



Spalding Solar, Spalding, Lincolnshire

Historic Environment Desk-Based Assessment



Document Ref.: 278520.3
September 2024



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Document Information

Document title	Spalding Solar, Spalding, Lincolnshire
Document subtitle	Historic Environment Desk-Based Assessment
Document reference	278520.3
Client name	Envams Ltd
Address	54 Hunters Way York YO24 1JJ
National grid reference	TF 26267 23155
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Quality Assurance

Issue	Date	Author	Approved by
1	25/07/2023	IC	MT
2	30/05/2024	DB	SGS
3	25/09/2024	TP	TP



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Summary

Wessex Archaeology was commissioned by Envams Ltd to prepare a Historic Environment Desk-Based Assessment of land off the A16, Spalding, Lincolnshire, centred on NGR TF 26273 23164.

This study will inform the development of the installation of a photovoltaic (PV) solar array within the Site.

This assessment has shown that there are six Listed Buildings and one Conservation Area within a 1 km radial Study Area surrounding the Site. These were included for assessment to determine whether proposed development within the Site would harm their significance due to a change in the contribution made by setting to that significance. The assessment presented in this report considers that the development does not fall within the setting of any of the assets, and consequently there is no harm to the significance of the identified designated heritage assets.

Based on a review of Lincolnshire's Historic Environment data, historic mapping, and the Site's geological and topographical profile it is considered that the Site lies within an area of archaeological potential. This is largely derived from Romano-British activity identified across the Study Area, as well as the potential for agricultural activity from at least the medieval period to be present within the Site.

Any adverse impacts to buried archaeological features as a result of the implementation of the development proposals could be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

The scope of further archaeological investigation (if required) would need to be agreed with the relevant archaeological advisor advising the Local Planning Authority on archaeological matters as part of the planning application. It is considered that such works could be undertaken as part of a suitably worded condition of planning consent.

Acknowledgements

This project was commissioned by Envams Ltd, and Wessex Archaeology is grateful to Ryan Holland and Mike Bird in this regard. Wessex Archaeology would also like to thank Lincolnshire Council for supplying the Historic Environment Record data.



Spalding Solar, Spalding, Lincolnshire

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Envams Ltd (the Client) to prepare a Historic Environment Desk-Based Assessment of land off the A16, Spalding, Lincolnshire (hereafter 'the Site', Figure 1), centred on NGR TF 26273 23164.
- 1.1.2 This study will inform the development of the installation of a photovoltaic (PV) solar array within the Site.

1.2 The Site

- 1.2.1 The Site comprises an irregular parcel of land situated in the north-east of the settlement of Spalding, at approximately 4.95 ha. The Site is bounded to the north by Pilgrim's UK and industrial developments, to the east by the A16, to the south by the junction between Low Road and the A16 and to the west by the Coronation Channel.
- 1.2.2 The Site itself is currently predominantly a pasture agricultural field, with water channels bounding the Site on the east and west, as well as a channel traversing the centre of the Site from south-east to north-west. Hardstanding associated with Pilgrim's UK falls within the north of the Site. It is bounded by hedgerows and treelines of different levels of maturity on all sides, with greater gaps between these along its eastern boundary (**Plates 1 - 16**). The Site currently lies at 4m above Ordnance Datum (aOD).
- 1.2.3 The underlying bedrock geology of the Site is Oxford Clay Formation – Mudstone, with superficial deposits of Tidal Flat deposits – Clay and Silt (British Geological Viewer, British Geological Society).

1.3 Development proposals

- 1.3.1 Finalised development proposals were unavailable at the time of writing. However, the draft proposals indicate that the proposed development will comprise the installation of a series of ground mounted solar PV panels within the Site. Associated works will include inverter housings, switch gear, access tracks, underground cabling, security measures and other ancillary equipment and landscaping. The proposed PV array is expected to have an operational life of 25 years.

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.
- 1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, DLUHC2023): Annex 2, comprises:



'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset as:

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

1.5 Aims

1.5.1 The general aim of the assessment is to determine as far as reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. The desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

1.5.2 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components;
- assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.5 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

2.3.1 The *National Planning Policy Framework* (NPPF) was published in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and

- requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

2.4 Local planning policy and guidance

2.4.1 The Site is situated within the administrative boundaries of South Holland District Council, which adopted the *South East Lincolnshire Local Plan 2011 – 2036* in March 2019.

2.4.2 The following policy is pertinent to this report (see **Appendix 2** for details):

- Policy 29: The Historic Environment

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

3.2 Study Area

3.2.1 A Study Area of a 1 km radius of the Site boundary was considered to be suitable for the purposes of this report in order to suitably capture the known historic environment baseline, and to consider possible settings impacts. An initial desk-based review of potential assets prior to the commencement of this report suggested that especially Romano-British and medieval activity might be prevalent, so it was determined that a wider 1km Study Area might be more appropriate get a better context within which to assess the potential for unknown archaeological remains to survive within the Site.

3.2.2 The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- the Lincolnshire Historic Environment Record (LHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- relevant national, regional and thematic Research Frameworks
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps held at the Dorset History Centre; and
- relevant primary and secondary sources held in Wessex Archaeology's own library.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report. The archive catalogue of the Lincolnshire Archives was also consulted, however, this did not yield any further information that could provide more information on the Site's development or potential for archaeological remains.

3.4 Site visit

3.4.1 The Site was visited on 26 June 2023. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive and selected photographs are included as **Plates 1-16**.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the significance of heritage assets due to a change in their setting (see **Sections 3.6 and 6**).

3.5 Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'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.'

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: 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;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an

interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and

- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.



- 3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):
- a description of the asset;
 - a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
 - a description of its setting and how that contributes to the asset's significance.
- 3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).
- 3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Assumptions and limitations

- 3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.7.2 The records held by the LHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

Site

- 4.2.1 There are no designated heritage assets within the Site.

Study Area

- 4.2.2 Designated heritage assets within the Study Area comprise one Grade I Listed Building, three Grade II* Listed Buildings and two Grade II Listed Buildings as follows:
- Grade I Church of St Paul including Attached Former Sunday Schoolroom (NHLE 1306702) located c. 390 m north of the Site.
 - Grade II* East Elloe (NHLE 1359525) located c. 975 m west of the Site.
 - Grade II* Vicarage to Church of St Paul (NHLE 1392209) located c. 430 m north of the Site.
 - Grade II* Willesby (NHLE 1063991) located c. 980 m west of the Site.
 - Grade II Fulney Hall (NHLE 1063984) located c. 410 m north of the Site.
 - Grade II 69 and 71, Albion Street (NHLE 1063990) located c. 980 m west of the Site.
- 4.2.3 Along the western edge of the Study Area, lies the eastern extent of the Spalding Conservation Area first designated in 1970. The Spalding Conservation Area covers the commercial heart of the town centre and most of the historic settlement which straddles both sides of the River Welland and later Victorian residential development on the Pinchbeck Road (c. 1.5km west of the Site).
- 4.2.4 There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the Study Area.
- 4.2.5 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Previous studies

Site

- 4.3.1 No records of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

Study Area

- 4.3.2 The LHER contains entries relating to a number of intrusive archaeological investigations undertaken throughout the Study Area, though largely concentrated on areas which have undergone substantial development. These include four excavations, nine archaeological evaluations, twenty watching briefs and two geophysical surveys.
- 4.3.3 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.
- 4.3.4 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 2**.

4.4 Archaeological and historical context

- 4.4.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

- 4.4.2 Records obtained from the NHLE, LHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–5**.

Prehistoric (970,000 BC–AD 43)

- 4.4.3 The location of the Study Area within the west of an area known as the Fenlands suggests that much of this landscape would have been an area of natural marshland until relatively recently, generally unsuitable for habitation or any form of agriculture other than seasonal grazing or other seasonal activities such as hunting and fishing. As such, it is not entirely unsurprising there have been no recorded Palaeolithic or Mesolithic evidence within the Site or Study Area.
- 4.4.4 Traditionally, the Neolithic and Early Bronze Age periods are characterised by the clearance of forested areas and the domestication of animals and crops in around 5000BP. Whilst it is possible that the date of such clearance applies to sites on the chalk and limestone ridges in Lincolnshire, the lower lying areas were thought to have a more gradual deforestation (Membrey 2006). It is therefore unclear whether the area surrounding the Site was forested at this time, and whether it was suitable for habitation during the later prehistoric periods. There have been no later Prehistoric (Neolithic/Bronze Age/Iron Age) finds or features uncovered within the Study Area.

Romano-British (AD 43–410)

- 4.4.5 The start of the Roman occupation in England is traditionally dated to the campaigns of the Roman army under the future emperor Vespasian in the years following the invasion of AD 43 under the imperial command of Claudius.
- 4.4.6 Typically, the Roman road systems avoided the Fen region, except for minor roads designed for exporting the products of the region, especially salt, beef, and leather. There has been a variety of Romano-British features uncovered, primarily in the northern half of the Study Area, indicating at least low-level of activity within the area.
- 4.4.7 As salt was one of the region's largest exports during the period, evidence that salt making possibly occurred nearby was identified 452 m north-east of the Site (MLI98569). A north-east to south-west ditch was uncovered, where the fill contained sherds of 3rd to 4th century Roman pottery and fragments of burnt clay, thought to be briquetage [a very coarse pottery] typically associated with the process of salt making. Only 225 m north of this site, further Romano-British features were identified below post Roman silts (MLI83093). Consisting of cut features, a possible ditch or creek was recorded which contained one early 2nd century shelly ware sherd, another cut feature also held pottery of the 1st to 2nd century.
- 4.4.8 To the north-east of the Site (c. 790 m) a single grave aligned north-south was identified from the presence of coffin nails and the alignment of the grave, and it has been suggested that the burial was Romano-British in date (MLI88687).
- 4.4.9 As well as the above features there have been six further instances of Roman pottery identified throughout the Study Area. It is possible that further Romano-British features may be located elsewhere across the Study Area, especially to the east and south of the Site where there is a general lack of previous archaeological investigations.

Saxon (AD 410–1066) – Medieval (AD 1066–1500)

- 4.4.10 During the Saxon period Lincolnshire was likely comprised of a number of small tribal units, with documentary evidence from the period the Tribal Hidage suggesting the presence of the Spalda peoples in Spalding in the early Saxon period. These tribes were later

amalgamized to create the region of Middle Anglia, before coming under Mercian control in the 7th century (Albone 2006).

- 4.4.11 The name Spalding derives from Old English and means a narrow opening or slit, in reference to a topographical feature. The settlement is recorded in the Domesday records as a large prosperous settlement; in 1089 approximately 116 families lived there. Domesday also records a market, saltpans, a wood of alders and ten fisheries, one of which yielded 1500 eels (Cameron 1998). The historic Anglo-Saxon settlement can be seen within the west of the Study Area, c. 960 m from the Site (MLI23603).
- 4.4.12 By the early 14th century Spalding had grown to become one of the wealthiest towns in the Lincolnshire Fens, serving as a port and commercial centre for such inland towns such as Stamford, Peterborough, and Bourne (Symonds 1988).
- 4.4.13 The LHER data indicates that the majority of assets identified from the medieval period within the Study Area appear to be concentrated within the north-eastern and eastern bounds of Spalding, with further sparse levels of other known medieval activity outside of this.
- 4.4.14 The medieval activity that has been identified within the Study Area is broadly comprised of medieval pottery fragments (MLI80614, MLI83314, MLI86982) and several medieval field boundaries (MLI82691, MLI116278). Several instances of local industry have been uncovered during excavations along Holbeach Road c. 550 m north of the Site (ELI1011-3), revealing large-scale crop processing from the 12th century and ironworking from the 13th century to the early post-medieval period, both which would have played an important part in the local economy (MLI84748).
- 4.4.15 During excavations taken place c. 490 m north of the Site, evidence was uncovered of a small medieval settlement, thought to be in use from the 11th to 14th century. Evidence for this settlement included, ditches flanking a trackway as well as rubbish pits containing a number of finds (MLI88631).
- 4.4.16 It is likely that during the early medieval to medieval periods the Site sat within the agricultural hinterland of Spalding and its associated smaller settlements.

Post-medieval (AD 1500–1800) - 19th century (AD 1800–1900)

- 4.4.17 The importance of Spalding as a port declined as the nearby port of Bicker Haven gradually silted up during the 15th and 16th centuries. However, Spalding was still an important commerce centre during the 17th and 18th centuries, due to its location at the lowest bridging point of the Welland. The river was still navigable to Stamford, and Spalding became a centre for river traffic between the fens of south Lincolnshire, and the uplands in the west.
- 4.4.18 The river Westlode was also an important feature used to import corn from surrounding villages. The importance of the river systems at Spalding meant that its main rivers, such as the Welland had to be maintained, and in 1743 the River Welland was canalised and deepened. The use of the rivers allowed the town to grow, and this growth in prosperity is apparent in some of the residential properties built during this period, especially between 1750 and 1850. The Grade II listed East Etloe and 69-71 Albion Street (NHLE 1359525 & NHLE 1063990) date from this period which saw more and more properties being constructed on the banks of the rivers.

- 4.4.19 As the settlement continued to thrive, a large number of archaeological features relating to the post-medieval phase of settlement in Spalding have been identified (MLI23604) including ditches, drains, cellars, cess pits, walls, and flooring. The historic core of the settlement lies just west of the Study Area and is broadly represented by the bounds of the Conservation Area
- 4.4.20 Evidence of a brick making site as well as general settlement and agricultural activity have also been identified c. 100 m west of the Site off Low Road (MLI83063 – 62, MLI83317) indicating that the settlement had started expanded towards the Site during this period.
- 4.4.21 The post-medieval period saw nationwide enclosure of the medieval open field system through parliamentary act or private agreement; however, archival evidence suggests that within the parish of Spalding, the act of enclosure was post-production of the tithe map and awards. As such, the tithe records could not be located for reference and the earliest available mapping of the Site is the First Edition 1888 OS Map (**Figure 4: A**).
- 4.4.22 The First Edition mapping indicates that at least at the time of the later 19th century, the Site was situated within the wider agricultural landscape to the east of the town. The Site itself was largely part of one parcel of land despite several roads crossing throughout, separating it into five sections. Within the south of the Site a small parcel of land can be seen as a mix of coppice and marshland.
- 4.4.23 By the 1930's (**Figure 4: B**) the northern section of the Site has been amalgamated into one larger field with the road traversing the Site from north-west to south-east following the same route as the present-day field boundary. In the south, the area of marshland is still present separated by a road crossing east to west. By the 1960s (**Figure 4: C**) the only change within the Site is the removal of the marshland and a further smaller subdivision of field within the most northern extent of the Site. The map also shows that the Coronation Channel to the west had been built by then.
- 4.4.24 Most of the 19th century records held by the LHER relate to features of historic buildings, farmsteads and gardens within Esher. The record c. 400 m south-east of the Site relates to Fulney House Park (MLI22765).
- Undated*
- 4.4.25 LiDAR imagery was consulted during the preparation of this assessment (**Figure 5**). The LiDAR confirmed the features indicated identified on historic mapping, for example, the former lands/roads and field divisions crossing the Site and the area of marshland in the south.

5 ARCHAEOLOGICAL INTEREST AND SIGNIFICANCE

5.1 Conditions for Survival

- 5.1.1 It is anticipated that, as the Site has not been previously developed based on the material reviewed for this study, any previous disturbance to buried archaeological remains that may have occurred would be largely restricted to truncation or removal caused by ploughing. A review of cartographic evidence and LiDAR identified the potential for past field boundaries and lanes/roads, and there is potential that evidence of these may remain. Any excavation works that might have been required for these lanes and roads, however, may have also impacted archaeological remains, however, it is currently unclear how extensive they might have been and if any excavation would have occurred or not.



5.1.2 Given the likely low-level of previous impacts within the Site, it is assumed that as yet unknown archaeological remains may survive.

5.1.3 Furthermore, although the former marsh area within the southern extent of the Site had been reclaimed by at least the 1960s, the presence of water channels within the Site and the Study Area (especially to the east of the Site) suggests that the area might still be relatively wet or at least prone to flooding and/or waterlogging. Such conditions could be conducive to the preservation of archaeological remains, however, it is also possible that previous land reclamation, dewatering and draining of areas could have already indirectly impacted archaeological remains that may have previously been better preserved in such environments (such as organic remains).

5.2 Archaeological interest and significance

5.2.1 The significance of any buried archaeological remains is determined by their archaeological interest, defined as holding, or potentially holding, '*...evidence of past human activity worthy of expert investigation at some point.*'

5.2.2 The level of significance that archaeology holds is relative to its wider context, how abundant similar remains are, and how the information it contains can contribute to identified research objectives and our understanding of past-human activity.

5.2.3 Where information yielded from the excavation of archaeological remains could make a contribution to identified research objectives, both national and regional, these remains would be of the highest significance and could potentially meet the criteria in Footnote 68 in the NPPF, deeming them of equivalent significance to designated heritage assets.

5.2.4 Archaeological remains which do not contribute to any identified research objectives will generally be of less significance than those that do, however, that does not preclude their archaeological interest nor the value in '*...expert investigation at some point.*'

5.2.5 Some archaeological remains may not hold any significance at all if they are not worthy of expert investigation which includes remains are exceptionally truncated or damaged or if they are so extremely abundant that no further or greater information can be recovered.

5.2.6 The determination of the levels of significance of archaeological remains has been made through the assessment of the known and potential resource, the likely disturbance from previous activity and using professional judgement.

5.2.7 Based upon a review of the available information, the Site is situated in an area of archaeological interest. This is primarily derived from the Romano-British potential of the Site based on the presence of Romano-British activity identified within especially the northern and north-western part of the Study Area. If present, any such remains, especially those which provide further context of the salt industry at Spalding, would hold archaeological interest due to their importance within the wider regional context and would likely hold a high level of significance depending on their condition, nature and survival.

5.2.8 There is no known information to suggest activity from the prehistoric periods would be present within the Site, as and such, the likelihood of finding such remains is low. Any remains from these periods, if encountered, would therefore hold a high level of significance as they would present evidence of activity pre-dating the Romano-British period.

5.2.9 During the medieval and post-medieval periods, it is assumed that the Site formed part of the rural hinterland of Spalding with it being located to the east and south of known

settlement areas. Other archaeological remains dating from these periods may also survive including any stray finds deposited through casual loss during activities such as ploughing, harvesting or herding livestock. Any remains relating to these activities would likely be of limited significance due to their wider regional context and the abundance of similar remains.

6 SETTING OF HERITAGE ASSETS

6.1 Introduction

- 6.1.1 This scoping exercise undertaken in line with **Section 3.6** aims to identify any designated heritage assets within the Study Area (**Figure 1**) that could experience harm to their significance (either beneficial or harmful) through development within their setting should the Site indeed fall within this.
- 6.1.2 The scoping exercise was informed by GIS analysis of the known historic environment baseline (based on NHLE and LHER data), and consideration of the landscape/built environment and topography within the Study Area which was informed by both desk-based research and observations made during the Site visit.

6.2 Scoping and designations

- 6.2.1 The Site is situated within the wider landscape of the north-eastern extent of Spalding between the A16 (to the east) and Coronation Channel (to the west), to the south of an industrial area including Pilgrims food processing plant. It is bounded by hedgerows and treelines of different levels of maturity on all sides, with greater gaps between these along its eastern boundary (**Plates 1 - 16**). As outlined in **Section 3** and shown on **Figure 1**, there are six Listed Buildings (1 Grade I, 3 Grade II* and two Grade II) and one Conservation within the Study Area, which are as follows:
- Grade I Church of St Paul including Attached Former Sunday Schoolroom (NHLE 1306702) located c. 390 m north of the Site.
 - Grade II* East Elloe (NHLE 1359525) located c. 975 m west of the Site.
 - Grade II* Vicarage to Church of St Paul (NHLE 1392209) located c. 430 m north of the Site.
 - Grade II* Willesby (NHLE 1063991) located c. 980 m west of the Site.
 - Grade II Fulney Hall (NHLE 1063984) located c. 410 m north of the Site.
 - Grade II 69 and 71, Albion Street (NHLE 1063990) located c. 980 m west of the Site.
 - Spalding Conservation Area.
- 6.2.2 The following table (**Table 1**) provides an initial assessment of all the designated heritage assets that reside within the Study Area. Where assets have been grouped together, this is because of their spatial proximity, historic association, and shared settings. It also provides a list of the assets/groups of assets considered, their designation and a brief description of their setting and significance. Observations made during the Site visit are provided as part of the rationale for further assessment within the report.

6.2.3 **Table 1** presents the assets initially considered. This is analogous to Stage 1 of the Historic England GPA 3 process (as set out in the above) in order to decide whether further settings assessment will be required or not. Some limited consideration is given to setting and significance, as well as whether any proposed development is likely to affect that significance.

Table 1 Scoping Exercise

Asset(s)	Description	Setting	Significance – including contribution made by Setting	Rationale (including observations)
Church of St Paul Group (One Grade I and One Grade II* Listed Buildings)	Grade I listed (NHLE 1306702) Church of St Paul (including attached former Sunday schoolroom) is a 19th century red brick church designed by Sir George Gilbert Scott in the Early English style. Grade II* listed (NHLE 1392209) Vicarage to Church of St Paul was built in tandem with the Church of St Paul, also designed by Sir George Gilbert Scott and built with red brick.	The Church of St Paul group of assets lies within the north-eastern extent of Spalding. Both buildings are situated off Holbeach Road, a major road leading into Spalding, with their immediate setting defined by the former church grounds and gardens of the vicarage which survive in part (based on the presence of the red brick boundary wall surviving to the east and south of the church and former boundaries such as hedgerows separating the vicarage from the church and other properties surrounding it). The wider setting is defined by a mix of residential and commercial development.	The significance of the assets within the Church of St Pauls group is predominantly derived from their architectural and historic interests. The historic interest is largely due to its association with the designer Sir George Gilbert Scott an eminent architect of the 19th century, and the assets are a good example of some of his final work before his death. The architectural interest is derived from them being an example of 19th century ecclesiastical buildings. Their wider and immediate setting contribute to the significance of the assets, largely relating to the settlement of Spalding to the south-west and the understanding of the assets as a community facility. The setting of the assets on a major route in and out of Spalding are also key to the understanding of the historic interest of the Church as a building designed to be seen across the landscape for people to easily identify the location of the Church. The land within the Site is not thought to form part of the wider setting and therefore does not contribute to significance.	From the Church and Vicarage, there is no intervisibility with the Site, due to distance, intervening developments north of the Site, and established treelines. While the asset group does derive a level of significance from its immediate setting, the Site is not considered to lie within this setting and as such the proposed development will not harm the significance of the assets.
Fulney Hall (Grade II Listed Building)	Grade II Listed Building (NHLE 1063984), an 18th century 2 storey house with hipped roof of Welsh slates.	The asset lies along Holbeach Road, within the north-eastern extent of Spalding. The immediate setting is defined by the surviving grounds associated with the house which are encompassed by	The significance of the asset is predominantly derived from its architectural and historical interests as a well-preserved example of an 18th century house. Whilst some contribution to	As with the previous group which is situated just to the east of Fulney Hall on the other side of the Coronation Channel, from the asset, there was little to no intervisibility



		the original perimeter wall which are still present along Holbeach Road. The grounds themselves have largely been redeveloped to create a car park to the east. The original entrance to the house along Holbeach Road has fallen into disuse as access is now from the car park to the east and the original entrance gates have been locked. There still remains a large number of trees and some remnants of ornamental planting, to the east and south of the house, however, little of its original garden and designed landscape seems to survive based on observations from the surrounding roads and footpath to the west. The wider landscape is defined by a mix of residential and commercial development.	significance is made from its immediate setting within its grounds which allow an appreciation of the buildings architectural interest and an understanding of its former country house use, this has somewhat been impacted by the loss of the former gardens, even though the original entrance is retained (albeit not in active use).	with the Site, due to distance, topography and the established field boundaries and treelines. The asset does derive a level of significance from its immediate setting which the Site is not considered to form part of. Instead the Site sits on the fringes of a wider industrial area to the south of the Listed Building which has no meaningful connection or link to it. As such, as with the previous group, the proposed development will not harm the significance of the asset.
Spalding Conservation Area Group	This group includes the Conservation Area and its associated Listed Buildings as they are considered to contribute to its character and appearance (e.g., NHLE 1063991, 1063990, 1359525).	The respective settings of the Listed Buildings are in part defined by Spalding Conservation Area which captures the core of the historic town. Their settings are defined by the relationship of the buildings to each other and the other spaces within the Conservation Area, and, on a more immediate scale, also by any surviving original boundary walls, gardens, grounds etc. that might survive. . Outside of the Conservation Area the wider setting is derived from the wider post-medieval to modern urban residential and commercial character of Spalding which radiates out from the town's historic core and is largely contained to the west of Coronation Channel.	The individual historic and architectural interests forming the significance of the Listed Buildings contribute to the character, appearance and special interest of the Spalding Conservation Area which is largely defined by the surviving built environment of the post-medieval town. Furthermore, Conservation Area's significance is also derived in part from the relationship of the spaces (such as any designed open and/or communal spaces) and assets, both designated and non-designated, within it. The special interest of the Conservation Area is therefore largely informed by the surviving built heritage of the post-medieval town core including not only buildings but also any surviving open spaces, streetscapes etc.. In regard to the Listed Buildings, their significance as a whole (and as individual entities) is best understood from within their surviving grounds etc.	Due to the natural topography of the landscape, the Site does not fall within the immediate or wider setting of the Conservation Area as it lies within the wider agricultural backdrop within the east of Spalding to the east of Coronation Channel which broadly delineates the eastern extent of the town with only little residential, commercial and industrial activity to its east. As such it is considered that the proposed development would not lead to harm to the significance of any of the Listed Buildings within this group or the special interest of the Conservation Area.



			and from within the Conservation Area as this is where their interests, and therefore their significance, can be best understood and appreciated. Close observation of any architectural interests are best made from any surviving grounds and the surrounding streetscape which also allows an understanding of how the town developed.	
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- 6.2.4 In summary, all the designated heritage assets within the Study Area have been scoped out from further settings assessments on the basis that the Site has not been identified as forming part of their setting, and as such development within the Site will not harm the significance of the assets through a change in the contribution made by their settings to that significance.

7 POTENTIAL DEVELOPMENT EFFECTS

7.1 Statement of potential impact

Designated heritage assets

- 7.1.1 The settings assessment has not identified any instances where the proposed development would negatively impact on the significance of any heritage assets through alterations to contribution made by their setting. In all cases, the Site is not considered to lie within the setting of the assessed assets.

Archaeological remains

- 7.1.2 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:
- preliminary site investigation works;
 - erection of perimeter fencing and CCTV;
 - setting up a secure construction compound within the Site;
 - trenching, ducting and cable installation;
 - pile-driving stanchions for PV module tables;
 - plant movement;
 - installation of transformer station;
 - landscaping; and
 - environmental enhancement works, including supplementary planting.



- 7.1.3 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.
- 7.1.4 The most destructive elements of the development proposals in terms of below ground archaeology (should any such remains be present within the Site) would be likely to be associated with the areas of excavation which are limited to cable trenches and a transformer station.
- 7.1.5 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

8 CONCLUSIONS

8.1 General

- 8.1.1 This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 8.1.2 This assessment has shown that there are six Listed Buildings and one Conservation Area within a 1 km radial Study Area surrounding the Site. These were included for assessment to determine whether proposed development within the Site would harm their respective significances due to a change in their setting. The assessment presented within the report demonstrates that the Site does not form a part of the setting of any of those assets, and consequently there is no potential for harm the significance of the identified designated heritage assets to occur.
- 8.1.3 Based on a review of Lincolnshire's Historic Environment data, historic mapping, and the Site's geological and topographical profile it is considered that the Site lies within an area of archaeological potential. This is largely derived from Romano-British activity identified across the Study Area, as well as the potential for agricultural activity from at least the medieval period to be present within the Site.
- 8.1.4 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals could be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.
- 8.1.5 The scope of further archaeological investigation (if required) would need to be agreed with the relevant archaeological advisor advising the Local Planning Authority on archaeological matters as part of the planning application. It is considered that such works could be undertaken as part of a suitably worded condition of planning consent.

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UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972.
<https://whc.unesco.org/en/conventiontext/>

Historic Environment Records

Lincolnshire Historic Environment Record (LHER)

Cartographic and documentary sources

1888 First Edition Ordnance Survey 25-inch map (1:2,500)



1931 Edition Ordnance Survey 25-inch map (1:2,500)

1967 Edition Ordnance Survey 25-inch map (1:2,500)

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<http://www.domesdaymap.co.uk> – Domesday survey information

<https://opendomesday.org/> – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://www.nationalarchives.gov.uk> – documentary resources

<http://www.british-history.ac.uk> – documentary resources

<http://oasis.ac.uk/england> – data on sites, find-spots and excavations

<http://archaeologydataservice.ac.uk/archives/view/romangl/map.html> – The Rural Settlement of Roman Britain



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	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.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens.
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 200	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 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.
Para. 201	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 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.
Para. 203	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 205	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.
Para. 206	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 exceptional⁶⁸. ⁶⁸ 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.
Para. 207	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.
Para. 208	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.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 209	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.
Para. 211	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 ⁶⁹ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁶⁹ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 212	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.
Para. 213	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 significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, 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.
Para. 214	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.

Local Planning Policy

South East Lincolnshire Local Plan 2011 – 2036 (Adopted March 2019)	
Policy 29: The Historic Environment	Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including: • The historic archaeological and drainage landscape of the Fens; • The distinctive character of South East Lincolnshire market towns and villages; • The dominance within the landscape of church towers, spires and historic windmills; To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and 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.
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Appendix 3: Gazetteer

Reference	Name	Period	Easting	Northing
MLI80615	Roman remains at the junction of Holbeach Road and Ashtree Lane	Romano-British	526665	323989
MLI83093	Probable Romano-British ditch, Geest Foods, West Marsh Road	Romano-British	525583	323977
MLI88687	Human burial, Spalding	Romano-British	525509	323640
MLI98569	Roman Activity, Holbeach Road, Spalding	Romano-British	526649	323737
MLI23603	Settlement of Spalding	Saxon	524882	322528
MLI80614	Artefact scatter, Holbeach Road/Ashtree Lane junction	Medieval	526636	323971
MLI82691	Medieval ditches, West Marsh Road	Medieval	525543	323996
MLI83314	Medieval pottery scatter, Low Road	Medieval	525859	322998
MLI84748	Medieval features on land at Holbeach Road, Spalding	Medieval	525691	323647
MLI84750	Medieval salt production site, Spalding	Medieval	525691	323647
MLI86982	Evidence of natural flooding and finds during the medieval period on the periphery of the medieval settlement of Spalding	Medieval	525058	322902
MLI88631	Medieval settlement features, north east Spalding	Medieval	526266	323972
MLI88630	Boundary ditch, north east Spalding	Medieval	526366	323883
MLI88632	Boundary Ditch, north east Spalding	Medieval	526337	324009
MLI116278	Medieval Ditch, Camel Gate / Marsh Road, Spalding	Medieval	526433	324455
MLI91547	Post medieval linear feature on land off Roman Bank	Post-medieval	525749	323858
MLI83063	Post medieval buildings, Low Road	Post-medieval	525837	323009
MLI83062	Possible brick making site, Low Road, Spalding	Post-medieval	526043	323021
MLI83317	Post medieval settlement and agricultural activity, Low Road	Post-medieval	525978	323001
MLI23604	Post-Medieval Settlement of Spalding	Post-medieval	524882	322528
MLI94646	White House Chambers, Albion Street, Spalding	Post-medieval	525189	323124
MLI94279	69 and 71 Albion Street, Spalding	Post-medieval	525214	323161
MLI94280	Willesby, Albion Street, Spalding	Post-medieval	525226	323195
MLI94644	East Elloe, 30 High Street, Spalding	Post-medieval	525212	322979
MLI94274	Fulney Hall, 69 Holbeach Road, Spalding	Post-medieval	526249	323848



MLI98570	Chain Bridge Forge, High Street, Spalding	Post-medieval	525200	323016
MLI125507	Dairy Farm, Spalding	Post-medieval	527088	322381
MLI89642	Farm Buildings, Fulney Lane, Low Fulney	19th century	526509	323059
MLI92061	Spalding Gas Works (former)	19th century	525228	323324
MLI82879	Vicarage to Church of St Paul, Holbeach Road, Spalding	19th century	526102	323814
MLI90688	Church of St Paul, Holbeach Road, Spalding	19th century	526147	323812
MLI122765	Fulney Farm, Spalding	19th century	526814	322511
MLI92290	Fulney House Park, Spalding	19th century	526915	322761
MLI126347	Workman's Institute, Holbeach Road, Spalding	19th century	525633	323648
MLI90562	Fulney Park Camp, Low Fulney, Spalding	Modern	526788	322836
MLI125508	Low Fulney Land Settlement Association Settlement, Spalding	Modern	527178	322205
MLI84746	Possible Saltern Mound, Spalding	Undated	525691	323647
MLI84745	Undated palaeochannel, Spalding	Undated	525691	323647
MLI85072	Undated watercourse (probable dyke), Spalding	Undated	525512	323357
MLI87055	Undated ditch on land at 78 Stone Gate, Spalding	Undated	525290	322330
MLI91546	Undated dog burial on land off Roman Bank	Undated	525777	323850
MLI116279	Undated Pit, Camel Gate / Marsh Road, Spalding	Undated	526406	324419
MLI116262	Possible Pits, Queens Road, Spalding	Undated	525820	323606

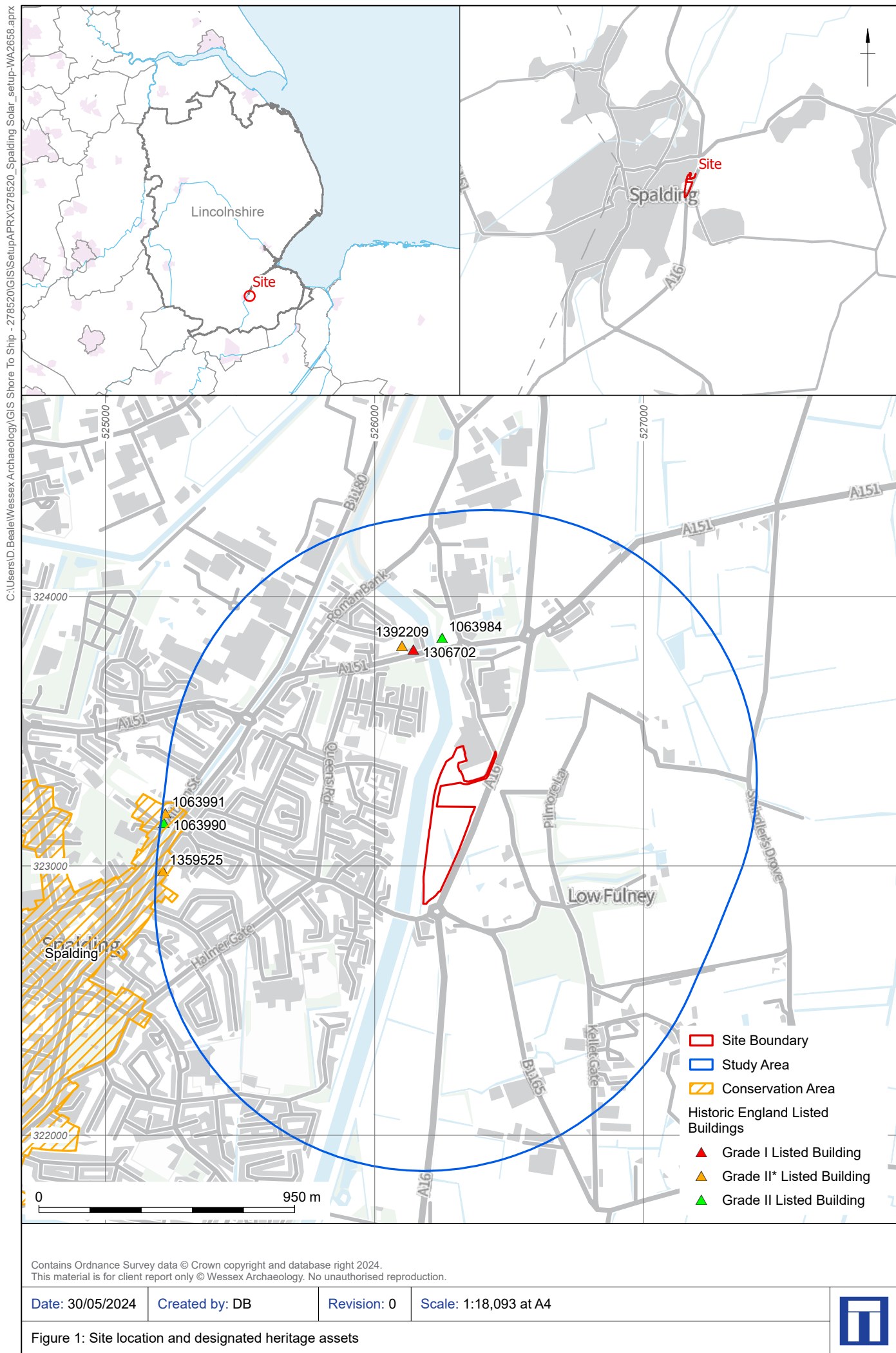
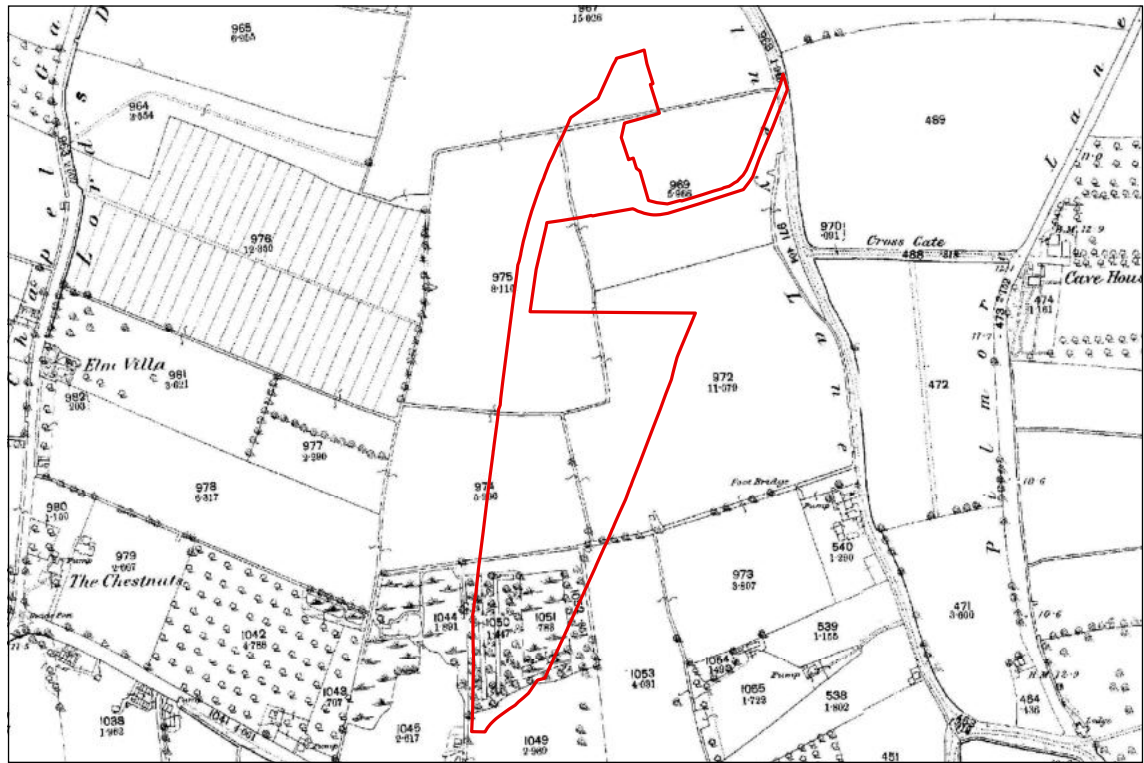
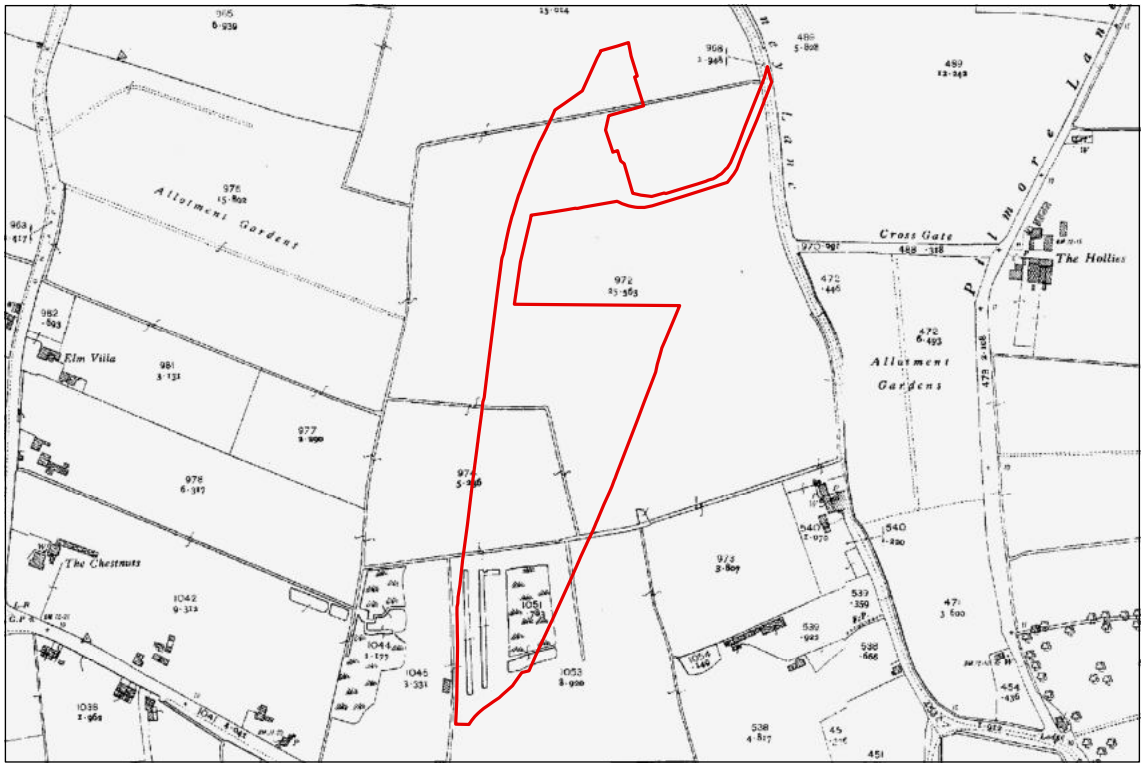




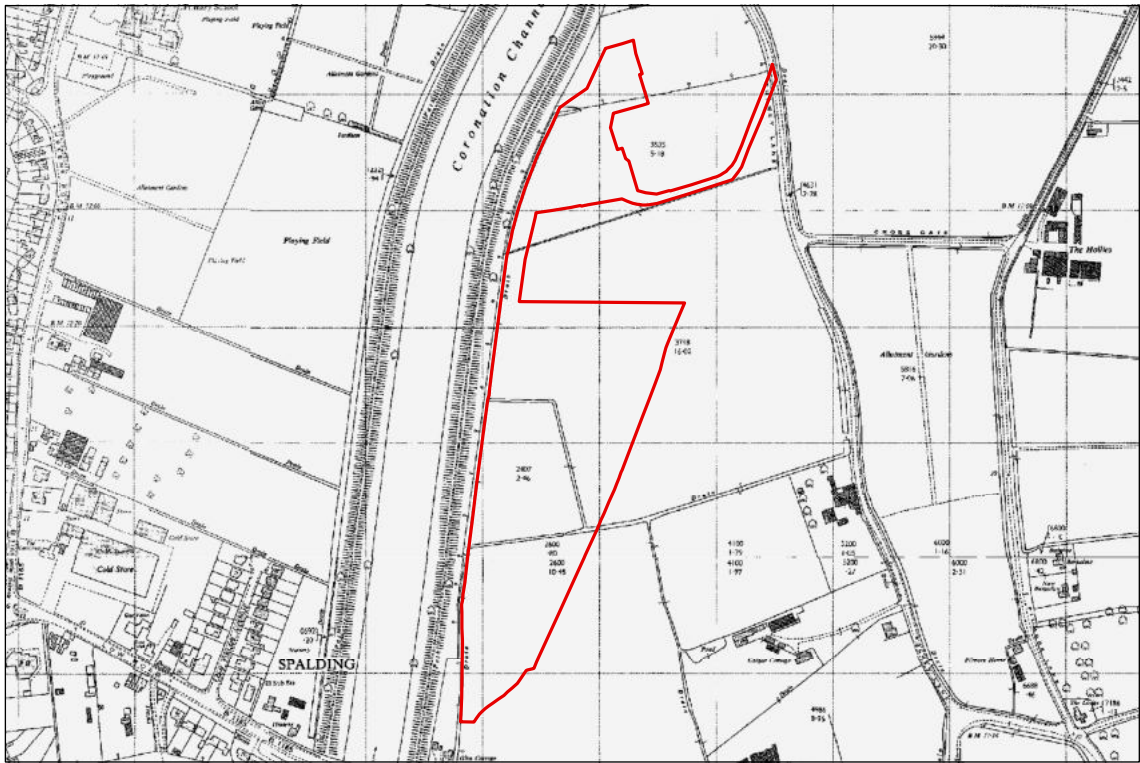
Figure 3: Non-designated heritage assets



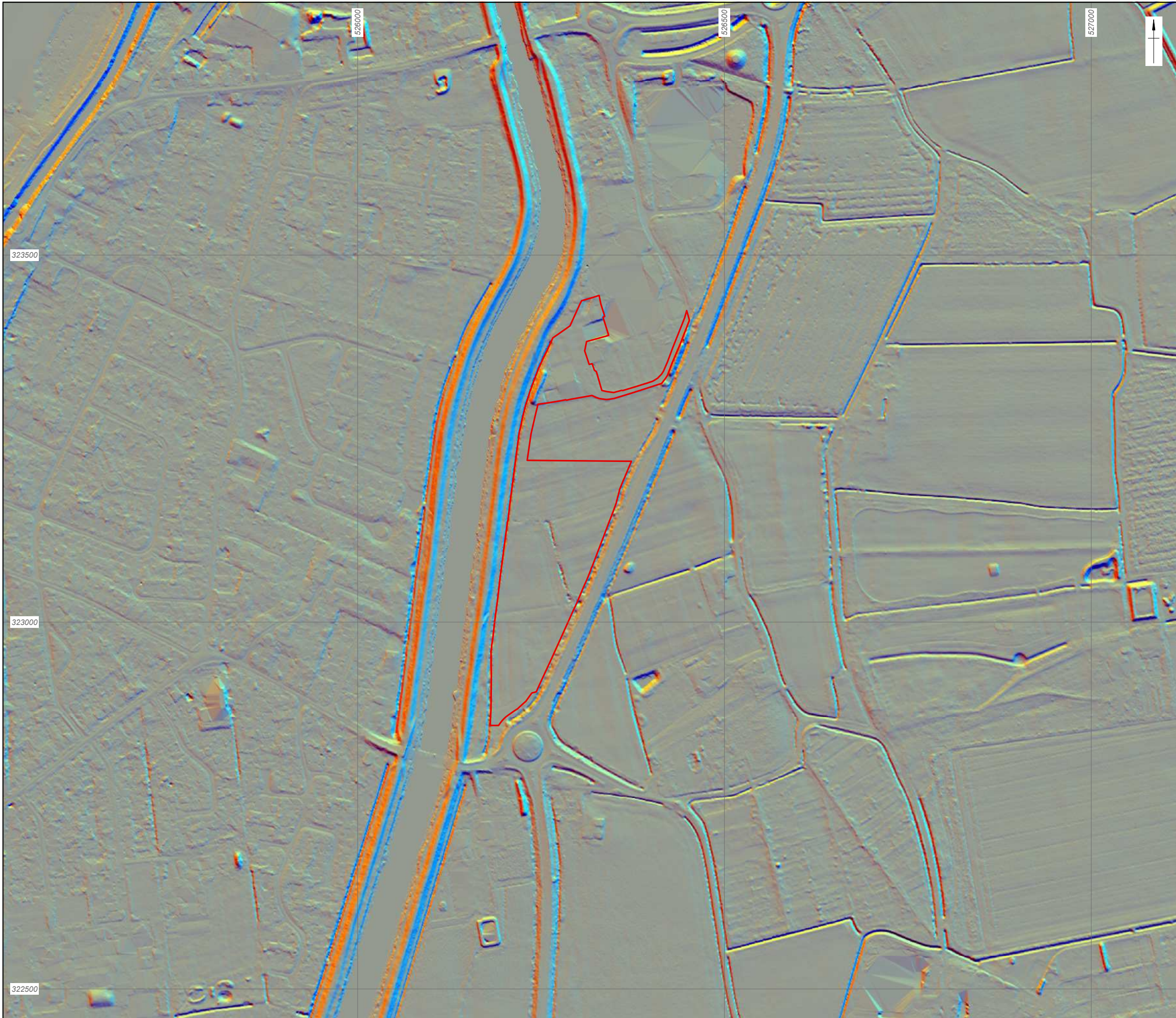
A) First Edition OS Map 1888



B) 1931 OS Map



C) 1968 OS Map



Site Boundary

0 250 m

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Figure 5: LiDAR imagery



Plate 1) View along northern Site boundary, looking west



Plate 2) View across internal field boundary within Site, looking east



Plate 3) View of northern Site boundary, looking north



Plate 4) View of internal field boundary within Site looking east



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Plate 5) View across the south of the Site, looking south



Plate 6) View of southern extent of the Site, looking south



Plate 7) View along western boundary, looking south-west



Plate 8) View across Site from southern section of the Site, looking north



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Plate 9) southern elevation of the Church of St Pauls (NHLE 1306702), looking north-west



Plate 10) View from asset (NHLE1306702) towards Site, looking south

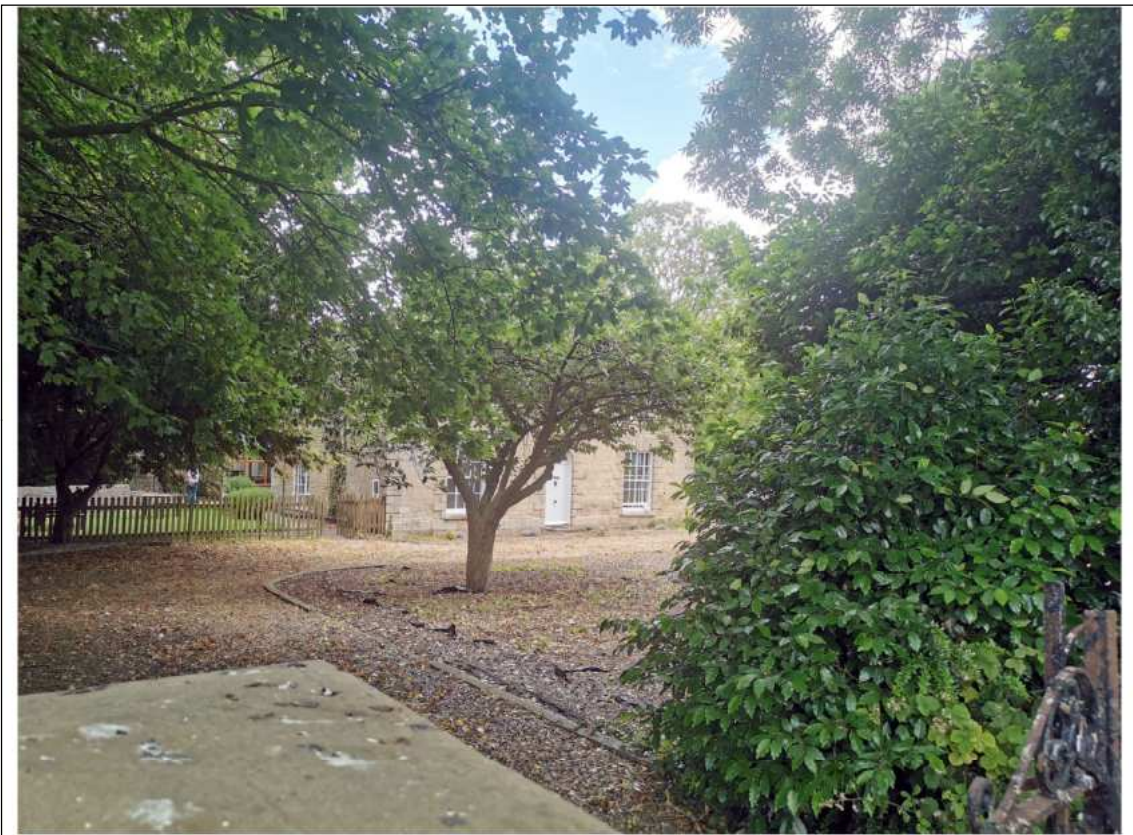


Plate 11) View of Fulney Hall (NHLE1063984) from Holbeach Road, looking north-east



Plate 12) View from asset (NHLE1063984) towards Site, looking south



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Plate 13) View towards Spalding Conservation Area from Study Area boundary, looking south-west



Plate 14) View of heritage assets (NHLE 1063990) within Conservation Area, looking west



Plate 15) View towards Site from edge of Spalding Conservation Area, looking east



Plate 16) View towards Site from edge of Spalding Conservation Area, looking east



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