



Land to the South-east of the A151

Holbeach Rd, Spalding, Lincolnshire

Desk-based Heritage and Archaeological Assessment

Client: Commercial Development Projects Ltd

Local Planning Authority: South Holland District Council

Planning Reference: N/a

NGR: TF 26670, 23800

Date of Report: May 2025

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Report No.: LPA 273/CDP04

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Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.
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Executive Summary

Prospect Archaeology Ltd was commissioned by Savills on behalf of Commercial Development Projects Ltd to undertake a heritage assessment in support of a planning application for the erection of a retail unit and a drive-thru unit, together with all associated works including access, parking, servicing and landscaping.

The application Site is located south- east of the roundabout at the junction of the A151/A16, and is bounded to the west by an open drain that runs along the edge of the A16 trunk road. To the north is the A151 Holbeach Road. To the south the site is bounded by an open drain, with access track and farmland beyond. The northern half of the eastern boundary has buildings and parking adjacent, associated with a hotel. The southern half of the eastern boundary has farmland beyond. Construction of the A16 Spalding by-pass in the mid-1990s resulted in the diversion of a road called Elm Lane as a tarmac strip running through the Site. A band of trees and shrubbery along the road boundary south of the roundabout extends some way into the site. This vegetation appears to have grown since a geotechnical evaluation of the Site in 2011. It is not clear how much ground disturbance may have resulted from the tree roots.

There are no designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields) within the redline boundary. The impact on designated Heritage Assets would therefore be indirect but as there is no intervisibility with any of the three designated heritage assets within the wider study area the potential impact is considered to be nil.

Archaeological work in the immediate area has identified limited evidence for both salt making and settlement features of Roman and medieval date but evaluation on the Site itself has revealed no such remains. Taking into account the current evidence, the site is considered to have a low potential for the presence of archaeological assets or features.

The area along the western site boundary is overgrown with shrubs and trees and may have been disturbed by their roots. There is also limited evidence of soil being dumped on the site, perhaps upcast from the ditches along the A151. Potential impacts will be on the open space in the eastern area of the Site where the large proposed commercial unit would be placed. Services trenches, ground levelling and other associated infrastructure would also adversely impact below-ground heritage assets.

Evaluation of the area covered in trees is not possible although geophysical survey and/or evaluation trenching on the eastern side of the site which is currently rough ground might be possible. On balance the potential for significant archaeology to be present is insufficient to justify further investigation.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd was commissioned by Savills on behalf of Commercial Development Projects Ltd to undertake a heritage assessment in support of a planning application for the erection of a retail unit and a drive-thru unit, together with all associated works including access, parking, servicing and landscaping.

1.1.2 This report considers both designated and undesignated, identified and, as yet, unidentified heritage assets lying within and adjacent to the application site. It has been prepared in accordance with the NPPF 2024, section 16 'Conserving and enhancing the historic environment', and guidance provided by the Chartered Institute for Archaeologists including the Code of Conduct (CIfA 2022) and Standard and guidance for desk-based assessment (CIfA 2020).

1.2 Site Description

1.2.1 The Site is an irregularly shaped piece of land measuring approximately 155m (north - south) by 130m (east - west) and about 1.5ha in extent. It is located east of the roundabout at the junction of the A151/A16. To the north is the A151 Holbeach Road. The north-east corner contains landscaped areas and a gravel drive associated with a hotel. The tarmacked surface of the old route of Elm Lane, which was superseded by the A16 bypass, runs through the site (Pl.1).

1.2.2 There are currently no physical boundaries to define the eastern site limits but they are shown on the accompanying photos (Pls 2-4). A curving line of silver birch trees show the approximate eastern boundary at the north end of the Site beyond the entrance and west of the old road which was diverted when the A161 was constructed (Pl. 2). The area between this boundary and the A161 is overgrown with shrubs and trees (Pls 3-4). The southern half of the Site widens out over rough ground with farmland beyond to the south and east (Pl. 4). The Site is bounded to the west by an open drain that runs along the edge of the A16 trunk road (Pls 7 and 9) with retail/commercial developments beyond the A16. To the south the site is bounded by an open drain, with access track and farmland beyond (Pl. 8). There is evidence that soil has been dumped to the side of the drain on parts of the wooded area (Pl. 10).

1.3 Geology and Topography

1.3.1 The Site is locally uneven and sits at about 4m aOD. The solid geology is Oxford Clay Formation mudstone overlain by Holocene silt and clay tidal flat deposits (<https://geologyviewer.bgs.ac.uk>). BGS archive borehole records in the area show superficial

deposits (clay, silt, sand) to be present to a depth of at least 13m.

1.4 Historic Landscape Characterisation

1.4.1 The Site lies within Character Zone WSH6 (Townlands) within the Wash Character Area comprising reclaimed marsh and fen landscapes. While predominantly agricultural this character zone encompasses most of the nucleated settlements in the wider Wash region, including Boston and Spalding (LCC 2011, 105).

2.0 Assessment Methodology and Significance Criteria

2.1 Buried Heritage

2.1.1 The buried heritage (archaeology) has been considered through desk-based assessment and a site visit. A full list of referenced sources is provided, and references are given. Staff at the Lincolnshire County Council Historic Environment Team provided data from the Historic Environment Record (HER). Material was gathered from previous reports and online where available. Additional sources consulted included:

- information available on a variety of internet sites including, The National Archives (<http://discovery.nationalarchives.gov.uk/>) and the Archaeology Data Service (<http://ads.ahds.ac.uk/>); and the Heritage Gateway (www.heritagegateway.org.uk). A full list of sites accessed can be found in the Bibliography section;
- cartographic sources held by the Ordnance Survey and Promap (www.promap.co.uk);
- A site visit was undertaken.

2.1.2 The historical development of the Site has been established through reference to these sources and is described in the Baseline Conditions section of this report. This has been used to identify areas of potential archaeological interest. Each area of archaeological potential has been assessed for its archaeological significance in geographical terms, although it should be noted that despite the national policy guidance's reliance on geographical significance, there is no statutory definition for these classifications:

- International – cultural properties in the World Heritage List, as defined in the operational guidelines for the implementation of the World Heritage Convention;
- National – sites or monuments of sufficient archaeological/historical merit to be designated as Scheduled Ancient Monuments. Other sites or monuments may also be considered of

national importance but not appropriate for scheduling due to current use(s) or because they have not yet been fully assessed.

- Regional – sites and monuments of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
- Local – sites and monuments of archaeological or historical interest but that are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
- Negligible – areas of extremely limited or no archaeological or historic interest. These commonly include areas of major modern disturbance such as quarries, deep basements etc.

2.1.3 The concluding chapter of this document summarises the findings and provides an opinion on the potential for archaeological remains to be identified, the likely importance of such remains should they exist and the likely impact of the proposed development. Recommendations for further work are provided.

3.0 Baseline Conditions

3.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts.

3.1.2 The source of the monuments (Figure 2; Tables 1 and 2) noted in the following text are from the Lincolnshire County Council HER and the National Heritage List for England (NHLE) and have the prefixes MLI and NHL respectively. Known assets within the Site are highlighted in **bold**. Known and suspected archaeological remains are summarised and discussed in the following sections.

3.2 Designated Heritage Assets

3.2.1 There are no designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields) within the redline boundary. However, there are 3 designations within the study area which are listed in Table 1 below. Fulney Hall (NHL1063984) is a grade II listed building located on the east bank of the Coronation Channel, 300m north-west of the Site. On the far side of the channel is the Grade I listed Church of St. Paul, the

attached Sunday School (NHL1306702) and the Grade II* listed Vicarage (NHL1306702).

NHL No	Name / description	Grade
NHL1063984	Fulney Hall	II
NHL1306702	Church of St Paul Including Attached Former Sunday Schoolroom	I
NHL1392209	Vicarage to Church of St Paul	II*

Table 1: Designated Heritage Assets within 1000m of the Site

None of these designated assets is visible from the site and they are not discussed further.

3.3 Non-designated Heritage Assets

3.3.1 39 events have taken place including historic fieldwalking on two sites, two geophysical surveys, three building surveys, nine evaluations, two excavations and 14 watching briefs (Fig. 3 and Appendix 2). There are 48 non-designated heritage assets recorded within the study area which are shown on Fig. 4 and summarised in Table 2.

Prehistoric Period (10,000BC–600BC)

3.3.2 There is no evidence for early prehistoric activity in the study area. Generally, deposits of this date are buried beneath deep alluvial layers.

Iron Age-Roman Periods (600BC–410AD)

3.3.3 During the Prehistoric and Roman periods the zone was coastal in character, consisting of areas of intertidal saltmarsh with localised areas of marginally higher ground. Early occupation would have been based around the manufacture of salt and hunting of wildfowl (LCC 2011, 106).

3.3.4 West of the A151 small scatter of greyware and colour-coated pottery was found in association with briquetage (fired clay used in salt making) (MLI23065). In 1998 an evaluation and subsequent watching brief during construction was carried out on the site immediately north of the application site where the Travel Lodge, service station and McDonald's are located. Features buried at approximately 1m below post-Roman silts were identified at a depth of around 2.70m OD. A possible ditch or creek was recorded which contained one early 2nd century shelly ware sherd. A cut feature was also recorded which contained pottery of several different fabric types of the 1st to the 2nd century, some in the late Iron Age tradition. Environmental evidence suggests the feature contained open water, and it was interpreted as a pond (MLI 80615).

3.3.5 In 2011 geotechnical investigations within the application site were undertaken as part of an earlier proposal for development of the Site comprising nine machine excavated pits (Fig. 8).

All nine test pits revealed alluvial deposits beneath the topsoil overlying the natural clays. In just one test pit towards the southern site boundary (Test pit 8) was a deposit described as the fill of a ditch, sandwiched between the topsoil and alluvial deposits at a depth of around 3.90m and 4.40m OD (Fig. 8). This deposit contained sherds of 3rd to 4th century Roman pottery and fragments of burnt clay, thought to be briquetage, suggesting that salt making occurred nearby (MLI 98569). The deposits (007/008) was interpreted as being the edge of a ditch but this is thought to be unlikely because the deposit is situated between topsoil and the alluvial silts at a height over 1m above Roman features that were recorded on the north side of Holbeach Road in 1998. Given the position of the test pit close to a land drain along the southern site boundary it is suggested that a more likely explanation for the presence of Roman material in this location is as a result cleaning out/ or cutting of the drain with deposition of material from a greater depth on the adjacent ground. It is also of note that the topsoil (001) above the layer containing the Roman pottery is very thick and may also contain upcast material from the drain.

- 3.3.6 Other potential Roman finds have been made within the study area at a greater distance from the application site including fired clay fragments in an undated pit north of the Springfield Outlet (MLI 116279). A watching brief at the Geest Foods development c.1km north-west revealed a north/south aligned ditch sealed beneath 0.5m of alluvium, suggesting a Romano-British date for the feature (MLI 83093). Roman pottery has been found during construction of a new residential development c.1km to the southwest of the Site (MLI 22377) and included greyware and mortaria which could be associated with a nearby settlement.

Early Medieval & Medieval (5th – 16th centuries)

- 3.3.7 The application site lies within the parish of Spalding and east of the hamlet of Fulney which lies within the parish. The place-name Spalding derives from the Old English group name *Spaldingas* meaning 'the people of the Spalde', a tribal name referred to in the Tribal Hideage of the 7th/8th century (Cameron 1998, 114). The manor is recorded in Domesday Book under the lands of Guy de Craon, Ivo de Taillebois and Crowland Abbey. It is recorded as containing fisheries and salt houses. The hamlet of Fulney lay to the west of the Site and its name is derived from the Old English words *ful* and *ea* meaning dirty stream (Cameron 1998, 48).
- 3.3.8 From the early medieval period falling sea levels allowed settlement on drier land where isolated farmsteads and salt manufacturing sites grew in number. By the late Anglo-Saxon period a landscape of small villages within an irregular field pattern was established on a long

curve of higher silt land (LCC 2011, 106). Reclamation through improved drainage and creation of flood defences such as Roman Bank which is now followed by the line of Marsh Road, can be traced to this period.

3.3.9 A mixture of arable and common meadow land known as ‘ings,’ developed. Irregular arable fields were subdivided into selions, or strips, divided by thin dykes, allotted to individual landowners or tenants. The pattern of fields created by this method of allotment appears fossilised in the modern landscape (LCC 2011, 107).

3.3.10 Saxo-Norman pottery has been found on the Site of the Springfield Outlet north of Holbeach Road (MLI 23594) and a long cross silver penny of Edward II has been found in the vicinity (MLI 22364). Archaeological investigation at the Springfield Outlet in 2002/3 recorded a boundary ditch, ditched trackway and pits suggestive of settlement and agriculture dated to the 11th to 14th century (MLI88631). Environmental evidence suggested pasture and reclaimed marshland in the environs (MLI88630). Samples from a ditch dated to the 15th century also indicated pasture with no evidence for settlement (MLI88632). North of Springfields, archaeological monitoring recorded a large ditch cut into alluvium containing fired clay and 11th or 12th century pottery (MLI 116278).

HER No.	Name / description	Period / date
MLI 20532	Charles II sixpence	Post medieval
MLI 22364	Artefact scatter	Medieval
MLI 22377	Artefact scatter	Roman
MLI 22382	Site of medieval chapel	Medieval
MLI 22390	Possible grange of Spalding Priory, Red House	Medieval
MLI 23063	Pottery scatter	Early medieval/ medieval
MLI 23064	Pottery scatter	Post medieval
MLI 23065	Pottery scatter	Roman
MLI 23594	Pottery scatter	Early medieval
MLI 80614	Artefact scatter	Early medieval to post medieval
MLI 80615	Ditch, natural feature, pond	Roman
MLI 82691	Ditch, boundary ditch, darland field system?	Medieval to post medieval
MLI 83062	Possible brick making site	Post medieval
MLI 83093	Ditch	Roman
MLI 83314	Pottery scatter, low road	Early medieval to medieval
MLI 83317	Post-medieval settlement and agricultural activity	Medieval to post medieval
MLI 84745	Undated palaeochannel	Unknown
MLI 84746	Possible saltern mound	Unknown

HER No.	Name / description	Period / date
MLI 84748	Medieval features on land at Holbeach Road	Medieval to post medieval
MLI 84750	Medieval salt production site	Medieval
MLI 88630	Boundary ditch	Early Medieval
MLI 88631	Medieval settlement features	Early medieval/ medieval
MLI 88632	Boundary ditch	Medieval to post medieval
MLI89642	Farm buildings	Post medieval to modern
MLI89642	Farm buildings	Post Medieval to Modern
MLI89642	Farm buildings	Post Medieval to Modern
MLI90562	Fulney Park prisoner of war camp	WWII- Mid-20th C
MLI91546	Dog burial on Land Off Roman Bank	Unknown date
MLI91547	Post medieval linear feature on land off Roman Bank	Medieval to post medieval
MLI92290	Fulney House Park	Post medieval to WWII
MLI97563	Sherd of 11th century pottery	Early medieval/ medieval
MLI98569	Ditch, salt works?	Roman
MLI115924	Site of Fulney Mill	Post medieval to WWI
MLI116262	Possible pit	Unknown
MLI116278	Ditch	Early medieval/ medieval
MLI116279	Undated pit	Unknown
MLI122746	Bridge Farm	Post medieval to modern
MLI122747	Site of Marsh Farm	Post medieval to mid-20th C
MLI122748	Sycamore Farm	Post medieval to modern
MLI122749	Two Wells Farm	Post medieval to modern
MLI122752	Pomona House	Post medieval to mid-20th C
MLI122753	Site of a farmstead	Post medieval to mid-20 th C
MLI122754	The Hollies	Post medieval to modern
MLI122762	Red House	Post medieval to mid-20th C
MLI122766	Fulney House	Post medieval to modern
MLI126346	Windmill, Roman Bank	Post medieval to late 20th C
MLI126347	Working Men's Institute	Post medieval to late 20th C
MLI126348	Congregational Chapel	Undated

Table 2 Non-designated Heritage Assets within 1km of the Site

- 3.3.11 Fieldwalking at the junction of Holbeach Road and Ashtree Lane recovered a range of material including 12 sherds of late Saxon pottery, along with sherds dating to the 13th to 15th century (and later) although no significant remains of this date were found in subsequent archaeological work (MLI 80614). Saxo-Norman pottery has also been found during fieldwalking west of the Site (MLI 23063). A sherd of 11th century pottery was found during archaeological monitoring on the site of the of the Bush Tyre development on the south side of Holbeach Road west of the Site (MLI 97563). All this early medieval material which does not appear to be associated with settlement remains is more indicative of the

with manuring of fields perhaps associated with the hamlet of Fulney.

- 3.3.12 Pottery of 11th to 14th century date was found during trial trenching on the edge of the study area southwest of the Site, and closer to Spalding town centre. Further excavation revealed further undated post holes indicative of medieval or post-medieval structures (MLI83314).
- 3.3.13 A possible truncated saltern was identified during an archaeological evaluation trenching about 900m west of the Site (MLI 84746), although the deposits could also have represented a palaeochannel or an early course of the River Welland (MLI 84745). Pottery associated with the deposits dated to the 11th-13th century, although it is possible these derived from earlier sources; settlement evidence extended into the 16th and 17th centuries (see below). Fired clay artefacts within an associated rubbish pit may have been related to salt making, although the environmental evidence suggested a purely fresh water dry grassland environment (MLI84750). The environmental samples also showed evidence of large-scale crop processing in the 12th century and there was evidence of metal working in the 13th century (MLI 84748). A magnetometer survey undertaken on Queen's Road suggested further pits of unknown date in the vicinity (MLI 116262).
- 3.3.14 The site of a medieval chapel is recorded along Holbeach Road to the west of the Site (MLI 22382); perhaps the chapel at Fulney recorded in 1486. A possible medieval grange of Spalding Priory is believed to have been located off Low Lane on the southern edge of the study area (MLI 22390). Animal bone and clinker along with limited pottery of 10th to 14th century pottery associated with parallel boundary ditches are suggestive of activity on the fringes of settlement around Marsh Lane toward the edge of the study area northwest of the Site (MLI82691).

Post-medieval – Modern Periods (mid-16th – present)

- 3.3.15 Throughout the post medieval period fields were amalgamated and re-enclosed in a piecemeal fashion resulting in the organic pattern of fields and curvilinear arrangement of parallel strips being subdivided by straight and geometric boundaries. Considerable field boundary loss occurred in the later 20th century.
- 3.3.16 Evidence for early post-medieval settlement has been recorded during excavations on the southwestern edge of the study area including structural evidence for timber framed building(s) of the 16th to 17th century as well as ditches interpreted as dylings (raised strips of agricultural land divided by straight ditches) dating to the 17th and 18th century (MLI 86063,

MLI 83317). This evidence lay in proximity to previously recorded medieval activity. Evidence of brickmaking was also found nearby (MLI83062).

3.3.17 A post-medieval ditch was recorded at Roman Bank (MLI91547) and an undated dog burial has been found nearby (MLI 91546). A Charles II sixpence was found in 1967 in a garden off Commercial Road, Spalding (MLI 20532).

3.3.18 Fulney Hall (NHL1063984) was built in the 18th century, though its association with the Gamlyn family, who were important landowners in the 13th century suggests the site may have earlier origins.

3.3.19 With the increased reclamation and enclosure of land, farmsteads were established across the area and there are several 19th century farmsteads within the study area including Sycamore Farm (MLI 122748), Bridge Farm (MLI 122746), Marsh Farm (MLI 122747), Two Wells (MLI 122749), The Hollies (MLI122754), Red House (MLI122762), Pomona House (MLI 122752), Fulney House (MLI 122766) and two unnamed farmsteads (MLI89642 and MLI122753). Fulney House is located toward the southern limits of the study area and parkland associated with the house lay to its west (MLI 92290). Part of these grounds were used as a prisoner of war camp during the Second World War (MLI 90562).

3.3.20 Fulney Mill is marked on OS mapping from 1812 (MLI 115924) and was demolished in 1915. Another mill (MLI126346) is marked on OS mapping on Roman Bank from at least 1887.

3.3.21 The Church of St. Paul, with its attached School Room (NHL1306702) was constructed 1877-1879 along with the associated vicarage (NHL1392209). A congregational chapel was established on Holbeach Road at some point in the late 19th century and demolished in the second half of the 20th century. A Working Men's Institute was established in 1879 on Holbeach Road and demolished in 2020 (MLI 126347).

3.4 Map Regression

Ordnance Survey 1888-9 (1:2,500) (Fig. 5)

3.4.1 A track crosses the northern and southeastern areas of the site, trending northwest to southeast. The northern end of the site is within the gardens/parkland of a residential property named Pomona Villa.

Ordnance Survey 1:2500 map 1932 (Fig. 6)

- 3.4.2 No significant change.

Ordnance Survey 1989 1:10,000 map (Fig. 7)

- 3.4.3 Drains are now shown either side of the track and around the Pomona Villa curtilage. track is constructed associated with new development to the east/northeast comprising "The Pines" and "Woodhouse" approximately 30m northeast.

Modern mapping(Fig. 1)

- 3.4.4 The Spalding by-pass was constructed c.1995 forming the western Site boundary and leaving the former Elm Road that runs through the application site as a dead end.

4.0 Assessment

Designated Heritage Assets

- 4.1.1 There are no designated assets (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields) within the redline boundary. The impact on designated Heritage Assets would therefore be indirect but as there is no intervisibility with any of the three designated heritage assets within the wider study area the potential impact is considered to be nil.

Archaeological Potential

- 4.1.2 Archaeological work in the immediate area has identified evidence for both salt making and settlement/agriculture taking place in the vicinity in the medieval period but previous evaluation on the Site has revealed no such remains and there is Low potential for such remains to extend into the Site.
- 4.1.3 As discussed above, the evidence for Roman features on the Site itself is at best unclear and interpretation of the presence of a ditch containing Roman pottery is questionable. The deposit which produced Roman pottery is much higher in the sequence than finds from other excavated features in the vicinity. The remainder of the test pits investigated in 2011 failed to produce any archaeological features or finds, revealing only a sequence of natural deposits.
- 4.1.4 Any archaeological remains that might be present on the western and northern part of the site might have been disturbed due to modern associated with construction of the Spalding by-pass in the mid-1990s. The subsequent planting of trees and shrubbery along the road boundary south of the roundabout extends some way into the site which appears to have

grown since the geotechnical evaluation was undertaken in 2011 may have caused further ground disturbance.

- 4.1.5 Excavation for building foundations would have an adverse impact on any below-ground heritage assets, if present, leading to their truncation or complete destruction. Services trenches, ground levelling and other associated infrastructure would also adversely impact below-ground heritage assets. However, taking into account the current evidence, the site is considered to have a low potential for the presence of archaeological assets or features.

5.0 Conclusions

- 5.1.1 There would be no impact on the setting of any of the designated heritage assets within the study area and there are no recommendations for further investigations or mitigation.
- 5.1.2 There is a questionable potential for archaeological remains of Roman and medieval date to extend into the Site. Potential impacts would be on the open space in the eastern area of the Site where the large proposed commercial unit would be placed. The area along the western site boundary is overgrown with shrubs and trees and may have been disturbed by their roots. There is also limited evidence of soil being dumped on the site, perhaps upcast from the ditches along the A151.
- 5.1.3 The archaeological potential of the Site is therefore unclear because of possible modern ground disturbance. Evaluation of the area covered in trees is not possible although there might be a possibility for geophysical survey and/or evaluation trenching on the eastern side of the site which is currently rough ground. On balance the potential for significant archaeology to be present is insufficient to justify further investigation.

6.0 References

6.1 Published Reports

ARP Geotechnical Ltd 2024 *Land at Holbeach Road, Spalding. Stage 1 Geo-Environmental Desk Study*

ClfA, 2020. Institute of Field Archaeologists. *Standards and Guidance for Archaeological Desk-Based Assessments*

LCC 2011, *The Historic Character of The County of Lincolnshire*. Lincolnshire County Council

NPPF 2024 *National Planning Policy Framework* Ministry of Housing , Communities & Local Government

Williams, S. 2011. *A Programme of Monitoring and Recording of Geotechnical Trial Pits at Holbeach Road, Spalding, A16/A151 Junction (South East Quadrant)* Midland Archaeological Services report 331/11

6.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500 1888-9, 1923

Ordnance Survey 1:10,000 1989

6.3 Digital Sources

<http://ads.ahds.ac.uk/>

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://www.heritagegateway.org.uk/gateway/>

<https://historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk/>

www.pastscape.org/homepage/

7.0 Figures

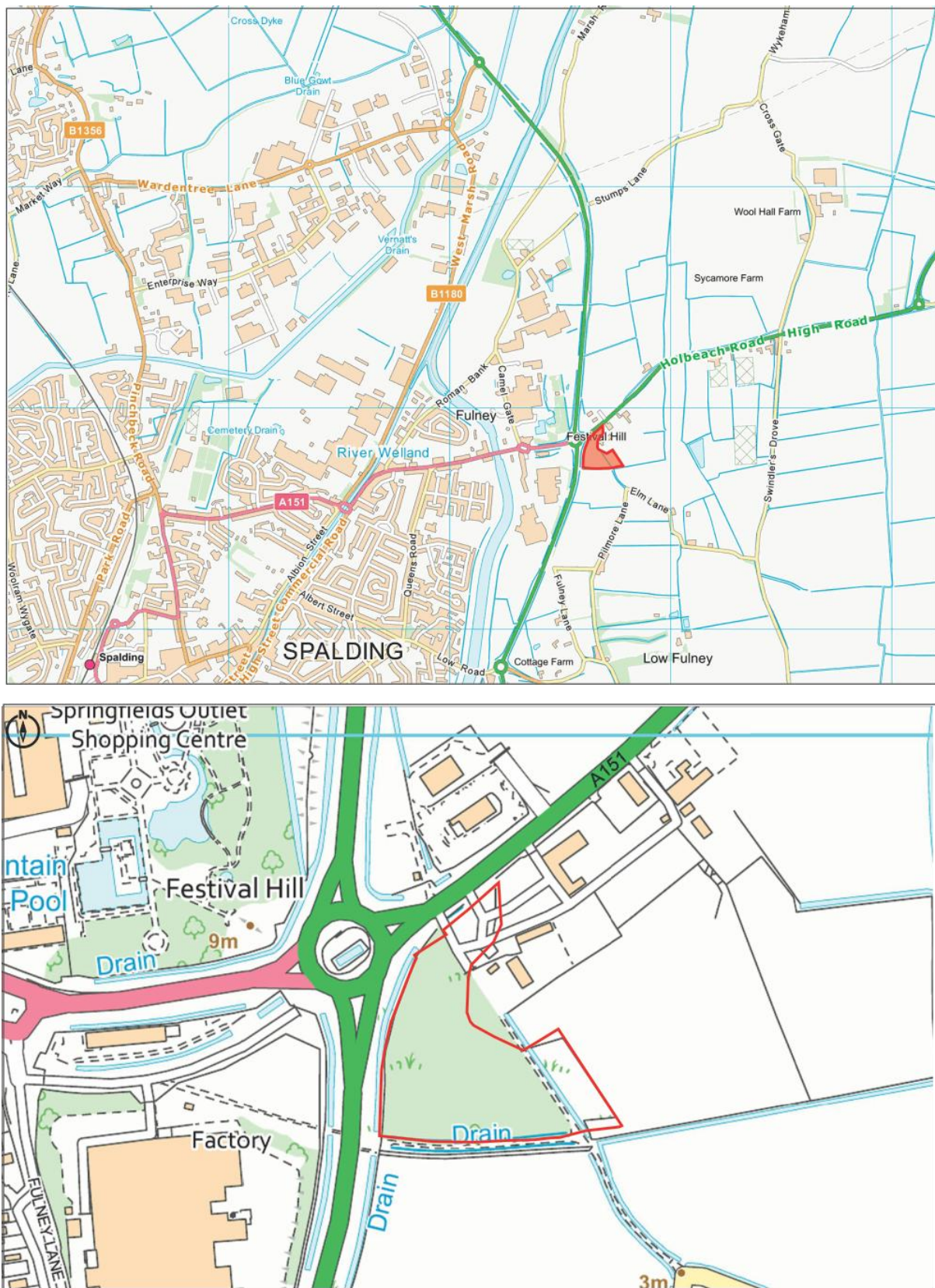


Fig. 1 Land off Holbeach Rd, Spalding. Site location.



Fig. 2 Land off Holbeach Rd, Spalding. Proposed site masterplan (The Harris Partnership. February 2025)

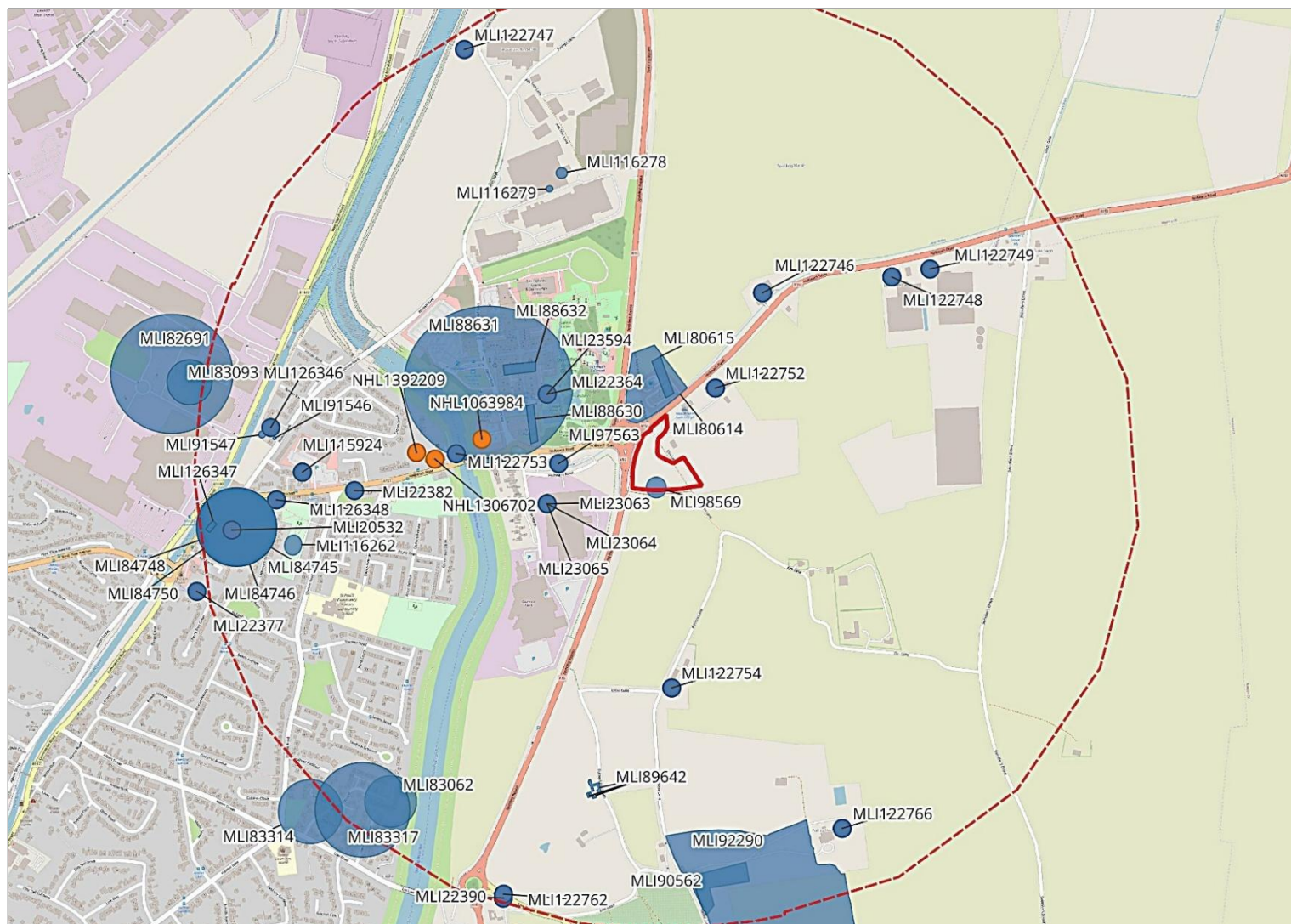


Fig.3 HER

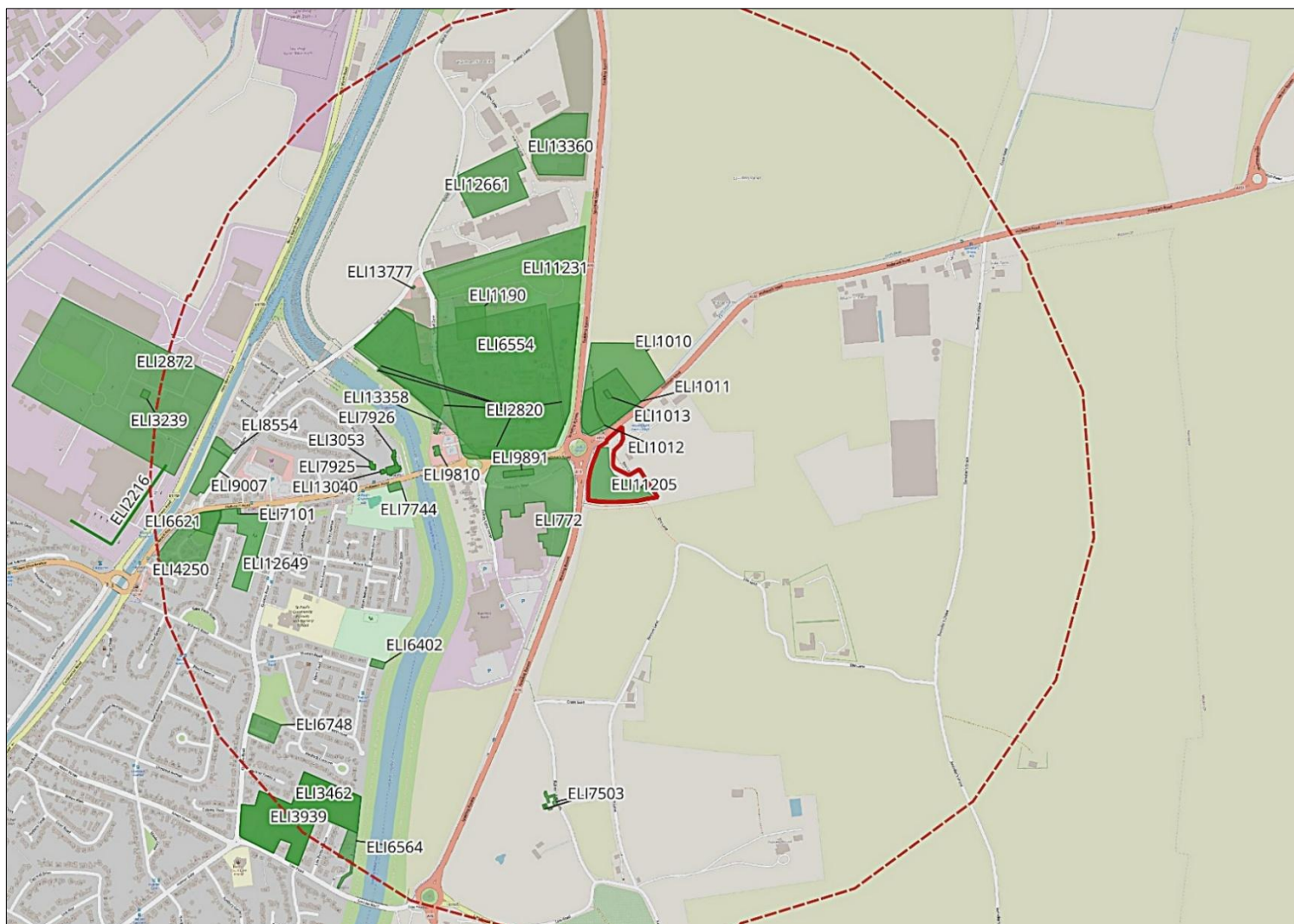


FIG. 4 HER EVENTS

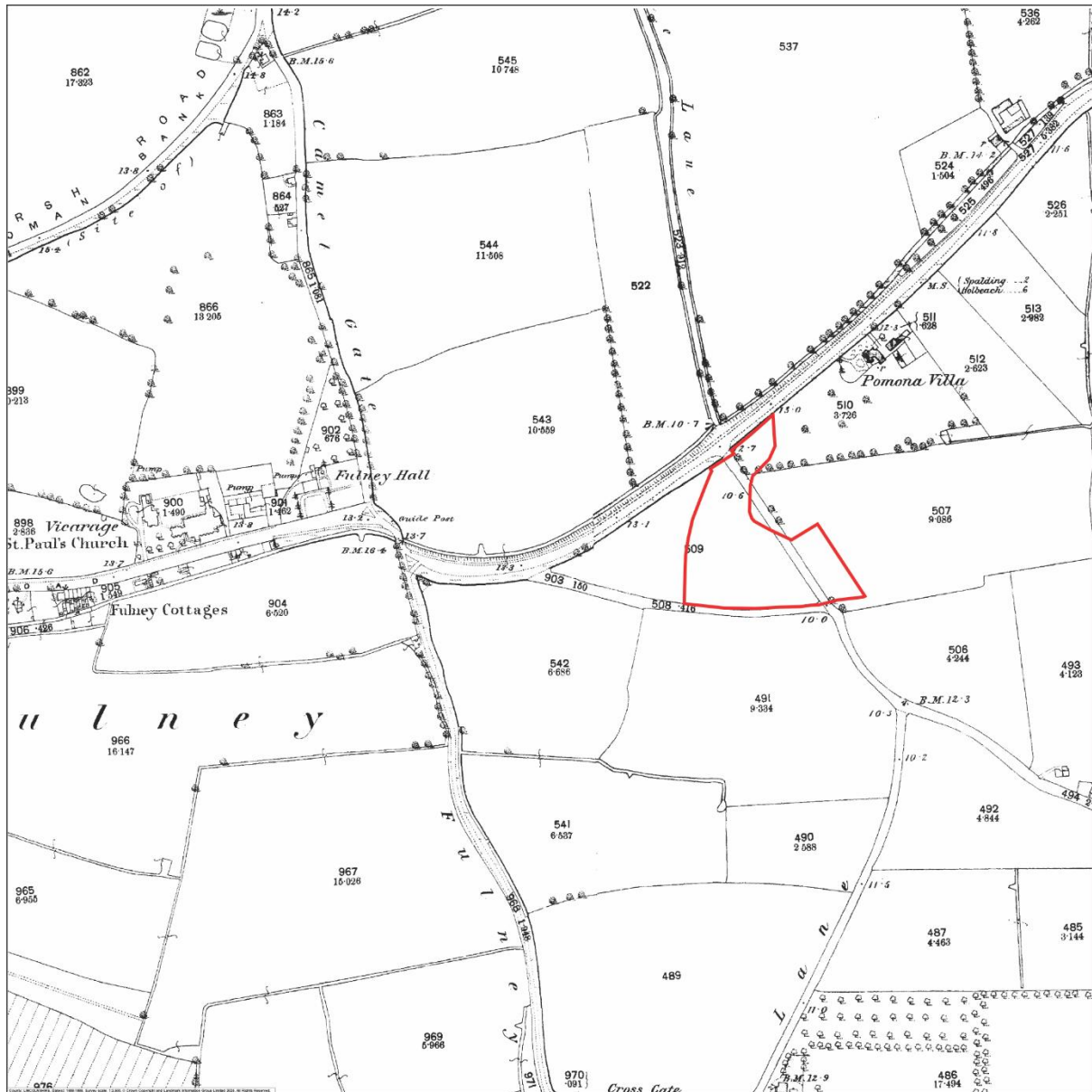


Fig. 5 1888-89 OS 1:2,500 scale map

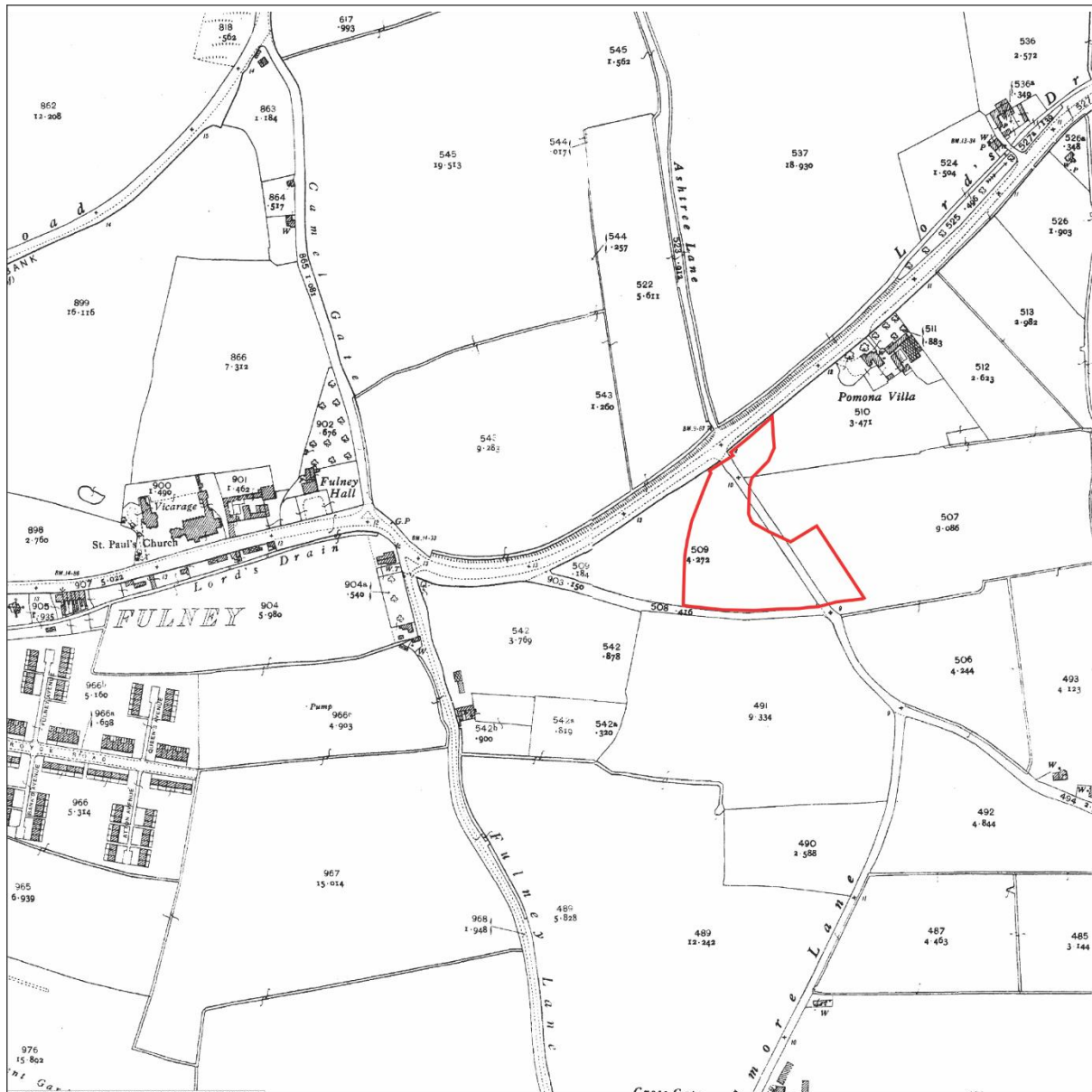


Fig. 6 1932 OS 1:2,500 scale map

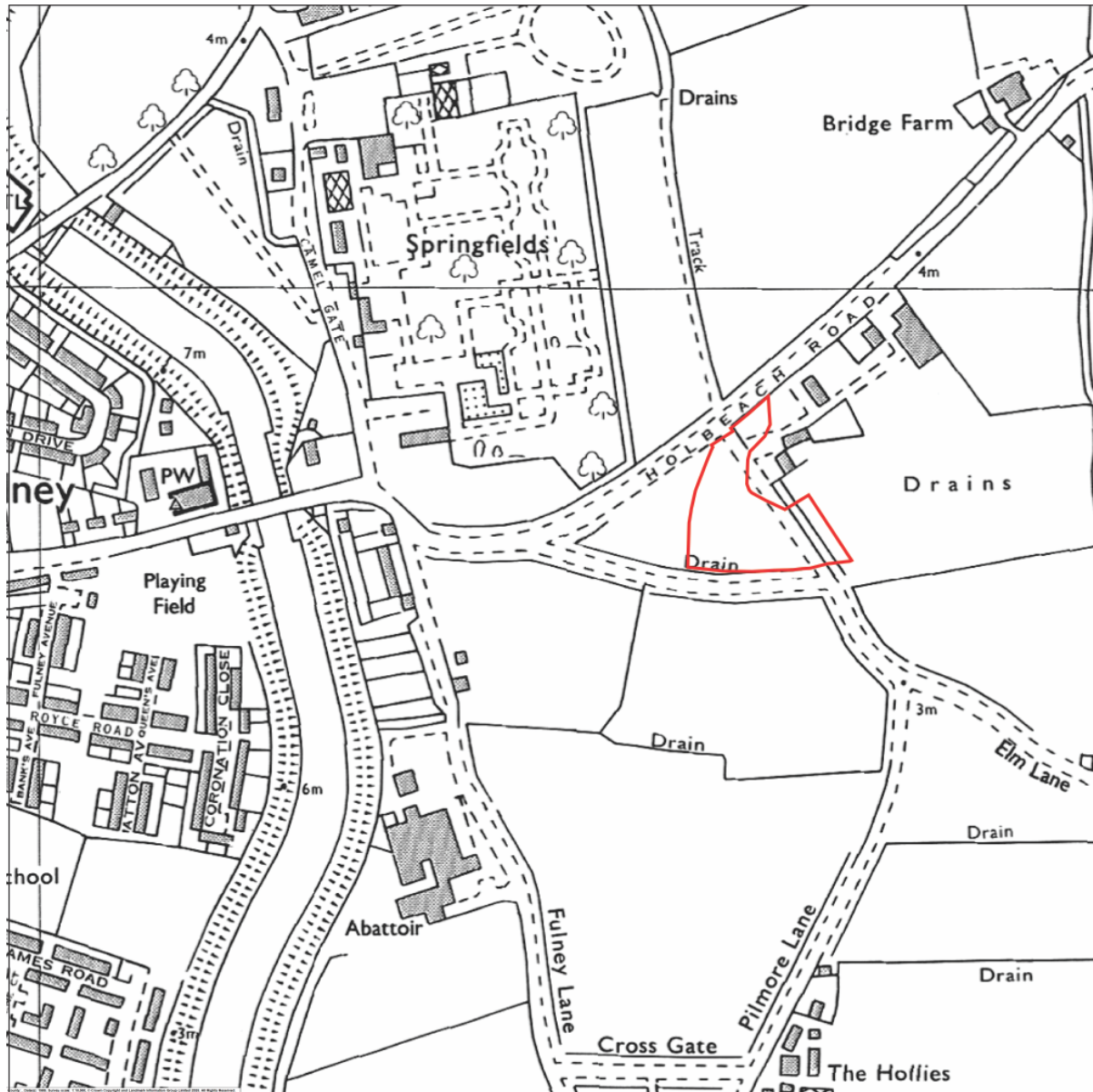


Fig. 7 1989 OS 1:10,000 scale map

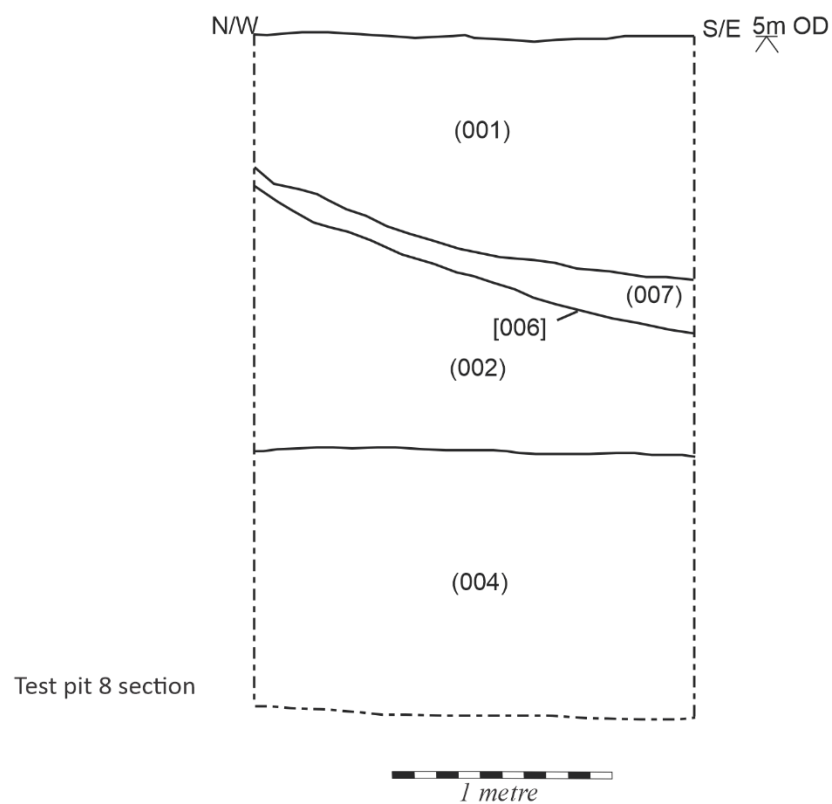
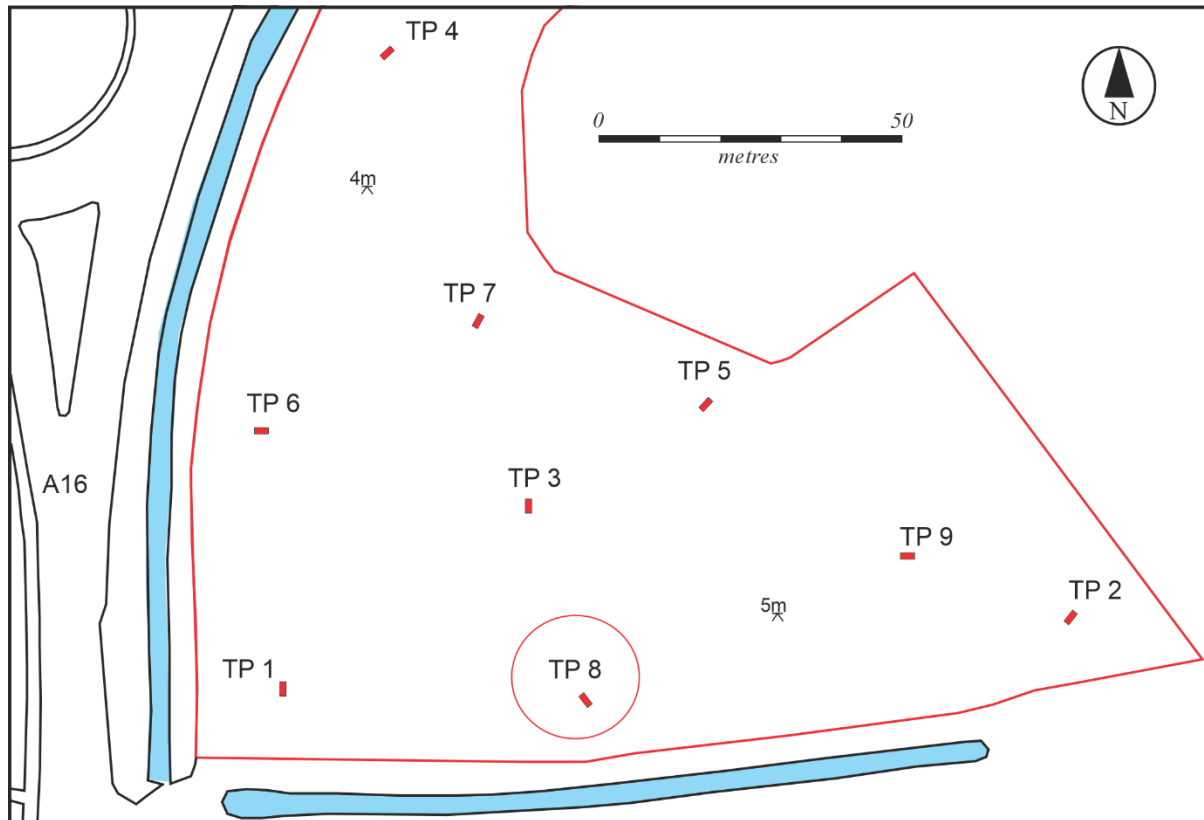


Fig. 8 Test pits excavated in 2011(after Williams 2011 figs 4 and 5)

8.0 Plates



Pl. 1 View south-west along access from Holbeach Rd



Pl. 2 View south-west along eastern edge of application site with old road, Elm Lane, in foreground



Pl. 3 Application site looking west



Pl. 4 Application site looking south



Pl. 5 North-west corner of application site looking south from roundabout.



Pl. 6 View south along western site boundary.



Pl. 7 View north from south-west corner of application site



Pl. 8 Southern boundary of application site looking north-west



Pl. 9 Ditch along western side of application site, looking north



Pl. 10 Soil dump at north-west corner of application site.

Appendix 1: Legislation and Planning Policy Context

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it 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 which it possesses".

In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

"With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

The National Planning Policy Framework (NPPF) Feb 2025

This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF Dec 2024.

Section 16 provides policy on 'Conserving and enhancing the historic environment'. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 213 states:

"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 assets' importance and no more than is sufficient to understand the potential impacts 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".

In paragraph 216, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 213). In all cases the harm must be weighed against the public benefit (para 215).

As a footnote to para 213 the NPPF states that:

“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.”

As is reflected in the DCMS 2013 statement on Government policy, it is made clear that non-designated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

“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 affect directly or indirectly 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” (para 216);”

In addition, para 205 states that:

“Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs).”

Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can enjoyed for their contribution to the quality of life of this and future generations” (CLG 2012, para 17).

Local Policy Guidance

The South East Lincolnshire Local Plan was adopted in March 2019. It contains the following policy on heritage:

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.

B. Conservation Areas

Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:

1. Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
2. Retain architectural details that contribute to the character and appearance of the area;
3. Where relevant and practical, remove features which are incompatible with the Conservation Area;
4. Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

C. Archaeology and Scheduled Monuments

1. Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.
2. Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.
3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.
4. Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.

5. Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.

D. Registered Parks and Gardens

Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.

E. Enabling Development

Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:-

1. it will not materially harm the heritage values of a heritage asset or its setting;
2. it avoids detrimental fragmentation of management of the heritage asset;
3. it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
4. it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid
5. sufficient subsidy is not available from any other source;
6. it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests; and
7. the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy.

F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment 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.

Appendix 2: Events

Ref No.	Description
ELI772	Fieldwalking near Fulney Lane
ELI1010	Fieldwalking Land at Holbeach Road
ELI1011	Trial Trenching Holbeach Road
ELI1012	Trial Trenching Holbeach Road/Ashtree Lane
ELI1013	Watching Brief Holbeach Road/Ashtree Lane
ELI1190	Watching Brief Springfields, Camel Gate
ELI2216	Watching Brief A pipeline at Geest Foods, West Marsh Road, Spalding
ELI2820	Geophysical Survey Springfields Garden Centre
ELI2872	Watching Brief West Marsh Road
ELI3053	Building Survey Vicarage of St Paul's Church, Holbeach Road, Spalding
ELI3239	Watching Brief Geest Foods, West Marsh Road
ELI3939	Excavation at Low Road, Spalding
ELI3462	Trial Trenching Land at Low Road, Spalding
ELI4250	Trial Trenching Land at Holbeach Road, Spalding
ELI6402	Watching Brief Land adjacent to 120 -122 Severn Road, Spalding
ELI6554	Excavation Springfield Outlet Shopping and Festival Garden Archaeological Excavation
ELI6564	Archaeological watching brief on land to the rear of Karhill, Low Road, Spalding
ELI6621	Archaeological excavation at land off Holbeach Road, Spalding
ELI6748	Watching brief on land at 44 Queens Road, Spalding
ELI7101	Watching Brief 74 Holbeach Road, Spalding
ELI7503	Building photographic survey on traditional farm buildings, Low Fulney
ELI7744	Trial Trenching 134 Holbeach Road, Spalding
ELI7925	Site Visit to the Vicarage to Church of St Paul, Holbeach Road, Spalding
ELI7926	Site Visit to the Church of St Paul, Holbeach Road, Spalding
ELI8554	Archaeological evaluation on land at Roman Bank, Spalding
ELI9007	Trial trenching on land off Roman Bank, Spalding
ELI9810	Site visit to Fulney Hall, Holbeach Road, Spalding
ELI9891	Archaeological monitoring and recording on land at Holbeach Road, Spalding
ELI11205	Geotechnical Trial Pits at Holbeach Road, Spalding
ELI11231	Site Visit to Springfields, near Spalding
ELI12649	Geophysical Survey Land off Queens Road, Spalding
ELI12661	Watching Brief Camel Gate / Marsh Road, Spalding
ELI13040	Building Survey St Paul's Church, Holbeach Road, Fulney, Spalding
ELI13358	Watching Brief The Dental Surgery, Camel Gate, Spalding
ELI13360	Watching Brief Land at Camel Gate/Marsh Road, Spalding
ELI13777	Watching Brief Relocation of NFU Mutual Offices, Camel Gate, Spalding