
**LAND SOUTH OF HORSESHOE ROAD
SPALDING
LINCOLNSHIRE
PE11**



**HISTORIC ENVIRONMENT
DESK-BASED ASSESSMENT**

Author: Dr Wendy J. Atkin

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Document compiled by	Wendy Atkin

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Land south of Horseshoe Road, Spalding, Lincolnshire PE11

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT



Summary

This report presents the results of historic environment assessment by Witham Archaeology relating to land south of Horseshoe Road, Spalding, Lincolnshire PE11 ('the Site'), the location of a proposed residential development. The project was commissioned by Seagate Homes (UK) Ltd and is at the pre-planning stage.

HER data from a 1km-radius search area around the Site shows extensive areas of Iron Age and Roman cropmarks and associated finds and features, with a paucity of Saxon and medieval monuments. Although no historical features have been identified within the Site, because it lies in an area of dense cropmarks and close to areas of Early and Late Iron Age to Roman activity, there is a likelihood of finding buried archaeology on the Site, including palaeochannels and field systems. Also, cartographic evidence shows the potential for the Baston Outgang Roman road continuing on its north-east route, projected to run through the Site.

The proposed development will not impact the Grade II Monks House, which is the only listed monument within the search area, but would moderately adversely impact the setting of a World War Two pillbox adjacent south of the Site.*

A visit to the Site was made on 29 January 2025 and the photographs taken are included in this report.

As no detailed information is currently available on the layout of the foundation design, the full impact of the proposed development of the Site has yet to be determined. However, important Iron Age and Roman deposits could occur at relatively shallow depth, within the range of construction groundworks. In view of the high potential for previously unknown remains and the potential for major adverse impacts from construction, it is suggested that the site could be evaluated through trial-trenching or a combination of

geophysical surveying and trial-trenching prior to groundworks. Information from this work would inform the design of an appropriate mitigation strategy.

1. INTRODUCTION

This desk-based assessment concerns the proposed development of land south of Horseshoe Road, Spalding, Lincolnshire PE11 (hereafter ‘the Site’). It includes a detailed account of known and potential historic environment assets in the area and an assessment of the likely impact of the development upon both the historic built-environment and subsurface archaeological remains. The report was commissioned by Seagate Homes (UK) Ltd prior to seeking planning permission from South Holland District Council. This Site, with an area of 2.93ha, has been designated ‘Mon005’ with a capacity for 88 homes (South-East Lincolnshire Local Plan 2011–36, 62).

The information in this document is presented with the proviso that further data may yet emerge. Witham Archaeology cannot, therefore, be held responsible for any loss, delay or damage, material or otherwise, arising out of this report. This document has been prepared in accordance with the Code of Conduct of the Chartered Institute for Archaeologists (CIfA).

2. SITE LOCATION, TOPOGRAPHY AND GEOLOGY (Fig. 1)

The Site lies within the civil parish of Spalding, which is the administrative centre of the district of South Holland. It is centred at NGR TF 22992 21598 on the south side of Horseshoe Road just beyond the western outskirts of Spalding, about 2km from the town centre. Horseshoe Road runs in a south-west to north-east direction from North Drove to Spalding.

The Site lies within an area projecting from the west edge of Spalding into the relatively open countryside. It is bounded on its north-west side by Horseshoe Road, north of which are allotments, and on the east by a triangular piece of grassland. The Bourne and Lynn Joint Railway line used to run along the south boundary of the Site, but was dismantled sometime after 1952. South of this is agricultural land. The area lies between two main waterways: Vernatt’s Drain running in a south-west to north-east direction to the north of the Site, and the River Welland running in a similar direction south-east of the Site.

A track called The Raceground runs south from Horseshoe Road through the middle of the Site and continues for c. 770m before curving east-south-east to join the B1172 at Spalding Common/Little London.

The 1km search area is contained within two Historic Landscape Character Zones. The western half lies within the Eastern Fens (FEN2) Historic Landscape Character Zone, which is within the wider Fens Historic Landscape Character Area. The eastern half lies within the Townlands (WSH6) zone, which is within the wider Wash HLCA (Lincolnshire HER).

The Site does not lie within a Conservation Area and there are no Scheduled Monuments or Registered Parks or Gardens within the 1km search area.

Spalding’s medieval parish church of St Mary and St Nicholas, which is Grade I listed, lies 2.1km north-east of the Site.

The town is located within the silt fenlands. The Site lies at an elevation of around 3m AOD, on solid geology of Oxford Clay Formation (mudstone), sedimentary bedrock formed between 166.1 and 157.3 million years ago during the Jurassic period. This is overlain with Tidal Flat Deposits (clay and silt), sedimentary superficial deposits formed between 11.8 thousand years ago and the present during the Quaternary period (British Geological Survey).

3. RELEVANT LEGISLATION AND PLANNING POLICY

3.1 Legislation

The Town and Country Planning Act 1990 provides the legislative framework for the regulation of development in relation to archaeology.

The Ancient Monuments and Archaeological Areas Act 1979 gives statutory protection to any structure, building or work which is considered to be of particular historic or archaeological interest and regulates any activities which may affect such areas. Under the Act any work that is carried out on a Scheduled Ancient Monument must first obtain Scheduled Monument Consent.

The Planning (Listed Buildings and Conservation Areas) Act 1990 applies special protection to buildings and areas of special architectural or historic interest. Section 66 (1) states that: *in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest it possesses.*

3.2 National Planning Policy

The Department of Communities and Local Government *National Planning Policy Framework* (hereafter referenced as NPPF), sets out current national planning policy with regard to development and the historic environment. The NPPF (as revised in December 2024) provides a framework for the development of local planning policy and must be taken into account in the preparation of local development plans. Policies relevant to the historic environment are set out in Section 16, *Conserving and Enhancing the Historic Environment*. The relevant provisions contained in NPPF, Section 16 are set out in the table below.

Policy Area	NPPF Policy Statement
Local plans and the historic environment (Para 203)	<i>Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place</i>
Responsibilities of applicants for planning permission (Para 207)	<i>In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</i>
Responsibilities of the local planning authority	<i>Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a</i>

in assessing the implications of development (Para 208)	<i>heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.</i>
Key factors to be considered in determining planning applications (Para 210)	<i>In determining planning applications, local planning authorities should take account of:</i> <ul style="list-style-type: none"> • <i>The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> • <i>The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</i> • <i>The desirability of new development making a positive contribution to local character and distinctiveness</i>
Assessing the impact of development upon designated heritage assets (Para 212)	<i>When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</i>
Justification for harm to or loss of Designated Heritage Assets (Para 213)	<i>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. (Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.)</i>
(Para 214)	<i>Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.</i>
(Para (215)	<i>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</i>
Assessing the impact of development upon non-designated heritage assets (Para 216)	<i>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</i>
Ensuring that development will proceed (Para 217)	<i>Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.</i>
Achieving preservation by record (Para 218)	<i>Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. (Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.) However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</i>
Encouraging development which makes a positive contribution to the settings of historic environment assets (Para 219)	<i>Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.</i>
Assessing particular elements of a	<i>Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the</i>

Conservation Area or World Heritage Site (Para 220)	<i>significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole</i>
Departure from planning policy in determining conservation of a heritage asset (Para 221)	<i>Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies</i>

Table 1: Relevant statements in the National Planning Policy Framework

Definitions of the terms used in describing and assessing the historic environment implications of development are set out by the NPPF in Annex 2. These definitions are set out in the table below.

Term	Definition
Heritage Asset	<i>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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
Archaeological Interest	<i>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.</i>
Setting	<i>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.</i>
Assessing Significance	<i>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.</i>

Table 2: Definitions of terms used in the assessment of historic environment assets

Designated assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

3.3 Local Planning Policy

The South-East Lincolnshire Local Plan for 2011 to 2036 was adopted by South Holland District Council in March 2019. These are the relevant sections:

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 non-designated 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.

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.

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 assessments 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.

4. AIMS AND OBJECTIVES

The principal aims and objectives of the project were to:

- collate information from documentary sources to place the Site in its historical context
- record prevailing site circumstances
- produce an assessment of the potential impact of development on the significance of heritage assets within and surrounding the proposed development area
- collate information sufficient to allow for the design of further archaeological investigation should this be required
- produce a project archive for deposition with a designated museum.

5. METHODOLOGY

5.1 Sources

A search was made of the Lincolnshire Historic Environment Record (hereafter referenced as HER) for information on all known heritage assets located within a radius of 1km of the proposed development.

A search was also carried out at the Lincolnshire Archives Office for historic maps and plans containing representations of the area affected by the proposed development.

Internet sources consulted as part of the current study included:

- The National Heritage List
- The 'grey literature' library of archaeological reports held by the Archaeological Data Service
- Original drawings for the 1st Series Ordnance Survey held by the British Library On-Line
- British Geological Survey
- A Vision of Britain Through Time
- Historic England Aerial Photographic Records
- English Place-Name Society (KEPN)
- Lincolnshire Heritage Explorer
- Open Domesday
- The Genealogist (tithe maps)
- Aerial Archaeology Mapping Explorer (no coverage for Spalding)

5.2 Walkover Survey

A walkover survey of the Site and surrounding area was carried out on 29 January 2025.

The walkover survey permitted assessments of:

- the nature of current and former land-use and the likely scale of disturbance to surface deposits
- features of potential archaeological significance
- any buildings or archaeologically significant earthworks extant on the Site

- the likely impact of the development upon the settings of known historic environment assets located within the zone of intervisibility around the Site.

A photographic record of the Site compiled during the walkover survey includes general views of the area of the proposed development as well as specific views of potentially significant heritage assets. The record also includes views to and from historic environment assets located in the zone of intervisibility surrounding the Site.

6. RESULTS OF HISTORICAL AND ARCHAEOLOGICAL RESEARCH

6.1 Historical Background

The place-name Spalding means ‘the people of Spalde’, which is an old district name derived from Old English **spald*, meaning ‘a ditch’ (KEPN). The earliest mention of Spalding may date to the Saxon period: *Spalde* is believed to reference a tribe mentioned in the ‘Tribal Hideage’, a document dating from the 7th to the 9th centuries, listing thirty-five tribes south of the River Humber.

Although there is a paucity of Saxon activity recorded in the Spalding area, the settlement appears in Domesday Book of 1086, so must have been in existence by at least the late Saxon period: *Spallinge* was held in 1066 by Crowland Abbey, Earl Algar and Athelston son of Godram. In 1086 it was held by three Norman lords: Crowland Abbey, Ivo Tallboys and Guy of Craon, There were 91 households, with assets including six fisheries and four salthouses. No meadow or woodland was recorded.

Cartographic evidence shows that the Site has been used as agricultural land since at least the early 19th century.

During the Iron Age and Roman periods, there was extensive salt production in the area, during which the former marshland stabilised, allowing settlement. Cropmarks west and south-west of Spalding have revealed a complex Romano-British landscape, including a network of Roman roads leading into the town, notably Baston Outgang, whose cropmarks extend to about 160m short of the south-west corner of the Site. Some of these cropmarks represent palaeochannels. Saltmaking seems to have declined by the early medieval period, during which marine inundations appear to have become more common. Evidence from archaeological investigations at Holland Park, just east of the Site, threw up quantities of briquetage from within an enclosure ditch, suggesting the presence of a saltern. Probably due to the influence of Spalding Priory, the landscape became more managed during the medieval period, when farmsteads were established, requiring drainage and maintenance. Monk’s House, 450m north of the Site, is believed to have been a grange serving the Priory in agricultural production and landscape maintenance.

In the 16th century, drainage declined in the region and many areas returned to fenland. A renewal of drainage schemes, however, followed in the post-medieval period, including the construction of large ditches, gowts, sluices and locks. Deeping Fen was drained in 1642 and Vernatt’s Drain was constructed at this time.

The Site lies within Spalding’s Historic Urban Character Area no. 6 (HUCA6), characterised as “20th-century westward expansion, with large areas of residential development”. The character type of the Site itself is parliamentary enclosure land. The residential development adjacent to its west along the south side of Horseshoe Road comprises mixed 20th- and 21st-century housing.

6.2 Site Visit (Plates 1 to 35)

A visit to the Site was made on 29 January 2025, when the weather was clear, dry and sunny. Access was from the north boundary of the Site on Horseshoe Road, via the entrance to The Raceground trackway running north to south through the centre of the Site (Plates 1, 3, 18, 35).

The Site is flat and the ground even, under cultivation with a sprouting crop. No earthworks are apparent.

A drainage ditch runs along the north edge of the Site between it and the road (Plates 2, 4, 9–12, 26). The west boundary is hedged (Plates 13, 23). A house is under construction adjacent to the north-west corner of the Site (Plates 3, 4, 12, 18, 23, 26), west of which is a row of houses within a wedge-shaped plot of land stretching towards a small industrial complex (Plates 13, 17, 22). There is no visible break or discolouration visible at ground level between the south edge of the Site and the continuation of the eastern part of the field southward (Plates 13–15, 33–34).

East of the Site, separated by a hedge, is a triangular-shaped piece of open grassland, beyond which is the start of dense modern housing development forming the outskirts of Spalding (Plates 15–16, 24–32). The proposed development would represent infill along ribbon development westward out of Spalding.

The entrance to the allotments on the north side of Horseshoe Road is directly opposite the entrance to the Site and the Raceground trackway (Plates 5–8).

The hexagonal pillbox just beyond the south limit of the Site is intact but is covered in graffiti both inside and out (Plates 19–21, 35). It would be directly next to the south limit of the proposed development. It will be located immediately south of, and directly visible from, the proposed development.

COLOUR PLATES



Plate 1: View south-east from The Raceground trackway entrance on Horseshoe Road



Plate 2: View east along Horseshoe Road from The Raceground trackway entrance



Plate 3: View west-south-west from The Raceground trackway entrance along Horseshoe Road



Plate 4: View west from The Raceground trackway entrance along Horseshoe Road



Plate 5: View west-north-west from The Raceground trackway entrance on Horseshoe Road towards the allotments



Plate 6: View north-north-west from The Raceground trackway on Horseshoe Road towards the allotments

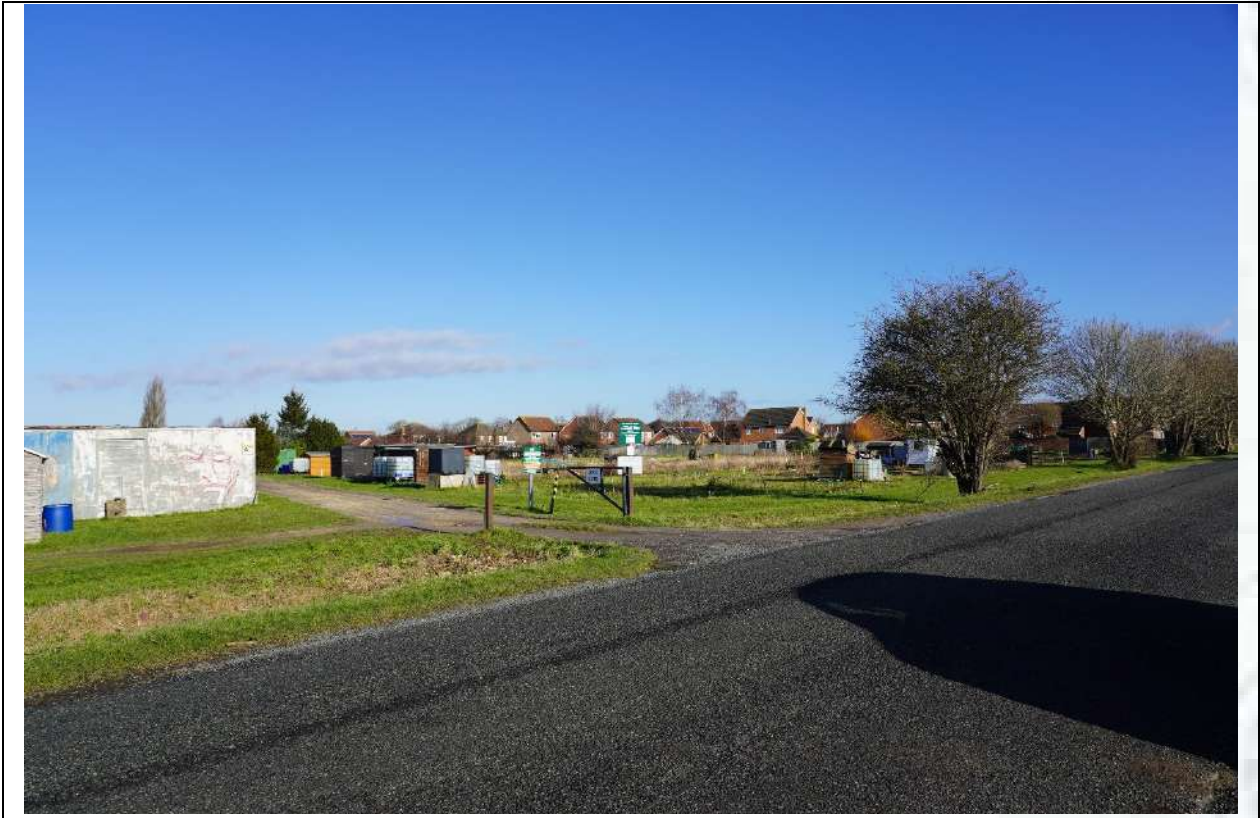


Plate 7: View north-east from The Raceground trackway entrance on Horseshoe Road towards the allotments



Plate 8: View east-north-east from The Raceground trackway entrance on Horseshoe Road towards the allotments



Plate 9: View east from Horseshoe Road towards the north-east corner of the Site and housing estate



Plate 10: View south-east from Horseshoe Road across the Site towards the housing estate



Plate 11: View south from Horseshoe Road across the Site towards the housing estate



Plate 12: View south-west from Horseshoe Road across the Site



Plate 13: View west from the south boundary of the Site towards the industrial estate (centre) and house under construction (right)



Plate 14: View east-south-east from the south-west corner of the Site towards the housing estate



Plate 15: View east from Horseshoe Road across the Site towards the housing estate



Plate 16: View south-east from Horseshoe Road across the Site towards the housing estate



Plate 17: View west from the pillbox south of the Site towards the industrial estate (centre)



Plate 18: View north-north-west the pillbox across the Site towards Horseshoe Road



Plate 19: View north-east from the pillbox across the Site towards Horseshoe Road and the housing estate



Plate 20: View north-north-west from the pillbox across the Site towards Horseshoe Road



Plate 21: Pillbox interior



Plate 22: View north-north-west the pillbox across the Site towards Horseshoe Road



Plate 23: View north from the south-west corner of the Site towards Horseshoe Road and the house under construction



Plate 24: View north-east from the south-west corner of the Site towards Horseshoe Road and the housing estate



Plate 25: View east from the south-west corner of the Site towards the housing estate



Plate 26: View west across the whole of the north boundary of the Site



Plate 27: View south-west from the north-east corner of the Site



Plate 28: View south from the south-east corner of the Site along its east boundary, showing the full length of the field continuing south of the Site



Plate 29: View north-east from the Site across the triangular piece of ground



Plate 30: View east from the Site across the triangular piece of ground



Plate 31: View south-east from the Site across the triangular piece of ground



Plate 32: View north from the south-east corner of the Site along its east boundary



Plate 33: View west-north-west from the south-east corner of the Site towards the house under construction (centre), with pillbox (left)



Plate 34: View south-west from the south-east corner of the Site past the pillbox (centre right)



Plate 35: View south along The Raceground trackway towards the south boundary of the Site and the pillbox beyond

6.3 Previous Archaeological Investigations - Events (Fig. 2)

There have been thirty-one episodes of formal archaeological investigation recorded on the Lincolnshire Historic Environment Register (LHER) within a 1km-radius search area. All distances are measured from the edge of the Site and are approximate.

One of these events involved monitoring and recording of the excavation in 2011 of geotechnical pits along the two proposed routes of the Western Relief Road (ELI10987), the eastern of which runs north to south through the centre of the Site. Although no significant archaeological deposits were recorded, the investigations produce a valuable record of marine silts in the area. There are no cropmarks recorded within the Site, according to this report. A magnetometry survey was also carried out along the line, and a small, ditched enclosure was identified, together with an anomaly thought to represent the remains of an Iron Age or Romano-British saltern (ELI12149). These anomalies lay north of Horseshoe Rd and north-west of the current site. A programme of fieldwalking conducted along the proposed route on land south of Horseshoe Road resulted in a small concentration of Roman pottery (four sherds) at the northern end of the survey (ELI12153), north of Horseshoe Road, north-west of the current site and in the general area of the anomalies located by geophysical survey.

Site visits for inspection were made to two World War Two pillboxes in the 1990s and 2001 as part of the Defence of Britain Project: one at Horseshoe Bridge Road, 30m south of the Site (ELI12705), and another at Buttercup Close, 210m north (ELI12965).

Trenching during water-main replacement work alongside Monks House Lane (Water Main Growth Scheme, Chatterton Tower, 1999), 385m north of the Site, yielded the remains of a modern refuse pit (ELI3399). A watching brief on service trenches on land adjacent to Monk's House in 1999 did not encounter any archaeological remains (ELI1066). A site visit to Monk's House was made in 1950 during the listing of buildings of special architectural or historic interest (ELI9734).

A large area between the Site and the railway line to its east and south-east has been subject to several archaeological investigations: trial-trenching on land south of Bourne Road (ELI2981) was carried out in 1997, some of the trenches being positioned to locate the route of the Baston Outgang Roman road (ELI2983).

East of the Site, trial-trenching (ELI1863), a magnetic susceptibility survey (ELI1868) and a watching brief (ELI1869) were carried out between 1998 and 1999 on land south of Horseshoe Road, prior to a residential development.

Several events took place between 1998 and 2009 at Holland Park, a large residential development adjacent south-east of the Site: a site visit (ELI2391) and watching briefs (ELI7246, ELI10519) revealed natural alluvial layers and three creek channels along an undated feature probably relating to a nearby saltern site; trial-trenching exposed a network of natural palaeochannels, ditches, pits and post-holes, and late post-medieval and modern pottery (ELI13300); trial-trenching (ELI2690); magnetometry surveys detected a broad curving ditch-type anomaly that may be of archaeological interest, along with tentative archaeological features (ELI4208, ELI1867). A magnetometry survey was carried out in 2008 on land further to the south (ELI9369). A watching brief at plots 20 to 55 Broadway at Holland Park did not reveal any archaeology (ELI6216).

A watching brief carried out on groundworks at The Bungalow on The Raceground in 2013 (ELI11837), recorded an infilled, curvilinear field boundary ditch of probable early/mid-19th-century date.

Test-pitting in 1997 at Bourne Road/Horseshoe Road, north-east of the Site, recorded fragments of fired clay – probably briquetage (ELI9041). A programme of monitoring and recording was carried out during groundworks for a new dwelling at 97 Bourne Road in 2007, but no archaeological features or finds were revealed (ELI8389). No archaeological remains were found during trench excavations on Horseshoe Road in 1998 (ELI1204), 500m north-east of the Site. Close by, at 15–17 Horse Fayre Fields off Horseshoe Road, a watching brief was carried out in 1997 during groundworks for a residential development (ELI6979). Ditches and pits containing Roman fired clay and briquetage were found.

A programme of archaeological monitoring and recording was conducted during groundworks for a residential development in 2018 on three plots of land at 1, 2 and 5 Horseshoe Road (ELI13211, ELI13454, ELI13804), adjacent west of the Site. No archaeological features or finds were revealed, other than the remains of modern made-ground and demolition debris, and a 20th-century vehicle inspection pit at plot 5.

A site visit to a nonconformist chapel on London Road in Little London, 800m south-east of the Site, was made as part of a survey of nonconformist chapels in South Holland District in 2010 (ELI10384).

6.4 HER Data – Monuments (Figs 3 to 5)

In the following account, information collated from the Lincolnshire Historic Environment Record is presented by period. A total of thirty-five monuments are recorded within the 1km-radius search area, none of which fall within the Site itself. All distances are measured from the edge of the Site and are approximate.

Prehistoric (AD 43 and earlier) (Fig. 3)

There are two heritage assets of prehistoric date.

Adjacent north-west of the Site, evidence of Early Iron Age to Roman activity was found during the geophysical survey and fieldwalking conducted along the line of the proposed Spalding Western Relief Road. These were in the form of a ditched enclosure, salt works and a saltern, together with a Roman artefact scatter and a trackway (MLI23204).

Late Iron Age to Roman activity was discovered in an area 85m north-east of the Site, between Horseshoe Road and Bourne Road (MLI20553). Features included a Late Iron Age domestic round house and ditch, and a Late Iron Age to Roman enclosure, boundary ditch, pit, saltern, saltworks and a palaeochannel. Contents included charcoal, animal bone, pottery and briquetage.

Romano-British (AD 43 to AD 410) (Fig. 3)

In addition to the Roman monuments mentioned above, there are eight more of Roman date.

Cropmark features and two ditches contained large quantities of Roman pottery, animal bone and slag, which together strongly suggest a Romano-British field system and settlement across a large area north of Bourne Road, 380m north of the Site at its nearest point (MLI23613). Evidence of Roman settlement has also been found towards the north of this area, at Pennygate Drain (MLI23623). A Roman saltworking site was discovered between Horseshoe Road and Bourne Road, 355m north of the Site (MLI23638).

Touching the north edge of the search area, a 2nd- to 3rd-century Romano-British settlement was uncovered at Wygate Park (MLI89198), which included a complex of ladder-type enclosures and post-hole structures, along with evidence of metal-working. Nene Valley ware pottery and some Samian were also found.

A probable small Romano-British farmstead lay at Saddlers Mead (MLI81540), 245m east of the Site, where finds and features dating from the 1st to 2nd centuries were recorded.

Spread over a large area, including Spalding Common, 220m south-west of the Site at its nearest, is a possible Romano-British cropmark complex of enclosures and field systems, with concentrated finds (MLI22345). North of here, also straddling East Road and South Drove Drain, are further cropmarks of a Romano-British settlement, visible across a long stretch of land west of the Site (MLI23614), and yet

further north, on the east side of the road and drain near to Pode Hole, is another Roman settlement dated from pottery to the 2nd to 4th centuries (MLI22386).

Saxon (AD 410 to AD 1066) (Fig. 4)

There is one monument of Saxon date within the search area: possible enclosure cropmarks are visible on aerial photographs at Spalding Common, 340m south of the Site, believed to date to the Early medieval/Dark Age period (MLI82036).

Medieval (AD 1066 to AD 1540) (Fig. 4)

A single medieval monument within the search area abuts the north side of Bourne Road, comprising part of a former moat and the site of a grange at Monk's House (MLI22356).

Post-medieval to modern (AD 1540 to present) (Fig. 4)

There are nine post-medieval monuments within the 1km search area. The nearest to the Site is a 19th-century pit on Saddler's Mead, 275m to the east (MLI81541).

The Greater Lincolnshire Farmsteads Project has recorded several farms within the search area. West of the Site, on the north side of Horseshoe Road, stands a 19th-century farmstead called Cuckoo Junction Farm (formerly known as Pode Hole Farm), with the farmhouse as the only surviving historic structure (MLI122771). An unnamed, redeveloped, 19th-century farmstead lies a few metres to its south-west, on the south side of Horseshoe Road (MLI12272). Documentary evidence shows three farmsteads lying south and south-south-east of the Site, which were demolished in the 19th century (MLI122773, MLI12274, MLI122782). Not far from the latter is Goodfellow's Hall, a 19th-century farmstead, whose only surviving historic building is the farmhouse (MLI122781).

A curvilinear ditch, likely to date to the early/mid-19th century, was recorded during a watching brief over groundworks at The Bungalow, The Raceground (MLI99155), 675m south-east of the Site.

A 19th-century, cast-iron milestone stands 1km east-south-east of the Site, on London Road (MLI125909), and is inscribed "LONDON M 99 / SPALDING 1 / DEEPING ST JAMES 10".

There are three World War Two pillboxes in the vicinity of the Site: one 30m south of the Site at Horseshoe Bridge Road (MLI23510), one to the north at Buttercup Close (MLI23511) and a third on Monks House Lane (MLI3577).

Listed Buildings (Fig. 5)

There is one listed building within the 1km search area.

Monk's House (NHLE 1063993) is a Grade II*, early 16th-century, L-plan house in ashlar with a pantile roof. It lies within the north-east angle of Monk's House Road and Bourne Road, 450m north of the Site.

6.5 Cartographic Information (Figs 6 to 16)

Ordnance Surveyors' Drawing of 1815 (British Library, Spalding sheet) – Scale 1: 63360 (Fig. 6)

These maps were hand-drawn in preparation for publishing the 1st Series of OS maps. They were compiled between 1789 and c. 1840 and represent the first continuous topographic mapping of England and Wales. Their small scale means that little detail is shown. It should be noted that the field boundaries are not reliable – they simply represent open agricultural land.

The Site is located within open ground south of Horseshoe Road. To the west, on the same side of the road, is a small plot containing at least one building, and there are several isolated buildings at intervals on both sides of the road going west from the Site. West Lode (now Bourne Road) runs north of Horseshoe Road, with Monk's House lying alongside it amidst a row of occupation running north-east along the road towards Spalding. The small settlements of Little London and Hawthorn Bank on the southern outskirts of the town appear to be well established along the Welland and alongside Hill's Drain, which runs parallel south of Horseshoe Road. At 1.65km north-west of the Site is Pode Hole, a six-pointed hub of radiating roads, railway lines and drains.

1st Series Ordnance Survey map of 1824 – Scale 1: 63360 (Fig. 7)

This small-scale map shows little detail, but the landscape appears to have changed little since 1815.

Bryant's Map of Lincolnshire of 1828 – Scale 1: 63360 (Fig. 8)

This small-scale map similarly shows little detail, making it difficult to discern any change. A building has appeared in the middle of the Site, but this is almost certainly due to the relative inaccuracy of the map resulting in a slight shift in the georeferencing of the Site westwards to include the building which lies to its west on previous maps.

Greenwood's Map of Lincolnshire of 1830 – Scale 1: 63360 (Fig. 9)

This map, on the same small scale as Bryant's, shows greater detail as to the location of buildings, and has resulted in the Site boundary being correctly placed when georeferenced. The building to its west has a second construction to its rear. (Pode Hole has been mislabelled as Poodle Hole.)

1st Edition Ordnance Survey map of 1889 (surveyed 1887) – Scale 1: 2500 (Fig. 10)

This is earliest map of a sufficient scale to show the area in any detail. The field boundaries are accurate, showing the post-enclosure layout of the fields surrounding the Site. The Site is sandwiched between Horseshoe Road and the 'Bourn & Lynn Joint Railway' line, and is divided into three parts by two north-to-south trackways, depicted as double parallel dashed lines. The railway line was constructed in 1866 and forms the south boundary of the Site (Bennett and Bennett 113). It crosses Horseshoe Road further to the

west at Cuckoo Crossing and Pode Hole Farm, forming an elongated triangle of land, which comprises a further four closes west of the Site, the nearest two of which each contain a building.

Adjacent to the south-east corner of the Site is an area coloured in blue, which straddles the railway line and is denoted as marshland.

2nd Edition Ordnance Survey map of 1904 (surveyed 1903) – Scale 1: 2500 (Fig. 11)

There is no change to the Site or its immediate surroundings in this map, except that the line now belongs to the Midland and Great Northern Joint Railway.

Ordnance Survey map of 1931 (surveyed 1929) – Scale 1: 2500 (Fig. 12)

The fields to the north of the Site are labelled as allotment gardens and those to the north-east and south-east are nursery fields, containing a number of greenhouses.

The westernmost track/field boundary within the Site is now gone, leaving it divided into two sections of equal width by the remaining boundary, which appears to be a trackway. This now crosses north over Horseshoe Road and through the allotment gardens as far as West Lode.

A depot and an engineering works have been constructed south of Horseshoe Road, just beyond Cuckoo Crossing.

Ordnance Survey map of 1952 (surveyed 1950) – Scale 1: 10560 (Fig. 13)

A feature marked 'S.P.' at the south edge of the Site is a Signal Post at the side of the railway line.

There are additional buildings in the triangular piece of land adjacent west of the Site, and buildings have appeared in the field in the angle at Cuckoo Crossing. In the field but one adjacent east of the Site, and also in the field north-east of the Site, are large rectangular features, which appear to be associated with the nurseries.

Satellite views of the Site (Google Maps, 2024) (Fig. 14)

Google Earth imagery from 2021, 2022 and 2024 reveals a sinuous feature interpretable as a palaeochannel running broadly east-to-west on land to the south of the current site, while the Baston Outgang is most clearly visible on imagery from 2004 (not reproduced), with its projected line passing through the north-west corner of the Site.

The Site remains open agricultural land but, since 1950, the trackway bisecting the Site now extends southwards and is known as The Raceground. It continues south for about 780m then curves east-south-east to give access to the racecourse. The railway line running along the south boundary of the Site has now been dismantled, leaving a faint ghost line of darker soil. The east half of the Site now forms the north

end of a long rectangular field, which gradually tapers to a point about 695m to the south, with The Raceground trackway running along its west side.

The allotment gardens remain north of the Site, but the nursery grounds and greenhouses to the north-east, east and south have been replaced by housing development, as the outskirts of Spalding have encroached further into the countryside. A triangular area of green space immediately east of the Site is all that remains of what were large nursery grounds. The remainder of the triangular piece of land west of the Site is now fully developed.

The pillbox by the side of the track just south of the Site is visible from the air.

*Map showing cropmark tracings in the vicinity of the Site (traced by C. J. Moulis from Salway, Hallam et al. 1970, *The Fenland in Roman Times*) (Fig. 15)*

This map shows tracings of the extensive network of Roman cropmark evidence to the north, west and south-west of the Site. Gaps within this extent do not necessarily indicate an absence of settlement or activity – it may be that potential cropmarks have not yet appeared due to the depth of archaeology and the nature of cultivation, or that the area has not been archaeologically investigated.

Of particular interest relating to the Site is the potential for the Baston Outgang – a Roman road whose route is indicated on the Figure – to continue its trajectory north-eastward, thereby crossing the Site. Cropmarks are noticeably clustered along both sides of this road.

*Map showing cropmarks in the vicinity of the Site in 1998 (R. Palmer, *Aerial Photographic Assessment, Holland Park, Spalding* (Aerial Photo Services) (Fig. 16)*

This map was published in a grey literature report by Aerial Photo Services almost three decades after the 1970 map, and shows a slightly different version of cropmark features surrounding the Site, comprising levelled archaeological ditches, former water channels and earthwork banks discernible at that time.

A small cluster of cropmarks, not previously traced, now appears about 100m south of the south-east corner of the Site. These were revealed during residential development at Holland Park and now lie beneath a housing estate. An L-shaped, double-ditched track? crosses the field adjacent to the north-west corner of the Site, appearing to stop at Horseshoe Road, but potentially crossing it to run alongside the west boundary of the Site.

The route and extent of Baston Outgang remains as shown in the 1970 cropmark map.

Other documentary sources consulted

Sources consulted at Lincolnshire Archives Office, but which proved not to cover the area of the Site, are:

- Kesteven Award 23 – Enclosure map of Deeping Fen, 1819 (including Spalding Common)
- HQS/A/1/1843 – Spalding pre-enclosure map

The Archives did not hold a copy of the map accompanying the 1910 Valuation Tax (6 Tax map 142/1), which would have provided details of the owner and occupier of the Site.

7. ASSESSMENT OF SIGNIFICANCE

The criteria for assessing the significance of heritage assets identified in the present study follow those set out in the Department for Transport document *Design Manual for Roads and Bridges* (DMRB). The DfT scheme, which employs five categories to assign value ranging from Negligible to Very High, is set out in the table below. These are used as a guide only and are not applied systematically.

Value of Resource	Description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Table 3: Schedule of DMRB criteria for assigning environmental (including heritage) value

7.1 Designated Heritage Assets

Monk's House, the early 16th-century Grade II* building is the only listed monument within a 1km radius of the Site and is of high value. Its significance lies in its antiquity, history and associations. It is said to have been a grange of Spalding priory, a small Benedictine house founded in Spalding in 1052 as a cell of Croyland Abbey (*VCH Lincs*, vol. 2, 118–19).

From a photograph of the front of the house, its early 16th-century origins can be seen in the Tudor drip-moulds over stone-mullioned windows and the entrance door. One website states that some of the stonework is said to have come from the Priory after the Dissolution, and that the north end of the L-shaped plan was added in 1680 – it bears Jacobean windows. It also states that the oldest part of the building dates to the 12th century, but this has not been corroborated. Now covered in pantiles, the roof was previously thatched, judging by the depth of the gable parapets.

One of the owners of the house was Abel Smith, a member of the famous banking family of Nottingham in the mid-18th century. It later belonged to Lord Carrington, who sold it after the First World War (Heritage South Holland website). The house lends its name to Monks House Ward, which covers the west and south-west parts of Spalding.

There are three large fishing moats to the rear of the house (Heritage South Holland website).

7.2 Non-designated Heritage Assets

Prehistoric and Roman

The Site lies at the broad interface between the more visible Roman landscape to the west (evident from relatively shallow remains visible as cropmarks and less visible areas to east, where post Roman silting has obscured the Iron Age and Roman landscape.

Two sites in the search area potentially date from the Early and Late Iron Ages and run through to the Roman period, indicating continuity of occupation from the Iron Age. The Site is surrounded by Roman industrial activity and domestic settlement, particularly over large areas within (and extending beyond) the western half of the search area, as evidenced by archaeological finds and features, and dense clusters of cropmarks. The latter are particularly noticeable along both sides of the Baston Outgang road. The Roman sites in the search area have medium significance, with the potential to further understanding of Romano-British settlement in the East Midlands region and the development and exploitation of resources in the Fens. Of particular note is the likely presence of a section of the Baston Outgang Roman road, which extends from King Street to the south-west, following the line of the modern Baston Outgang from Baston, to where it becomes untraceable at a point located to the south-west of the current site, at Pepper Hill Farm South (TF 226 211). The likely presence of the road on the Site therefore represents an opportunity to extend its known line further in the direction of modern Spalding.

Evidence of Roman saltmaking has been found at various locations in close proximity to the site, including at a location c. 140 to the north-east where excavations revealed unique forms of briquetage demonstrating a late Iron Age/transitional date for saltmaking activity, and north of Horseshoe Road and north-west of the Site, where geophysical survey a small ditched enclosure was associated with a strongly enhanced magnetic anomaly, thought to represent the remains of an Iron Age or Romano-British saltern. Geophysical Survey on land around 100m east of the Site revealed a variety of anomalies including a number of ditched enclosures concentrated in the northern part of the site and interpreted as probable saltern remains. Briquetage (remains of ceramic containers used in salt-making) has also been recovered from site located 355m north of the proposed development site, close to the margins of tidal action and around 300m to the south-east.

Remains of Iron Age and Roman settlement and salt-making would have at least regional and therefore moderate archaeological significance, while the recovery of information relating to the Baston Outgang road would be of particular interest.

Saxon

The possible Saxon enclosure cropmarks at Spalding Common hint at contemporary activity in the wider area. There is no known evidence of Saxon remains in the immediate vicinity of the Site, and while remains of this period are generally less visible (than Roman) in the landscape, the potential for their occurrence is reduced by the record of early Saxon peats in areas south-east of the Site.

Medieval

The only undesignated medieval monument within the search area is the moat and site of a grange at Monk's House. Their association with the Grade II* listed house gives them a medium value and significance, as they are an integral part of the site complex and its workings.

Overall, the evidence considered as part of this study indicates a very low potential for remains of medieval date

Post-medieval to mid-20th century and modern

The two post-medieval monuments recorded by the HER – the 19th-century pit at Saddlers Mead and the curvilinear ditch at The Raceground – now lie beneath housing developments and are of negligible significance.

The now-demolished 19th-century farmsteads and those farmsteads that are still upstanding are of local importance.

The milestone that stands on London Road is of local importance, with the potential to contribute to local research objectives relating to post-medieval transport development and communications.

Second World War to 21st century

The pillbox standing at the south end of Monks House Lane is believed, from its unusual design and construction materials, to have been built at a very early stage of the Second World War, possibly around May 1940, before the design of pillboxes became standardised. The other two boxes are of the type 22 hexagonal design and therefore of lower significance. As tangible reminders of preparations for the defence of Britain in the Second World War, the monuments be regarded as having moderate historic significance.

8. IMPACT ASSESSMENT AND MITIGATION

The criteria for assessing the scale of impact of the proposed development upon heritage assets identified in the present study are drawn from the Department for Transport document *Design Manual for Roads and Bridges* (DMRB). The DfT scheme employs five categories to assess scale of impact, ranging from No Change to Major Adverse. The criteria are set out in the table below.

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large-scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.

Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Table 4. DMRB criteria for assessing the magnitude of the impacts of the proposed development

The impact upon the Grade II* Monk’s House, its moat and grange site will incur no change to their setting or enjoyment, since they stand 450m north of the Site and are not intervisible, being separated by an area of allotments and a housing estate.

The presence of extensive areas of Iron Age and Roman activity and settlement surrounding the Site means that the potential for finding similar sub-surface remains, including a section of the Baston Outgang Roman road, on the proposed development is very likely. These types of remains can occur at relatively shallow depth, within the range of house foundations, excavations on the routes of access roads, service trenches and soakaways, as well as general landscaping and enabling works. Cumulatively, such works are therefore likely to have a moderate to major adverse impact upon any remains of Iron Age to Roman settlement within the boundaries of the site.

While there is a low potential for sub-surface remains of medieval date or later, the development will have some impact on the settings of post medieval and later heritage assets recorded by the Lincolnshire HER. Of the three upstanding 19th-century farms, the one located west of the Site lies within an industrial depot and is therefore not subject to any change in its outlook. Cuckoo Junction farm, north of Horseshoe Road is partially intervisible with the Site, but would not undergo any change to its setting as it is already close to the row of houses on the south side of the road. Goodfellow’s Hall farmhouse is sufficiently distant from the Site and already absorbed into a surrounding residential area as to undergo no impact to its setting.

The pillbox which lies south of the Site, will undergo a moderate adverse impact from the proposed development because of its close proximity. Its setting will change from a relatively isolated spot in the middle of a field to being directly adjacent to the edge of the proposed housing estate, which would put it at risk of vandalism and misuse as well as hindering appreciation of its function within the pattern of World War Two defences in the area. The alignment of this pillbox and the other two to the north has already been disrupted by intervening development. However, the proposed new development will not affect the setting of those two northern pillboxes, which are already located within areas of housing, and therefore not intervisible with the Site.

The milestone 1km away on London Road will not suffer any impact from the development.

9. CONCLUSIONS

Although no historical features have been identified within the Site, because it lies in an area of dense cropmarks and close to known areas of Early and Late Iron Age to Roman salt-making activity and settlement, there is a good likelihood of finding buried archaeology on the Site, including palaeochannels

with the potential for recovery of environmental evidence and field systems. Also, cartographic and aerial photographic evidence shows the potential for the Baston Outgang Roman road to run through the Site if it continues on its north-east trajectory. A record of the road would represent the north-easternmost known point of this road. Coherent remains of Iron Age to Roman date would have regional significance with the potential address various regional research priorities.

The proposed development will not impact the Grade II* Monks House, but would moderately adversely impact the setting of the undesignated pillbox south of the Site.

There is no detailed information currently available on the layout of the development and the impact of foundations and other elements of construction. However, any Iron Age to Roman remains present on the site are likely to lie at shallow depth, within the range of intrusive groundworks. The impact upon remains of these periods (if present) can, therefore, be ranked as moderate to major. If deemed necessary, the Site could be evaluated through trial-trenching or a combination of geophysical surveying and trial-trenching prior to groundworks. A key part of any programme of evaluation should be the recovery of information on the sequence of marine/alluvial deposits and the construction of a deposit model allowing greater understanding of the interaction between human activity and the natural environment.

10. ACKNOWLEDGEMENTS

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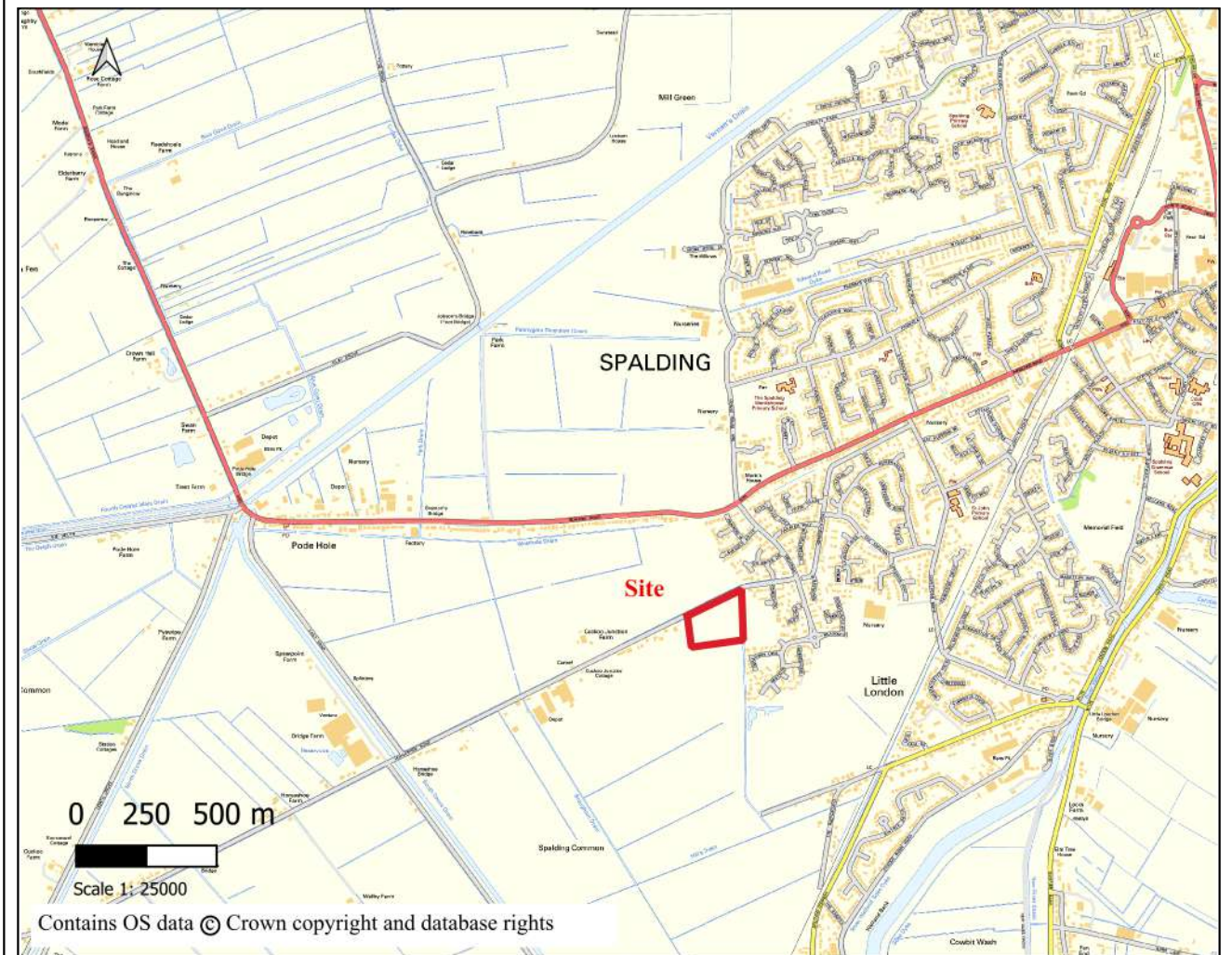
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12. FIGURES





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Project: Land off Horseshoe Road, Spalding, Lincs

HER Data - Events within a 1km radius of the Site

Point

EvUID	Name
ELI10384	Site visit to nonconformist chapel, London Road, Little London, Spalding

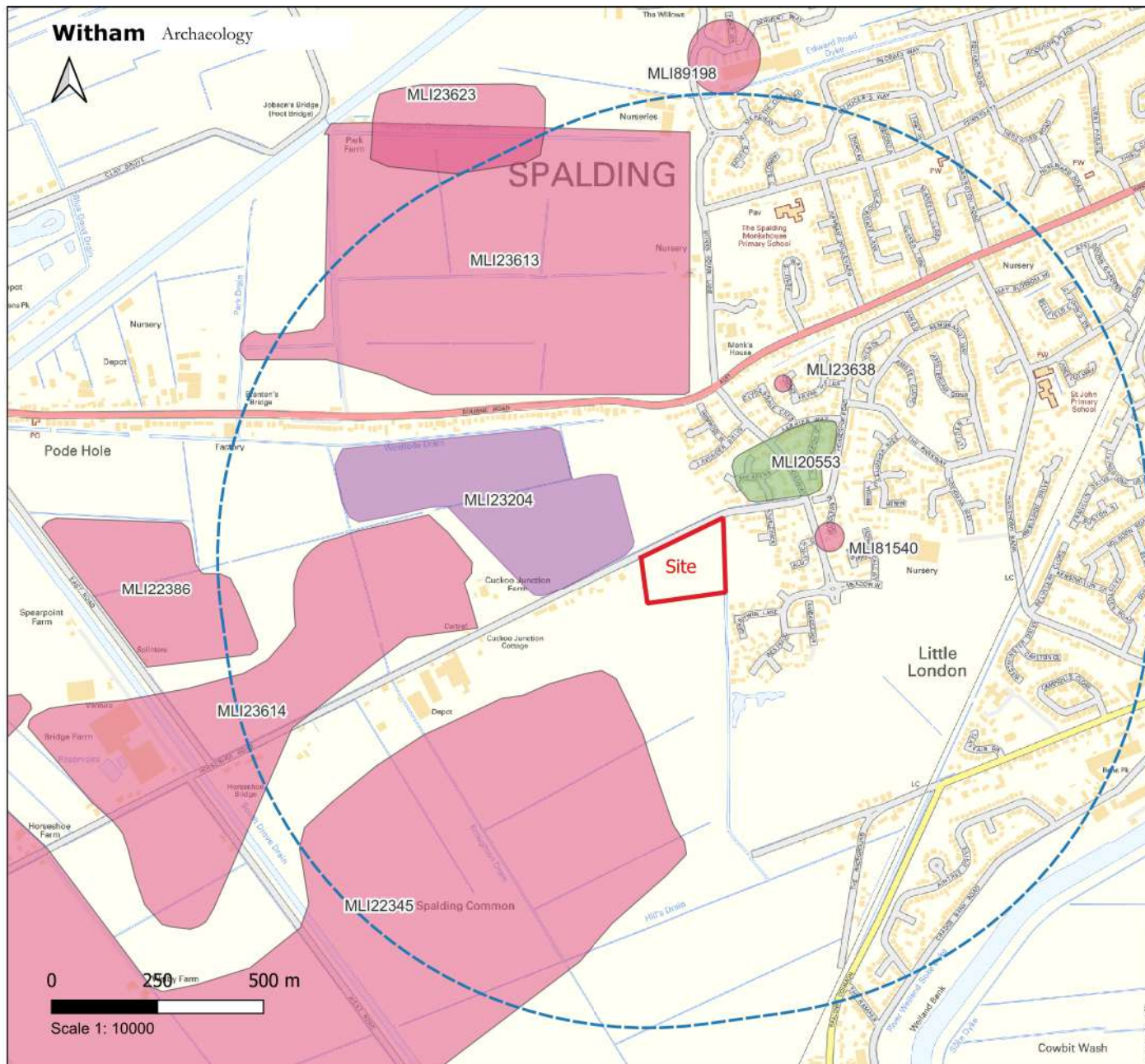
Line

ELI10987	The Proposed Western Relief Road, Spalding
ELI12149	The Proposed Western Relief Road, Spalding
ELI12153	Land South of Bourne Road, Spalding

Polygon

ELI10519	Watching brief at Holland Park, Spalding
ELI1106	Monk's House, Bourne Road
ELI11837	The Bungalow, The Raceground, Spalding
ELI1204	Horseshoe Road, Spalding
ELI12705	Site Visit to the Pillbox, Horseshoe Bridge Road, Spalding
ELI12965	Site Visit to the Pillbox, Buttercup Close, Spalding
ELI13211	Plot 1, Horseshoe Road, Spalding
ELI13300	Land at Holland Park, Spalding
ELI13399	Water Main Growth Scheme, Chatterton Tower, Spalding
ELI13454	Plot 2, Horseshoe Road, Spalding
ELI13804	Plot 5, Horseshoe Road, Spalding
ELI1863	Land south of Horseshoe Road, Spalding
ELI1867	Land south of Horseshoe Road, Spalding
ELI1868	Land south of Horseshoe Road, Spalding
ELI1869	Land south of Horseshoe Road, Spalding
ELI2391	Holland Park II, Spalding
ELI2690	Holland Park, Horseshoe Road
ELI2981	Land south of Bourne Road, Spalding
ELI2983	Land south of Bourne Road, Spalding
ELI4208	Magnetometry survey on land at Holland Park, Spalding
ELI6216	Plots 20-55, Phase II Development, Broadway, Holland Park, Spalding
ELI6979	Watching brief at plots 15-17 Horse Fayre Fields, Horseshoe Road, Spalding
ELI7246	Archaeological watching brief at Holland Park, Spalding
ELI8389	Land Adjacent to 97 Bourne Road, Spalding
ELI9041	Test pitting at Bourne Road/Horseshoe Road, Spalding
ELI9369	Magnetometry survey at Holland Park, Spalding
ELI9734	Site visit to Monk's House, Bourne Road, Spalding

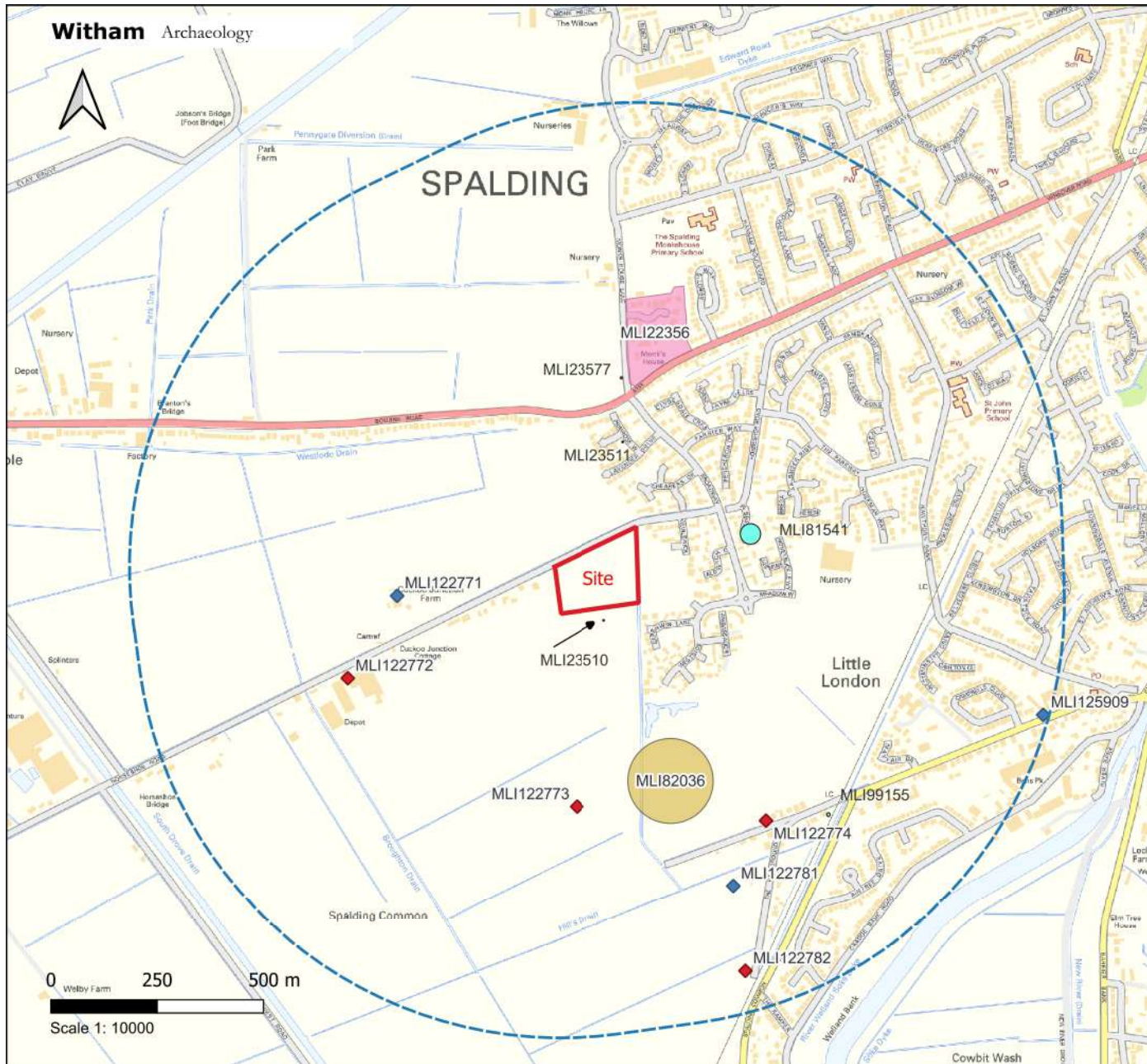
Fig. 2



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MonUID	Name	_Period
MLI23204	Romano-British Activity, Spalding	Early Iron Age to Roman
MLI20553	LATE IRON AGE/ROMAN ACTIVITY, SOUTH OF BOURNE ROAD, SPALDING	Late Iron Age to Roman
MLI22345	Possible Romano-British Cropmark Complex, Spalding	Roman
MLI22386	ROMAN SETTLEMENT AND ENCLOSURES, PODE HOLE	Roman
MLI23613	ROMAN FIELD SYSTEM	Roman
MLI23614	Romano-British Settlement, Spalding	Roman
MLI23623	Roman Settlement Site of Pennygate Drain	Roman
MLI23638	ROMAN SALTWORKING SITE OFF HORSESHOE ROAD, SPALDING	Roman
MLI81540	Probable Romano-British farmstead, Saddlers Mead	Roman
MLI89198	Romano-British settlement at Wygate Park, Spalding	Roman

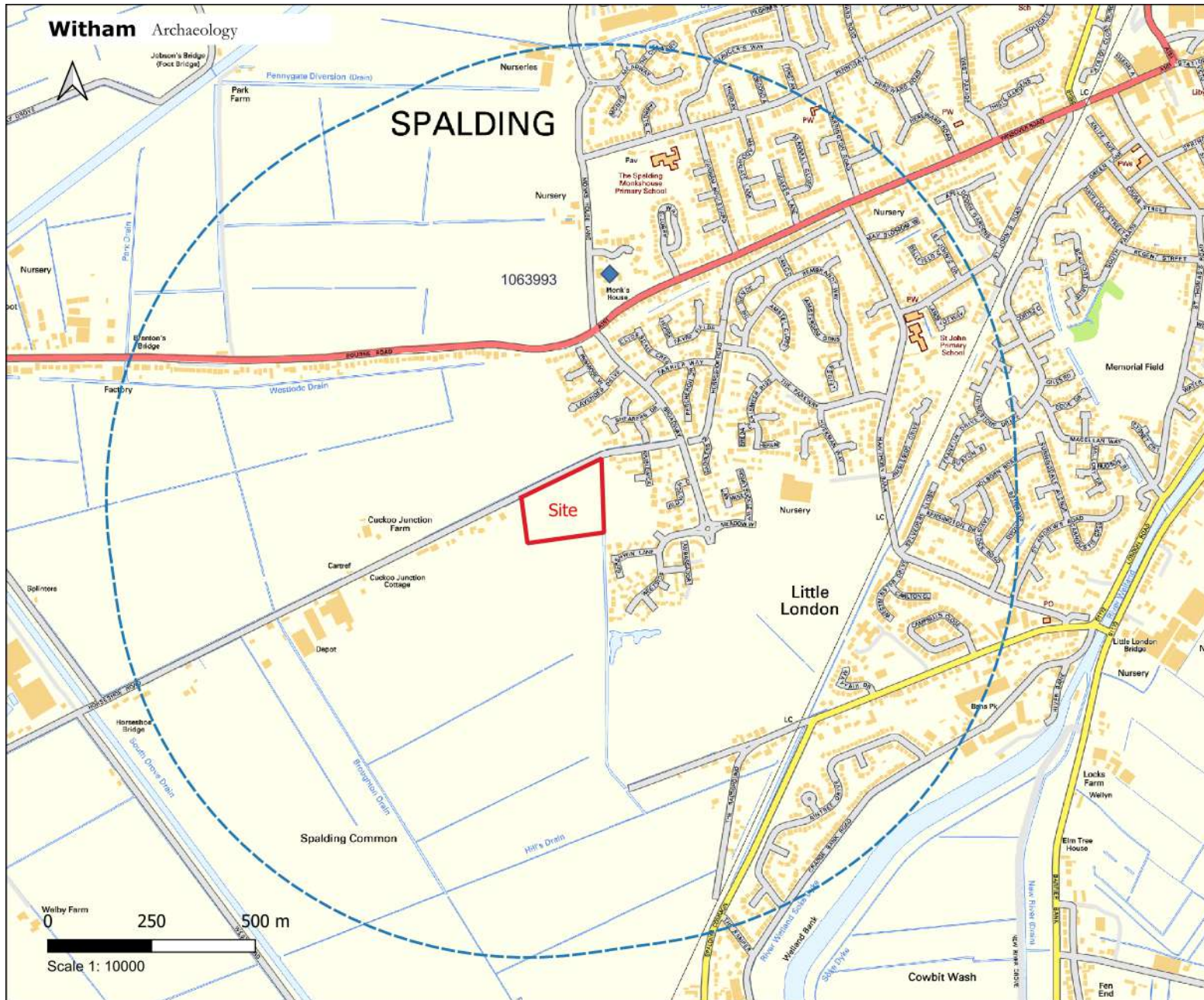
Map Key	
	Site boundary
	Buffer 1km
	Early Iron Age to Roman
	Late Iron Age to Roman
	Roman



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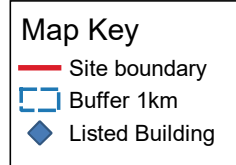
MonUID	Name	_Period
MLI82036	Possible Saxon Enclosure Cropmarks, Spalding Common	Early Medieval/Dark Age
MLI22356	Moat and site of a grange at Monk's House, Spalding	Medieval
MLI81541	A 19th century pit, Saddlers Mead	Post Medieval
MLI99155	Curvilinear Ditch, The Raceground, Spalding	Post Medieval
MLI122772	Unnamed farmstead, Spalding	Post Medieval to Mid 20th Century
MLI122773	Site of Raceground Farm, Spalding	Post Medieval to Mid 20th Century
MLI122774	Unnamed farmstead, Spalding	Post Medieval to Mid 20th Century
MLI122782	Unnamed farmstead, Spalding	Post Medieval to Mid 20th Century
MLI122771	Cuckoo Junction Farm, Spalding	Post Medieval to Modern
MLI122781	Goodfellow's Hall, Spalding	Post Medieval to Modern
MLI125909	Milestone, London Road, Spalding	Post Medieval to Modern
MLI23510	Pillbox, Horseshoe Bridge Road, Spalding	Second World War to 21st Century
MLI23511	Pillbox, Buttercup Close, Spalding	Second World War to 21st Century
MLI23577	Pillbox, Monks House Lane, Spalding	Second World War to 21st Century

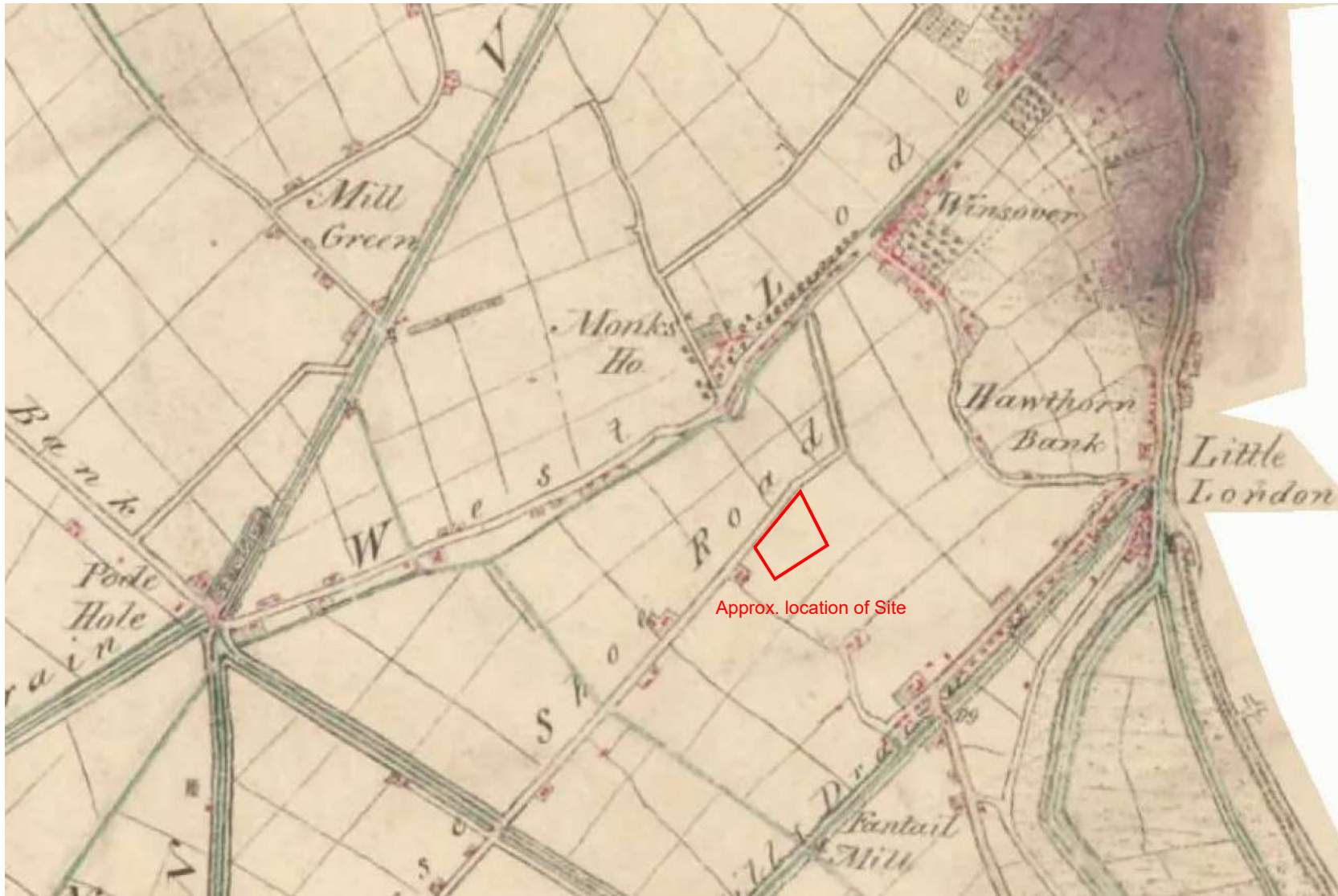
Map Key	
	Site boundary
	Buffer 1km
	Early Medieval - Dark Age
	Medieval
	Post-medieval
	Post-medieval to mid-20th Century
	Post-medieval to Modern
	Second World War to 21st Century



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ListEntry	Name	Grade
1063993	MONK'S HOUSE	II*





British Library



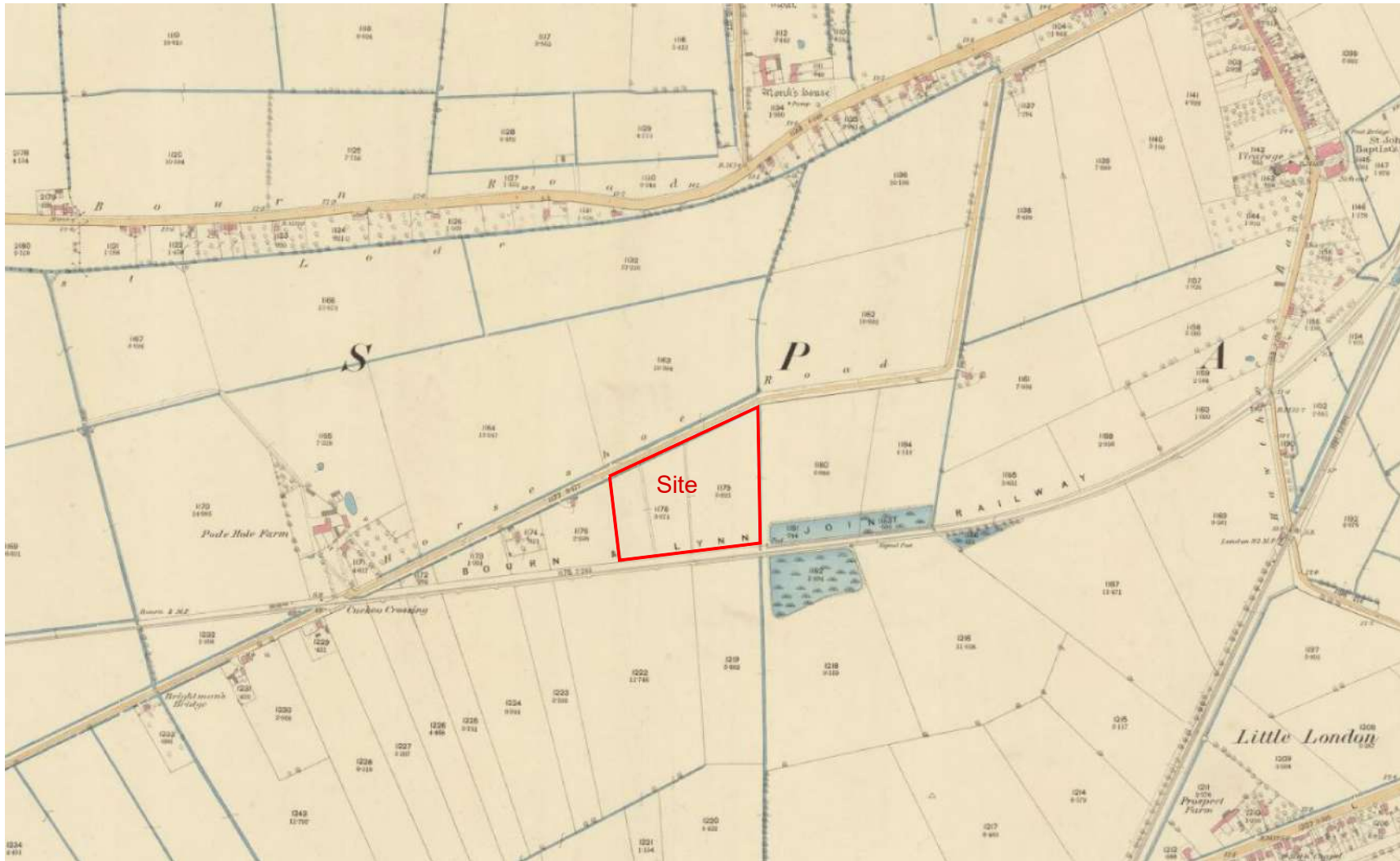
Vision of Britain



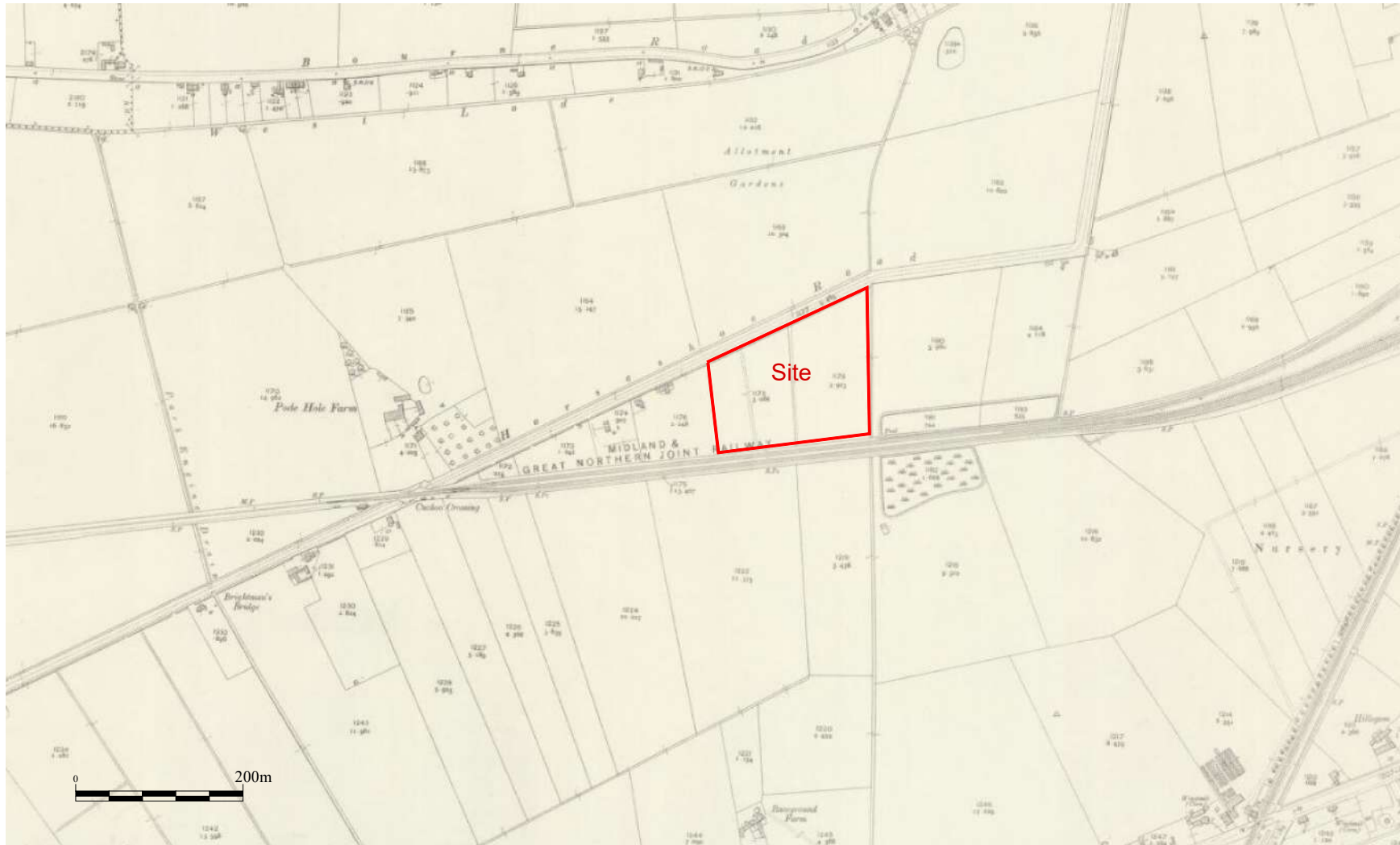
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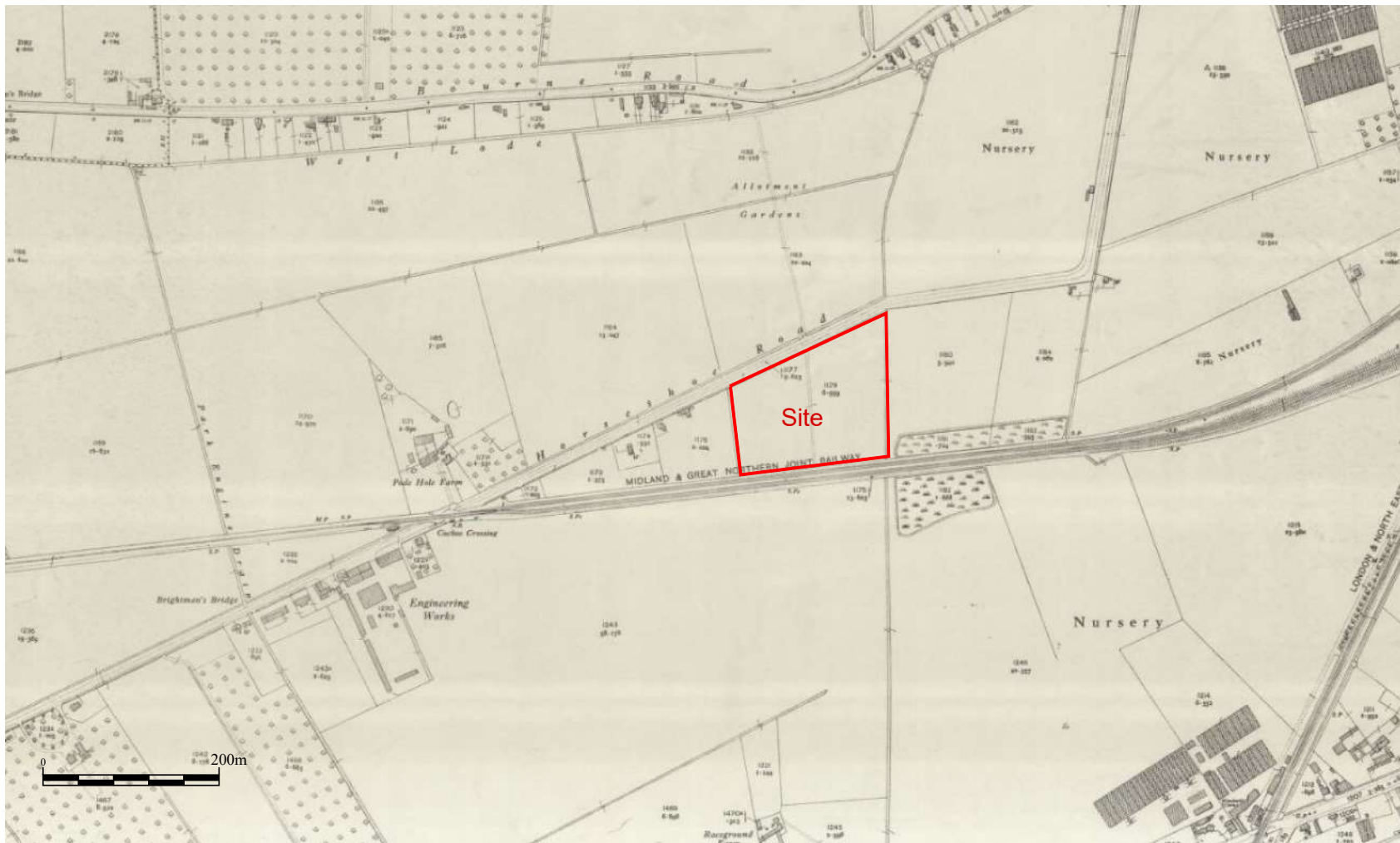
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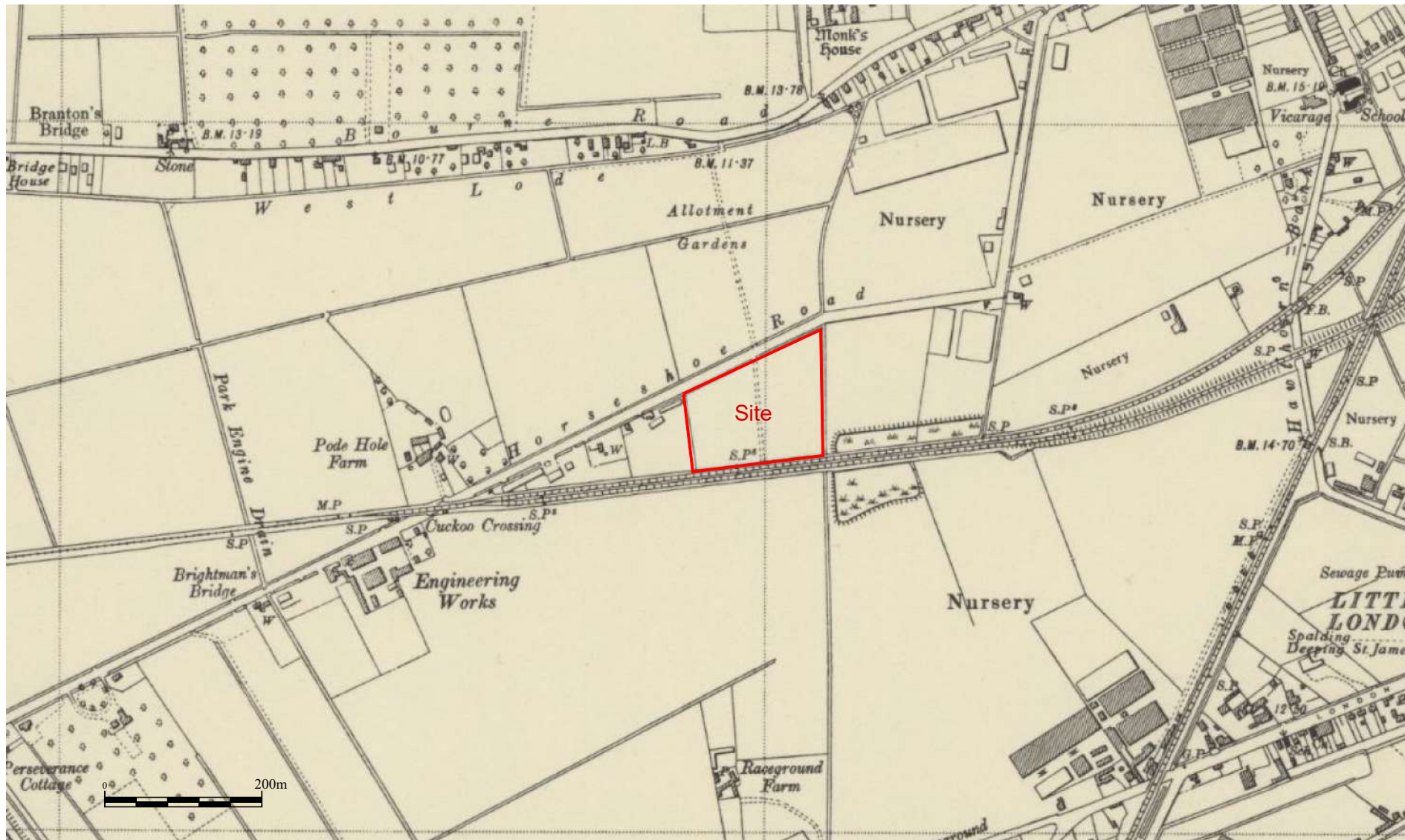
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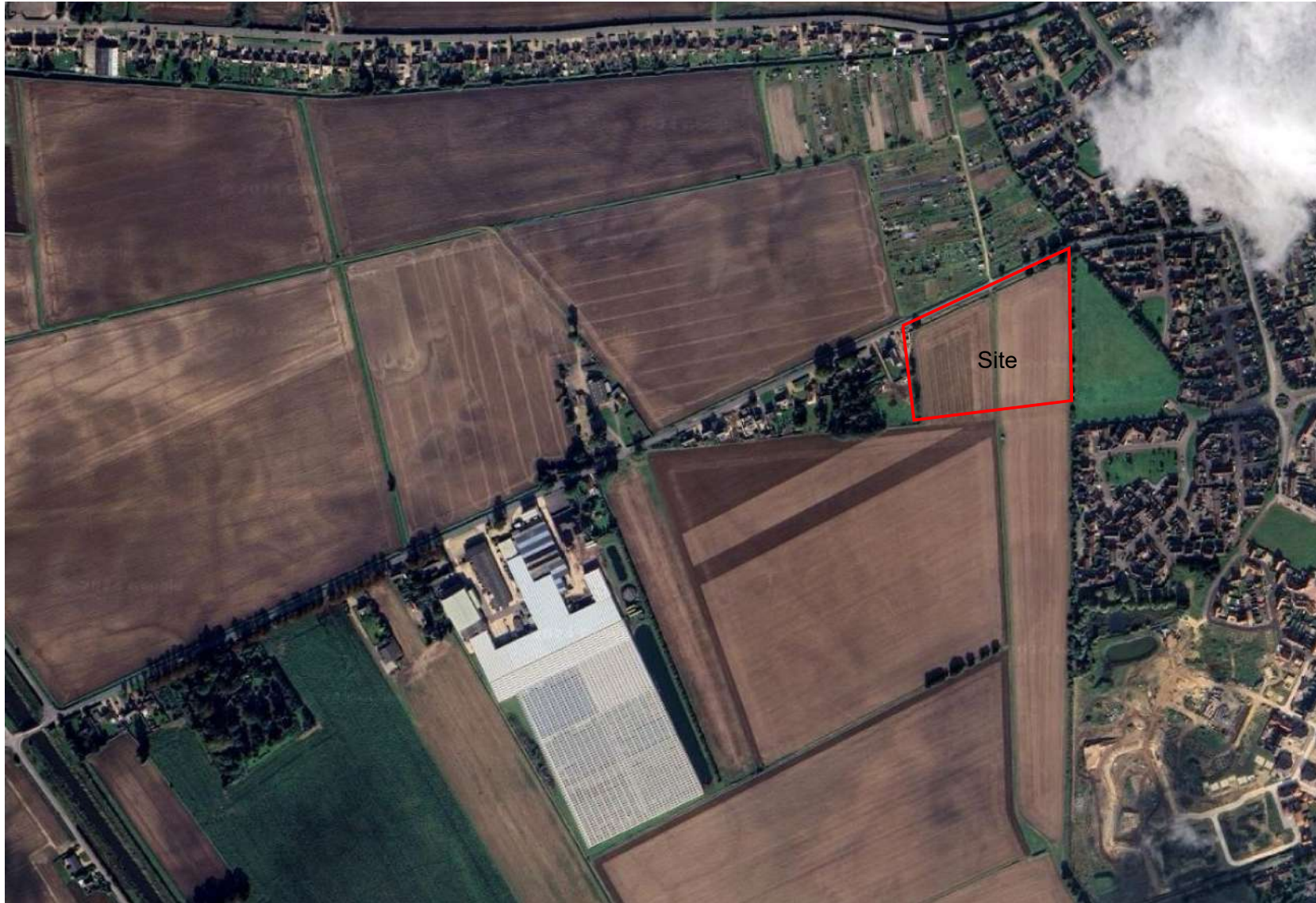
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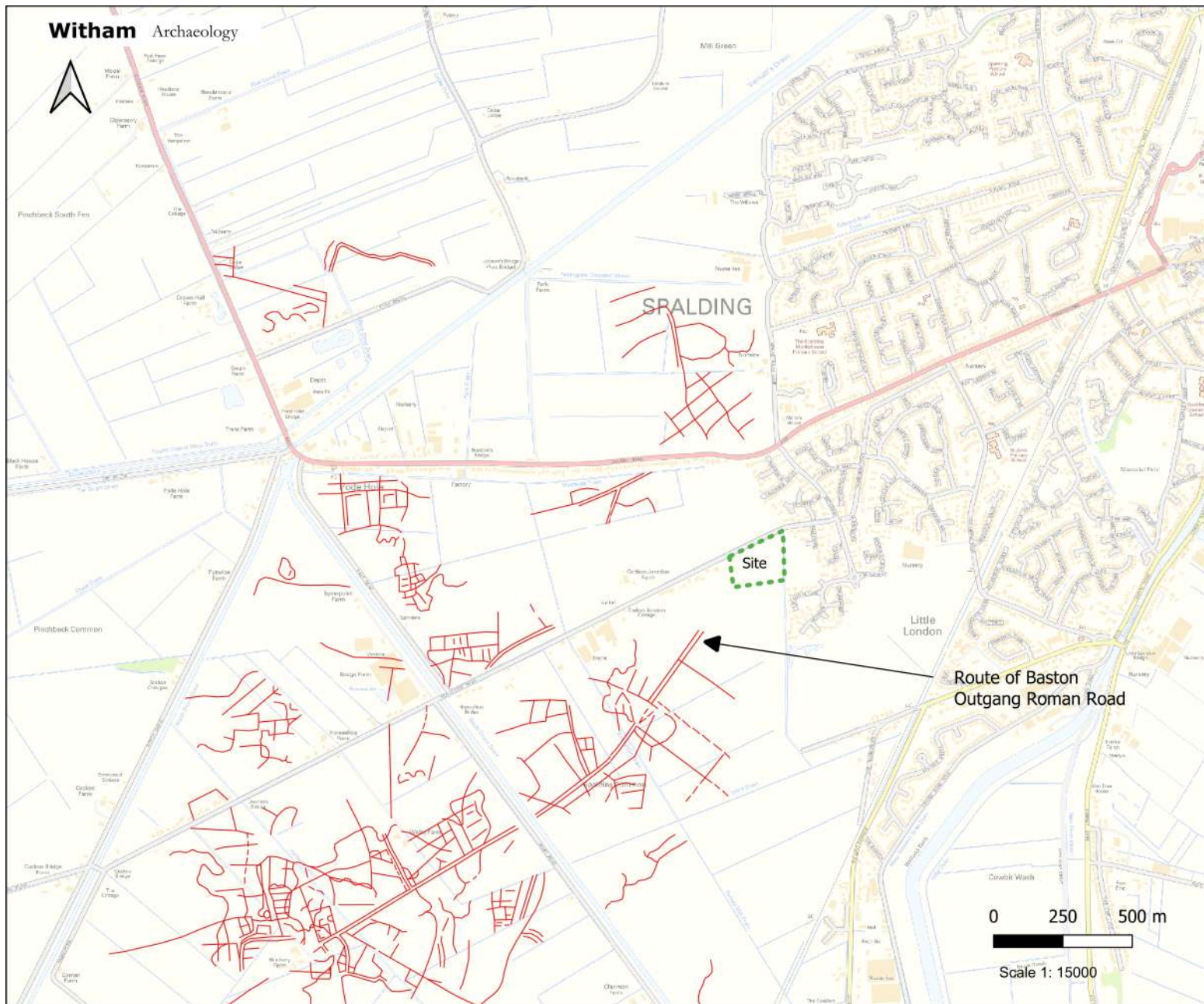
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Google Maps



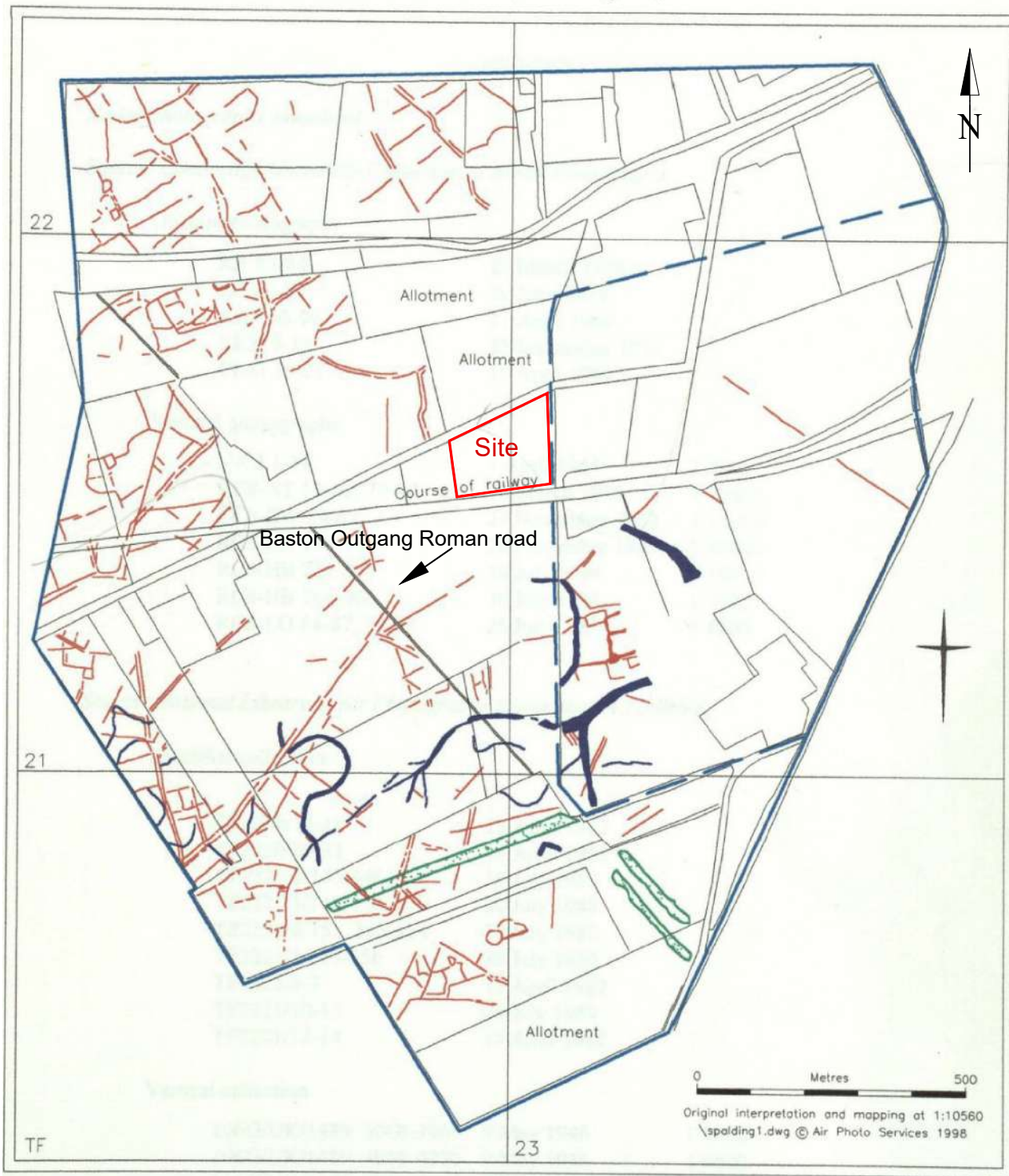
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Project: Land south of Horseshoe Road, Spalding

Map of cropmarks in the vicinity of the Site, as in 1970

Cropmarks traced by C. J. Moulis of Witham Archaeology (after Salway, Hallam et al. 1970. 'The Fenland in Roman Times')

Fig. 15



- | | | | |
|---|-----------------------------------|---|------------------------------------|
|  | Levelled archaeological ditch |  | Study area |
|  | Former water channel |  | Development area |
|  | Earthwork bank | | Background based on OS 1:10560 map |
|  | Former major drain (now levelled) | | |

Source: R. Palmer, 1998. Aerial Photographic Assessment, Holland Park, Spalding (Aerial Photo Services)



Google Maps

Witham Archaeology Ltd

2 High Street, Ruskington, Lincolnshire NG34 9DT

☎ (01529) 300890

✉ info@withamarchaeology.co.uk

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