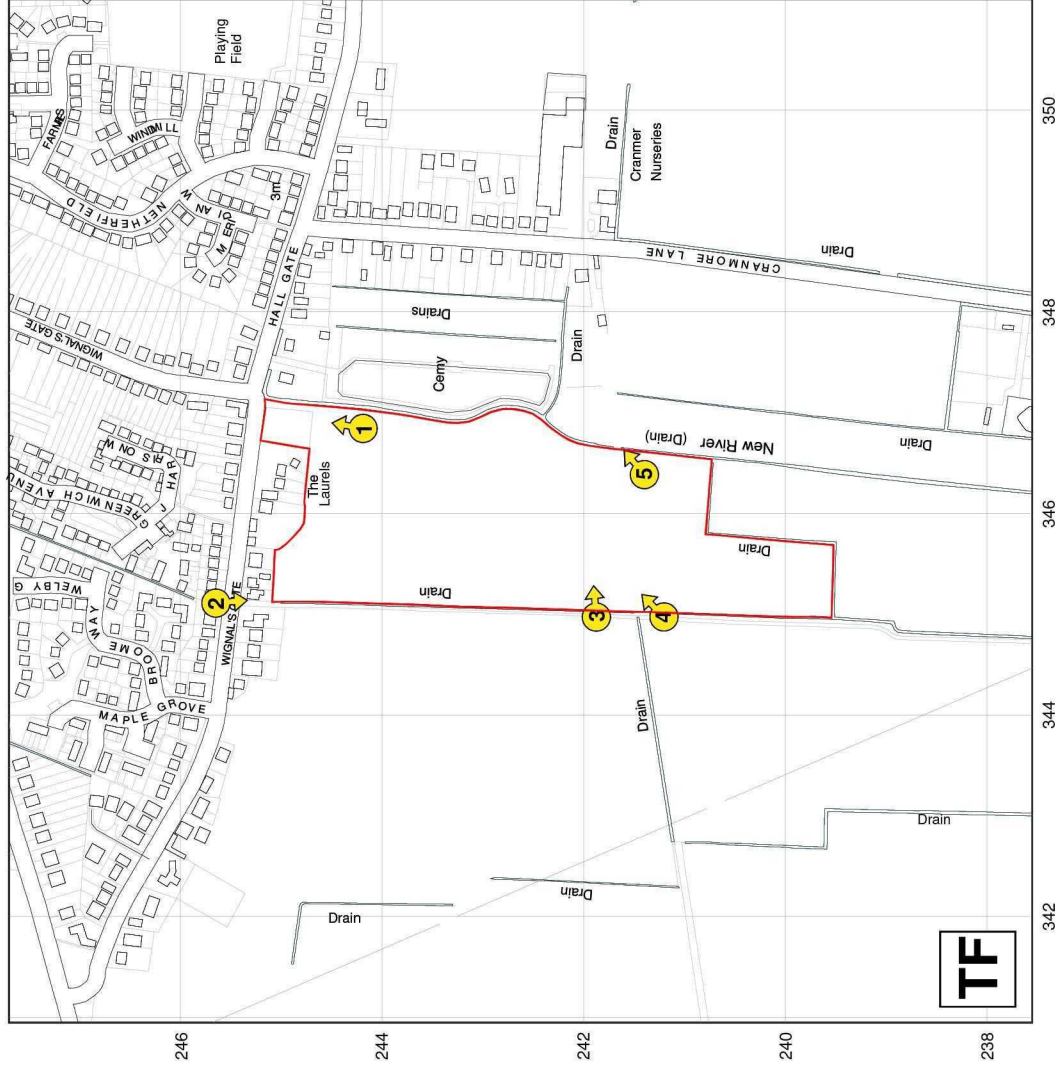
Plate 3 – View looking east across the Site



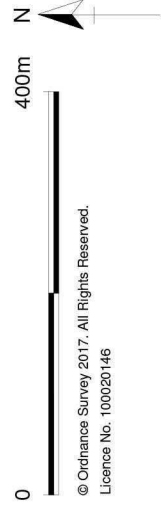
Plate 4 – Railway bridge over the New River



Plate 5 – View looking towards Holbeach with the steeple of All Saints' Church (centre)



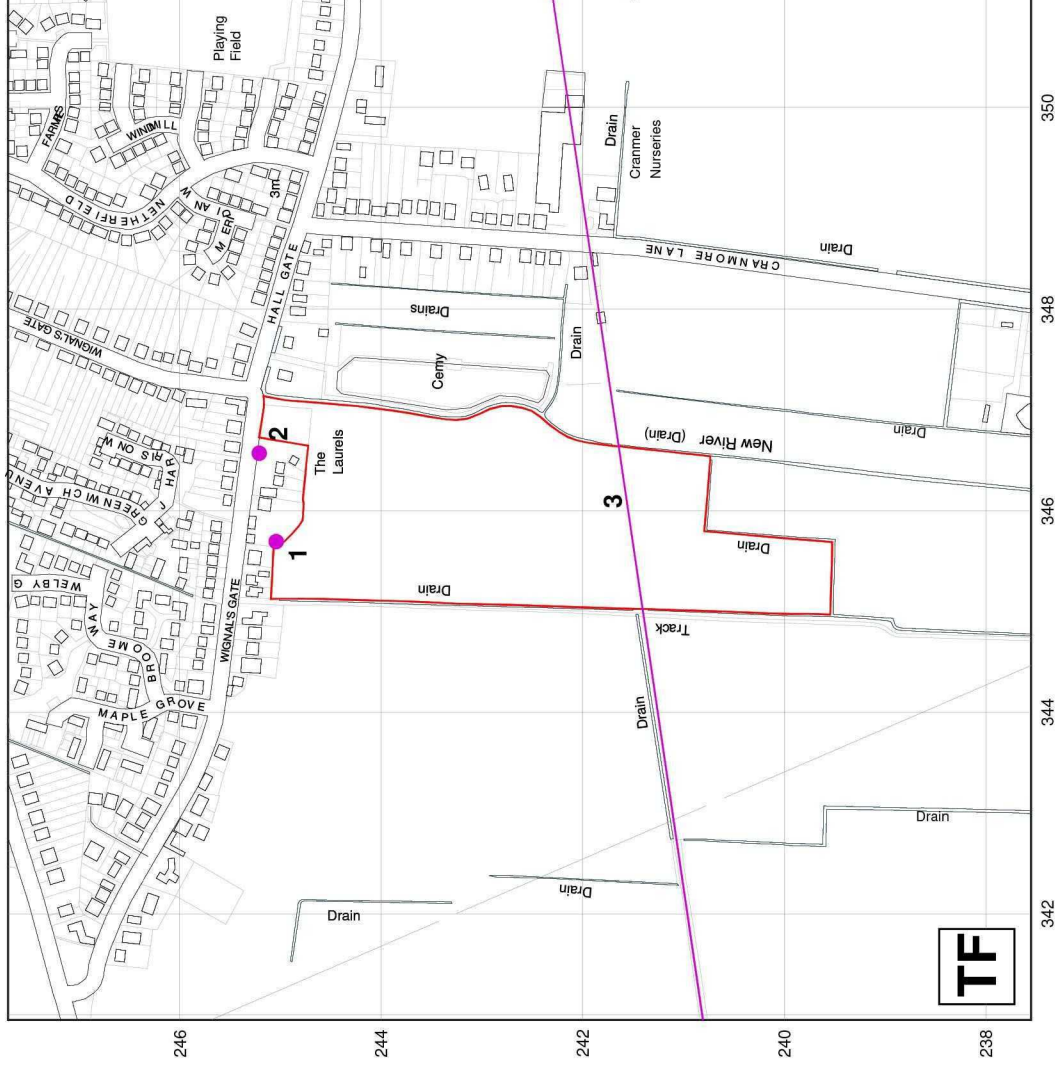
- Proposed development area
- 1 Camera viewpoint



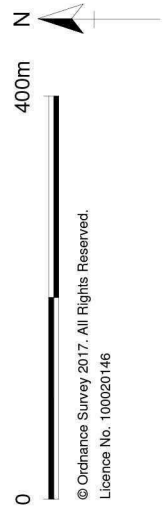
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Figure 1 - Site location plan



Proposed development area



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Figure 2 - Heritage assets within the vicinity of the Site