WRITTEN SCHEME OF INVESTIGATION

Archaeological Watching Brief

Pipwell Manor

Washway Road

Saracens Head

Holbeach

Spalding

PE12 8AY

December 2025

Prepared by ArchiWest

ARCHIWEST

ARCHITECTURE & HERITAGE



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1.0 INTRODUCTION

1.1 This Written Scheme of Investigation (WSI) relates to the approved cart lodge building at the Grade II listed Pipwell Manor. It details a scheme of archaeological building investigation and recording during all groundworks. The purpose of this document is to provide the Local Planning Authority with an assessment of the material significance and archaeological potential of the site, for the discharge of pre-commencement condition number 4 of the following planning application:

PLANNING APPLICATION – H23-1046-24 – *Proposed three bay oak framed Cart Lodge, replacement of perimeter boundary with estate railing, various hard and soft landscaping alterations, relocation of existing oil tank and erection of timber summerhouse.*

CONDITION 4 – *No development shall take place until a written scheme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the following and should be in accordance with the archaeological brief supplied by the Lincolnshire County Council Historic Environment advisor on behalf of the Local Planning Authority:*

1. *An assessment of significance and proposed mitigation strategy (i.e. preservation by record, preservation in situ or a mix of these elements).*
2. *A methodology and timetable of site investigation and recording*
3. *Provision for site analysis*
4. *Provision for publication and dissemination of analysis and records*
5. *Provision for archive deposition*
6. *Nomination of a competent person/organisation to undertake the work*
7. *The scheme to be in accordance with the Lincolnshire Archaeological Handbook.*

The archaeological site work shall only be undertaken in accordance with the approved written scheme.

Reason: *To ensure the preparation and implementation of an appropriate scheme of archaeological mitigation in accordance with Section 16 of the National Planning Policy Framework, December 2024. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works. This Condition is imposed in accordance with Policy 29 of the South East Lincolnshire Local Plan, 2019.*

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1.2 To satisfy the planning condition, the following work is proposed; -

- Pre-commencement works - Stage 1 - Historic England level 2 survey including photographic recording, desk-based research, and reporting.
- Identification of previous archaeological work and finds in the locality.
- Stage 2 - Archaeological Watching Brief during excavation of all groundworks.
- Post-excavation assessment, review of results during watching brief.
- Additional analysis & evaluation in line with CIfA's guidance for archaeological field evaluation.
- Reporting & recording in line with Historic England's guide to good recording practice.
- Archiving
- Publication and dissemination of results

1.3 The work will be conducted in accordance with the relevant guidelines for archaeological watching brief as issued by the Chartered Institute for Archaeologists. Specifically in this case, the overarching guidance is provided by the *Standard and Guidance for an Archaeological Watching Brief*, the last substantive revision of which came in June 2020. The project will also be undertaken in accordance with the guidelines for archaeological projects set out in by Historic England's Management of Research Projects in the Historic Environment (MoRPHE) guide 2015. The key objective of the watching brief project will be to record and identify the nature of underlying archaeological deposits, which will mitigate the impact of the development, increasing our knowledge of the history, form and development of activity in this area and inform future mitigation measures where appropriate.

A written report will be compiled following the fieldwork. Sufficient desk-top research will be undertaken to ensure that the results of this work are properly understood, interpreted and reported. The report will include a comprehensive assessment of the historic context within which the archaeological evidence rests and will aim to highlight any relevant research issues within regional, national and, if relevant, international research frameworks. Fieldwork will be undertaken in accordance with the Health and Safety Policy of ArchiWest Architecture & Heritage.

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2.0 EXISTING SITE & BUILDING

2.1 Location

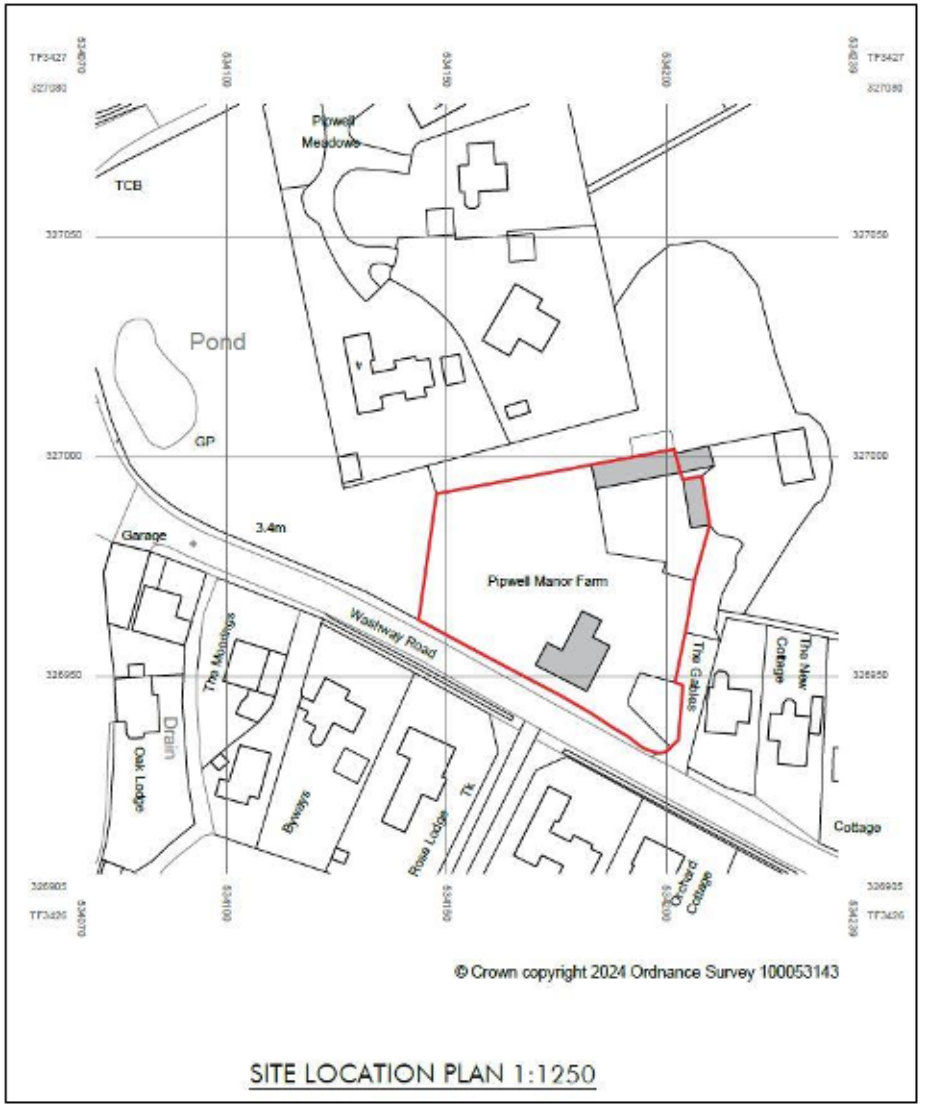
Pipwell Manor is a Grade II listed former manor and farmhouse located within the South Holland district of Lincolnshire, in the South-East of the hamlet of Saracen's Head, located 2 km from the town of Holbeach, 3 km from Whaplode, and 12 km from the coast. Land use is historically agricultural changed to residential.

Local soils are of the Wisbech Association comprising coarse silty calcareous soils (Hodge et al 1984, p361). These soils overlie a drift geology of marine alluvium over a bedrock of West Walton Formation mudstone and siltstone.

There is no vegetation in the area to be excavated, which is currently a gravelled parking area. It is considered that there are no physical constraints to the proposed works.

National Grid Reference:

Station	Easting	Northing	Level
S1	534203.952	326928.563	3.969
S2	534173.447	326945.511	4.246
W2	534175.110	326948.531	4.072



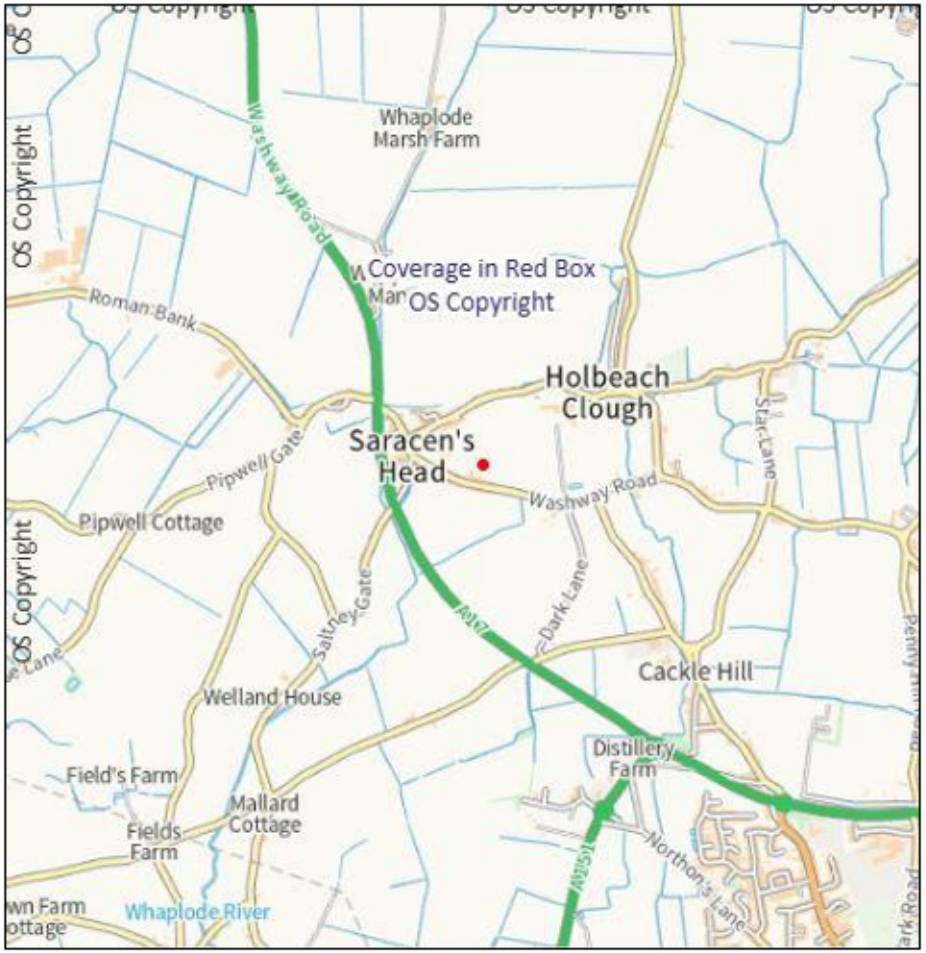
SITE LOCATION PLAN 1:1250

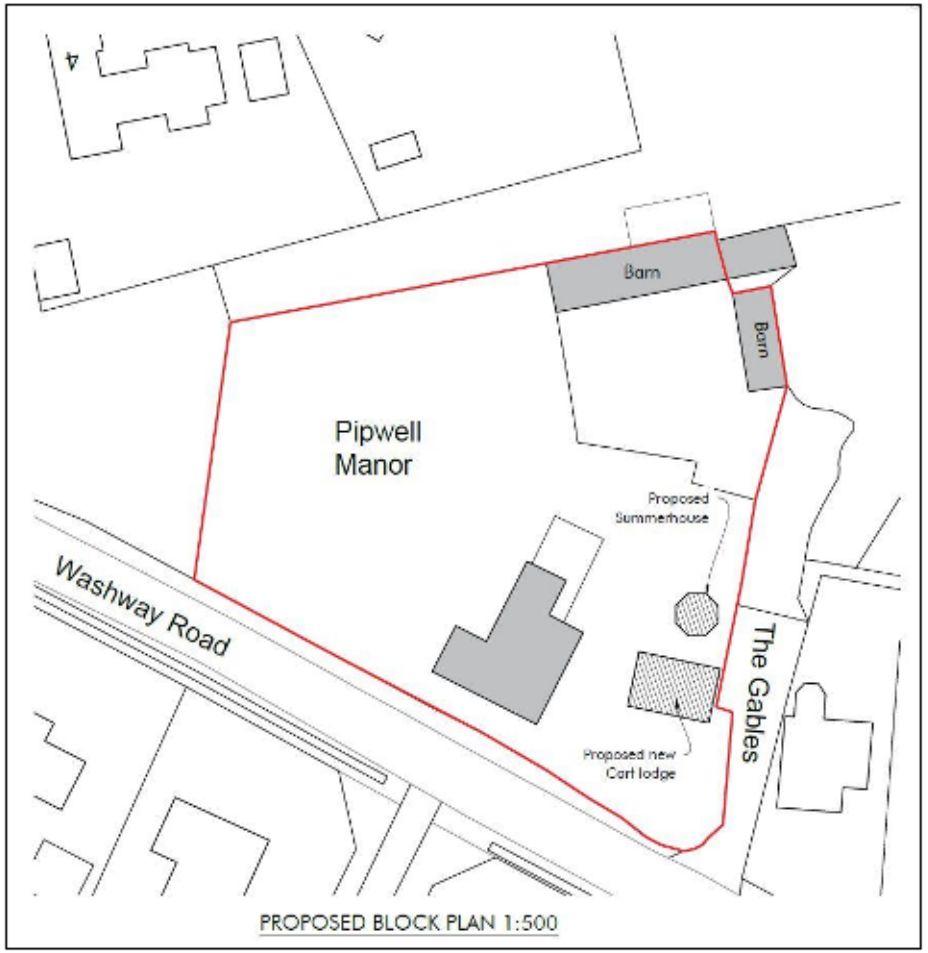
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Images

Below left - Site Location OS map 1:50000

Below right – Site block plan 1:500

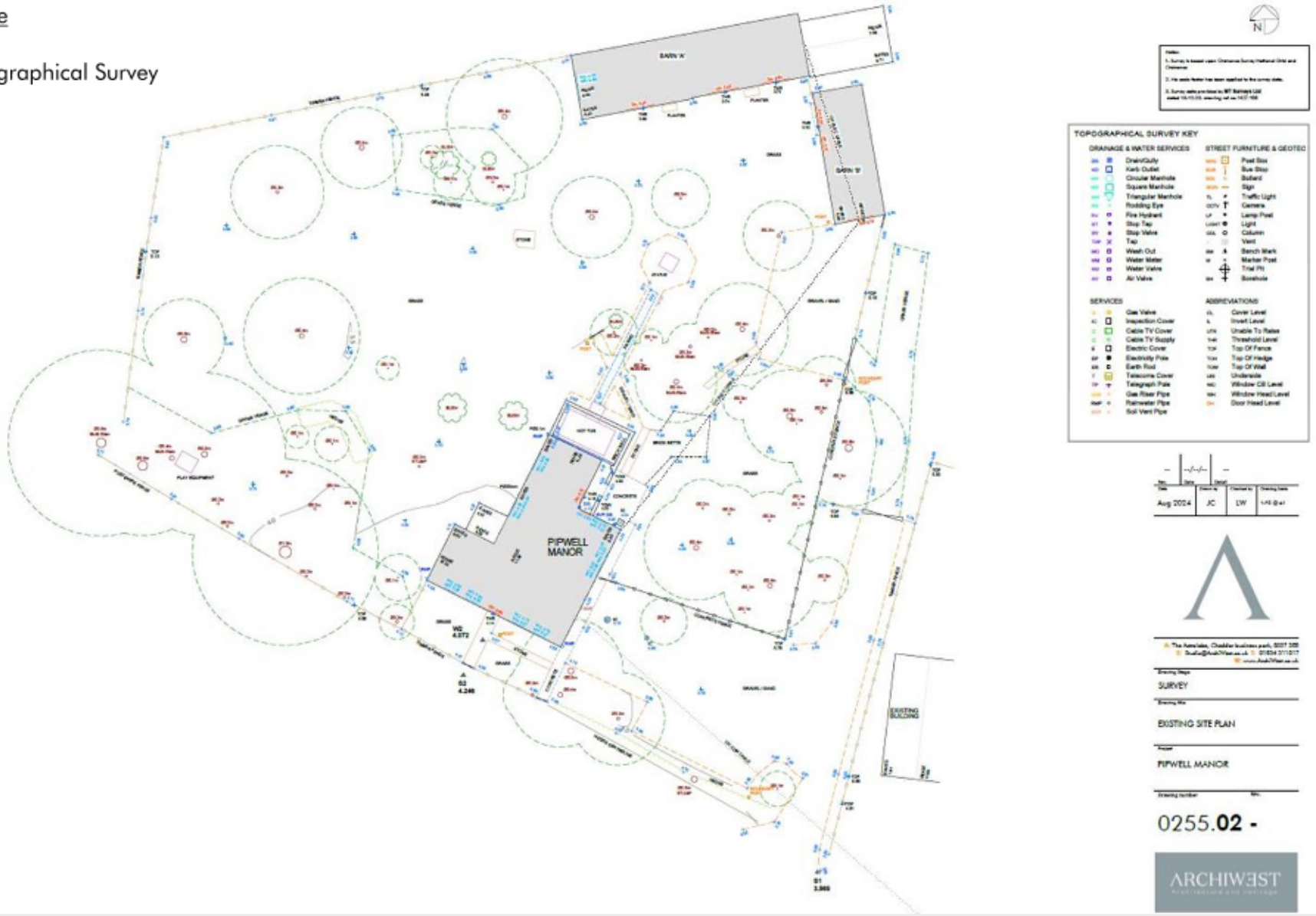




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Image

Topographical Survey



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2.2 Context

Pipwell Manor is an 18th century brick-built Grade II listed house situated on the outer edges of Saracens Head on Washway Road, an historic drovers' route. The detached building sits in an acre of garden with two detached brick barns to the north of the main house. The buildings are accessed via a right of way over the neighbouring driveway. The site is bounded to the south by Washway Road, south-east of Saracens Head near Spalding Lincolnshire. Topographically, the site is situated in a flat, low-lying area of the Lincolnshire fens at a height of approximately 3m AOD. The bedrock geology comprises the West Walton Formation, a mudstone and siltstone sedimentary bedrock, shallow-marine in origin. They are detrital, ranging from coarse to fine-grained with some carbonate content forming interbedded sequences. Superficial deposits are recorded as Tidal Flat Deposits, clay and silt superficial deposits. Pipwell Manor is relatively unaffected by ecological statutory land-based designations, with the nearest being 10km away at The Wash Site of Special Scientific Interest. The site is located within Flood Zone 3, meaning it has a high probability of flooding from rivers and the sea. The area is considered low risk of surface water flooding. Due to being in Zone 3, a Flood Risk Assessment has been carried out.

Some secondary sources have put forward a link between Pipewell Abbey, a Cistercian Abbey in Northamptonshire. It is suggested that the de Multone family, Lords of Multone and Holbeach, granted land to Pipewell Abbey in the 13th century that became the site of Pipewell Grange. Monastic granges were outlying monastic landholdings, mainly used for agricultural purposes to either feed or generate income for the Abbey. The two sites have historic roadway and river connections, with Pipwell Manor located not far to the river Wellend that rises close to Pipewell Abbey and is a historically navigable river. The salterns at Saracen's Head would have been lucrative during the medieval period making the land a valuable asset for the Abbey. After the Dissolution of the Monasteries, Pipewell Grange became a manor. It is not supposed that any of the Lords of the Manor lived at Pipwell, but that it was instead home to the Steward of the manor. The exact date of construction of the house is not easy to establish, and there were conceivably earlier buildings associated with the Grange on or nearby the site.

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2.3 Designation

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1064481

Date first listed: 30-Jun-1966

List Entry Name: PIPEWELL MANOR HOUSE

Statutory Address: PIPEWELL MANOR HOUSE, WASHWAY ROAD

District: South Holland (District Authority)

Parish: Whaplode

National Grid Reference:

TF 34179 26956



Details:

Farmhouse. Late C18. Red brick. Concrete tiled roof with brick coped gables and 2 gable stacks. 2 storeys, 5 bay front with central doorway with fluted pilastered doorcase, entablature, cornice, overlight and panelled door. Doorway flanked by 2 glazing bar sashes on each side. Above are 3 glazing bar sashes flanked by outer, single, blind panels. All openings and blind openings with segmental heads.

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3.0 HISTORICAL SIGNIFICANCE & ARCHAEOLOGICAL HISTORY

3.1 Desk Based Research

A search was made of the Lincolnshire Historic Environment Record, secondary sources including journal articles were also consulted in the production of the historical and archaeological background.

3.2 Prehistoric

There is evidence of human settlement near the Fens from the Mesolithic onwards. The evidence suggests that Mesolithic settlement was focussed along the fen edges and on the low islands within the fens, to take advantage of the hunting and fishing opportunities of the wetlands. This is evidenced by the identification of the internationally important sites such as Flag Fen and Must Farm. No Prehistoric finds or features are recorded within the study area; this is likely due to the peaking of water levels in the Iron Age which would have buried earlier Bronze Age and Neolithic activity under thick alluvium which may be several meters thick.

3.3 Roman

During the Roman period the water levels dropped allowing settlement of the new silt soils deposited near the coast. It is known that sea defences were constructed in the Roman period. Roman pottery has been recovered from Holbeach at a depth of approximately 1m below present ground level from within tidal silts (Hallam 1970) which indicates the area was subjected to several tidal incursions. It is likely that the site would have been on marginal land throughout the Roman period and although probably exploited is unlikely to have been attractive for permanent settlement. With a rise in sea level in the 5th century much of the reclaimed land was abandoned.

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3.4 Early Medieval

In the early Christian period of Anglo-Saxon England, a number of Christians sought the isolation that could be found in the wilderness of the Fens. Later classified as saints, often with close royal links, they include Guthlac, Etheldreda, Pega, and Wendreda. Hermitages on the islands became centres of communities which later developed as monasteries with massive estates. Monastic life was disrupted by Danish (Anglo-Saxon) raids and centuries of settlement from the 6th century but was revived in the mid-10th century monastic revival. In the 11th century, the whole area was incorporated into a united Anglo-Saxon England. The Fens remained a place of refuge and intrigue. It was here that Alfred Aetheling was brought to be murdered and here where Hereward the Wake based his insurgency against Norman England.

The British Geological Survey data suggests that the Saxon shoreline ran close to the A17 to the south and east of the site. Although there are no HER references to Early-medieval sites in the study area it is thought that a number of minor sea banks had been created by 850AD (Hallam 1965, 7). A substantial amount of early documentary material relates to the reclamation of the land from sea and fen. The nearest sea-bank that can be traced with confidence, *Saltnaygate* follows the line of the modern Washway Road which runs immediately north of the site and is believed to pre-date the Domesday Survey (Hallam 1954, 17). However, earlier sea-banks are suggested including a possible bank following the line of Low Lane.

3.5 Medieval

Fenland monastic houses include the so-called *Fen Five* (Ely Cathedral, Thorney Abbey, Croyland Abbey, Ramsey Abbey and Peterborough Abbey as well as Spalding Priory. As major landowners, the monasteries played a significant part in the early efforts at drainage of the Fens and a number of their linear sea banks survive to the present day. Leases of land by Crowland Abbey involved the service and repair of sea-banks as part of the tenancy in the early 13th century.

Saracens Head stood on the sea bank of the wide estuary of the river Welland where travellers and drovers would wait for a guide and suitable tidal conditions to cross the estuary to Fosdike. The hamlet evolved to serve these travellers.

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In the Medieval period the area around the wash developed into a major salt production area with a number of salterns known in the vicinity of the site. Extensive mounds of salt production waste were established at Saracens Head (at the mouth of the Whaplode river). There were salt-pans between Gosberton and Sutterton, against the bank of the Bicker haven and at Holbeach Hurn. Saracens Head was originally known as Saltney meaning island of salt. The name is said to derive from a mound originally up to 3m high which stood on the seaward side of the Roman bank. The mound comprised of pure salt with occasional layers of peat ash. This relic of the salt manufacturing industry derived from the industrial process. The process of making salt was to channel the sea water into a series of pits or pans and there let it remain until all the silt settled at the bottom. The clean water was then taken out and boiled in coppers. These were heated by peat or by reeds (a local fuel source). When the brine was boiled the water evaporated. Leaving the salt in the coppers. The resultant salt was mounded for storage which over time led to the creation of the salt mound. The 13th century saw a combination of wet seasons which caused flooding and the salt works were affected by abnormally high tides.

Within the study area the Lincolnshire HER records a natural sand hill (MLI20015) which was modified for use as a small saltern 786m north-west of the site with further evidence of salt manufacture (MLI20349) scattered along the sea bank to the west. Remains of salterns have also been identified closer to site with (MLI203376) only 254m north-west. A watching brief (ELI1971) undertaken 277m north-north-west of the site revealed pottery dating from the 11th-14th century while another watching brief (ELI2701) identified an undated ditch and burnt clay thought to be part of a furnace lining associated with salt manufacture

3.6 Post-Medieval

The Post-medieval period witnessed continued efforts to reclaim the fen and the area developed into an agricultural landscape. The hamlet of Saracens Head also developed in tandem with Holbeach Clough into the settlements we see today which still primarily serve the agricultural economy.

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4.0 ARCHAEOLOGICAL BACKGROUND

4.1 Saracen's Head lies within the southern Lincolnshire Fens between Spalding and Holbeach. The area is rich in archaeological sites of all periods with particular emphasis on salt processing, as identified through field survey and aerial photographic assessment.

4.2 The use of aerial photography has identified many sites in the Moulton area close to the site. The fertile soil, derived from marine alluvium, has proved suitable for the creation of cropmarks. Sites are known in Moulton East and West Fens, Plover Hall, Woodgate Farm, Moulton Chapel and others which testily to the intensive use of the fens at an early date (Phillips 1970).

4.3 The site lies immediately to the south of the course of 'Roman Bank' which despite its name, is thought to be an early form of sea defence dating from the late Saxon or early medieval period.

4.4 The site lies within the present-day parish of Whaplode and although the Domesday Survey of 1086 does not mention Saracens Head, it does however, list Whaplode. The village is referred to as *'Copelade'* deriving from the old English words, *'cwappa'* meaning an eel-pout and the word *'lad'* meaning a water course (Cameron 1998). The Domesday Survey places Whaplode within the Wapentake of Elloe in the district of Holland. The King, Saint Guthlac of Croyland, Count Alan and Guy of Craon are listed as landowners owning arable land and meadow (Foster & Longley 1976).

4.5 Archaeological remains dating from the medieval period have been recorded from Saracen's Head. These comprise an area of extensive salt-making which was once a widespread industry in this area (Platts 1985). The parishes in this area are commonly long and thin, aligned around the coast. This shape reflects reclamation of former wetlands through ongoing programmes of drainage from the 17th century onwards.

4.6 The extent of cropmarks, in the form of field systems with enclosures, known within the wider area, suggested that ditched boundaries and possibly industrial deposits may be encountered during development.

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Events

In 2000 Approximately 90 metres north of Pipwell Manor the land off Roman Bank at Pipwell Meadows was the focus of archaeological excavation and watching brief by John Samuals Archaeological Consultants prior to the development of four new-build dwellings. The watching brief recorded the presence of a flood deposit, ditch and pits within the development area. However, the absence of pottery or artifacts from within these features has made it difficult to ascertain an exact period date. One fragment of late medieval pottery was retrieved form the topsoil. Finds of burn clay and charcoal indicate low-scale domestic and/or industrial activity in the vicinity. Lincolnshire HER Report UID 1826. https://doi.org/10.5284/1014834

5.0 SITE SPECIFIC RESEARCH AIMS & OBJECTIVES

5.1 The nature of the finds at Roman Bank and Pipwell meadows, and the proximity to the site, have instigated the requirement for a watching brief during all groundworks at Pipwell Manor, which will be carried out in accordance with the WSI. It is important to recognize that whilst primarily designed to mitigate impacts, developer-led archaeology is also regarded as research activity with an academic basis, the aim of which is to add to the sum of human knowledge. Curators recognize the desirability of incorporating agreed research priorities as a means of enhancing the credibility of the development control process, ensuring cost effectiveness and legitimately maximizing intellectual return. This watching brief has the capacity to identify areas where subsequent mitigation may contribute to the better understanding of archaeology within the region. The results obtained during the watching brief can also be significant for a better understanding of the extent, nature, economy and character of settlement, and landscape use of the area.

5.2 The aims of the watching brief, as defined in the CIfA *Standard and Guidance for an Archaeological Watching Brief* (CIfA 2020) are:

- To allow for the preservation by record of any archaeological deposits, the presences and nature of which could not be ascertained in advance of the development;

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- To provide the opportunity of required, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the watching brief are not sufficient to support a satisfactory and proper standard; and
- To inform a mitigation strategy allowing for a programme of recording to the significance of such deposits.

5.3 The objectives of the Watching Brief are:

- To determine the presence or absence of archaeological features, deposits, structures, artefacts or ecofacts within the Project Site.
- To establish and record the extent, character, date, condition and significance of any surviving archaeological remains, to an appropriate level and within the constraints of the Project Site;
- To place identified archaeological remains within the wider historical and archaeological context in order to establish their significance; and
- To prepare an archaeological report detailing the results of the watching brief.

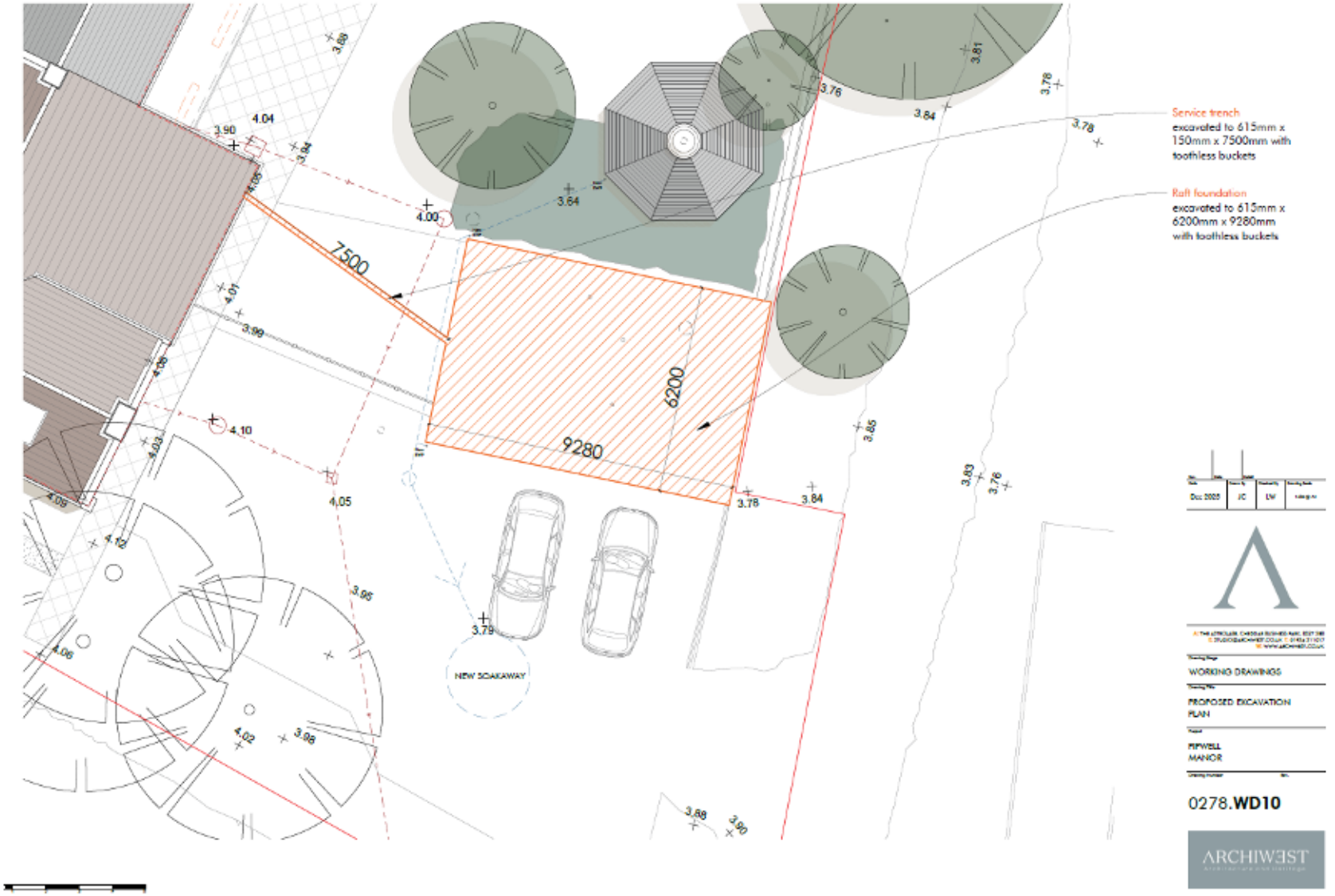
5.4 Soil

Saracen's Head is in an area identified as Soilscape 21. The soil is loamy and clayey coastal flats with naturally higher groundwater and makes up 3.7% of soil types in England. Fertility is identified as rich to moderate in lime with landcover of arable with some grassland. Soils are mostly drained with shallow groundwater and marginal ditches to most fields, meaning the water resource is vulnerable to pollution from nutrients, pesticides and wastes applied to the land. Lighter soils support a wide range of crops and are highly productive as they contain much available water and are stoneless and flat. Heavier soils are less easily worked and favour grass. Habitats include wet brackish coastal flood meadows.

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Proposed Excavation

The plan indicates maximum width and depth of foundation trenches based on provisional raft foundation excavated to 500 mm and a service trench of 600 mm x 150 mm



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6.0 METHODOLOGY

6.1. Fieldwork

The watching brief will be undertaken prior to the ground works associated with the proposed development. The Archaeological Officer for South Holland District Council be advised of the start date in advance of the works commencing on site. In line with section 18.4.2 of the Lincolnshire Archaeological Handbook a minimum of 10 working days notice will be given prior to commencement.

- All potentially archaeological features will be investigated and recorded unless otherwise agreed with the LCC HEO.
- In the event of positive results in each or any of the excavated monitored areas, all features and deposits revealed will be investigated and recorded to determine their date, extent, depth, level of preservation, form and where possible, function, unless otherwise agreed with the Planning Archaeologist. The investigation will also determine, as far as is reasonably practicable, the level of the natural and undisturbed subsoil deposits to ensure that the depth of the archaeological sequence present on the site is established.
- Where possible, investigation slots through all linear features will be no less than 1m in width. Discrete features will be half-sectioned or excavated in quadrants where they are large or found to be deep. Sections through linear features will be excavated at approximately 90° to the longitudinal axis to provide a cross-section profile. Cross sections will be cut vertically and cleaned by hand in order to enhance the definition of stratigraphic sequences.
- Intersecting features will be investigated to determine the relationship between them. The full section evidence will be shown of trenches – e.g. for sections at trench edges, the vertical sequence to the top of the plough or topsoil should be cleaned to establish the presence/absence of vestigial old land surface soils and other stratified deposits, photographed, drawn and discussed in the report. As a minimum 1 metre wide representative section will be cleaned and recorded in each monitored area.
- All archaeological features will be drawn in plan at a scale of 1:20 or 1:10 if appropriate.
- Working hollows, quarry pits, etc. will be investigated and sampled at least 50% to define their extent, date and function, with all relationships defined.

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- Any significant archaeological remains will be fully exposed before recording and archaeological removal. Partial archaeological removal will not be permitted unless the remains have been completely exposed and recorded, after consultation with the LCC HEO and with their approval.
- Machine assistance may be required (with the approval of the LCC HEO) for the excavation of very large/deep features.
- All the monitored areas with archaeology features and its spoil heaps will be metal detected. The use of metal detectors on site to aid the recovery of artefacts will be performed by competent metal detector user. The metal detector will not be set to discriminate against iron. Metal detected finds will be plotted on suitable plans within the report.

6.2. Detail

The work will be undertaken to meet the standard required by The Chartered Institute for Archaeologist's Standard and Guidance for Watching Briefs (2020). An archaeological watching brief will be undertaken by PCAS Archaeology Ltd, Lincolnshire, by a suitably qualified, experienced archaeologist and professional member of the Chartered Institute of Archaeologists during all intrusive ground works. This will include, but not be limited to:

- All ground works associated with the building of the new cart lodge construction.
- All groundworks associated with the building, specifically foundation excavation.
- All groundworks for services associated with the building.
- All groundwork associated with landscaping.
- Any other ground work.

If the ground work is undertaken by a mechanical excavator then this should be fitted with a flat bladed toothless bucket. The site archaeologist undertaking the watching brief will be afforded the required access by the main contractor in order to observe and where necessary to record any archaeological remains revealed. Groundwork will not be undertaken without the presence of the site archaeologist. The site archaeologist will

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record finds and less significant archaeological deposits and features avoiding significant delay to the work program as appropriate. The project will be managed by Leigh Brocklehurst BA (Hons), MSc, of PCAS Archaeology.

6.3 Where significant or complex archaeological deposits or features are encountered there will be a requirement for those areas to be fenced off and highlighted to all contractors employed on the site. Machines or contractors shall not enter this area until archaeological recording has been completed. If significant archaeological features are revealed during the work the archaeologist will inform the client and the Archaeological Officer for South Holland District Council in order to review any additional project requirements that are not outlined in this document.

To comply with professional guidelines, a contingency for additional access to each area of archaeological significance and for a team additional archaeologist to be employed should be provided. Contingency costs will be agreed in advance before any extension to the programme commences and will follow a site meeting as required between South Holland District Council's Archaeological Officer, the client, and ArchiWest.

6.4 Finds

The professional standards set in the Chartered Institute for Archaeologists' *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (2014) will form the basis of finds collection, processing and recording. All manner of finds regardless of category and date will be retained. Finds recovered that are regarded as Treasure under The Treasure Act 1996 will be reported to HM Coroner for the local area. Any finds which are considered to be in need of immediate conservation or specific storage conditions will be dealt with immediately in line with First Aid for Finds (Watkinson and Neal 1998).

6.5 Human Remains

Any human remains discovered (articulated or disarticulated, cremated or unburnt) will in the first instance be left in situ, covered and protected. The need for excavation, removal and/or sampling will be determined following discussion with the client and the council's Archaeological Officer. Any excavation and post-excavation processing of human remains will be undertaken in line with current guidance documents (Mitchell and Brickley 2017). The project will also adhere to the principles and guidance of Historic England as they relate specifically to osteology in archaeological

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projects (Mays *et al*, 2018). The final deposition of human remains, following analysis, will be in accordance with the terms of the Ministry of Justice licence.

6.6 Treasure

ArchiWest will immediately notify the client and the Archaeological Officer for South Holland District Council of the discovery of any material covered, or potentially covered, by the Treasure Act 1996 (as amended by The Coroners and Justice Act 2009). All information required by the Treasure Act (i.e., finder, location, material, date, associated items etc.) will be reported to the coroner within 14 days.

7.0 RECORDING & REPORTING

7.1 Written descriptions will be recorded on pro-forma sheets comprising factual data, and interpretive elements where appropriate. Where stratified deposits are encountered a Harris Matrix will be compiled during the course of the excavation.

7.2 Following completion of the watching brief, ArchiWest will produce a report which will include as appropriate:

- Non-technical summary
- Introductory statement
- Aims and purpose of the project
- Methodology
- A location plan showing all excavated areas and any archaeological features with respect to nearby fixed structures and roads
- Illustrations of all archaeological features
- Drawings of all sections and plans of features including representation of inclination and break of slope
- A strategic Harris Matrix diagram if finds necessitate

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- An objective summary statement of results
- Conclusions
- Photos & Supporting data
- References

7.3 Report delivery

Copies of all report associated with the watching brief, together with inclusion of supporting evidence in appendices as appropriate, including photographs and illustrations, will be submitted to the client and to the Archaeological Officer for South Holland District Council upon completion. Additional copies of the report will be deposited with the relevant county Historic Environment Record, and if appropriate, Historic England. Where it is considered that remains have been revealed that may satisfy the criteria for statutory protection, ArchiWest will submit preliminary notification of the remains to Historic England.

OASIS Id: archiwes1-539856

Museum Accession Number LCNCC:2026.12

7.3 Archive Deposition

Reports and digital archives will be uploaded to the Archaeology Data Service (ADS). Where appropriate finds and reports will be deposited with a suitable receiving institution, usually the relevant Local Authority museums service, subject to the agreement of the legal land owner, excepting those that may be subject to the Treasure Act (1996) which will be reported to the local coroner for determination.

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7.4 Monitoring

The Lincolnshire County Council Historic Environment Officer will have free access to the site (subject to Health and Safety considerations) and all records to ensure the works are being carried out in accordance with this WSI and all other relevant standards, in line with section 18.5.6 of the Lincolnshire Archaeology handbook. During the carrying out of a given project the monitor may make an unannounced site visit. By doing this he/she will aim to ensure that work is proceeding in accordance with the agreed project design, and the production of the necessary site archive is taking place in a satisfactory manner.

8.0 NATIONAL & LOCAL POLICIES

8.1 National Policies

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF) 2024. It states that applicants should consider the potential impact of development upon heritage assets. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record. The *National Planning Policy Framework* (NPPF) is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It 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'. This includes both designated and non-designated heritage assets. Section 16: *Conserving and Enhancing the Historic Environment* relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'. The NPPF notes that 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

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8.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting. The meaning and effect of these duties have been considered by the courts in recent cases. The essential outcome of various litigations was that a succession of courts agreed that Parliament's intention in enacting section 66 was that decision makers should give '*considerable importance and weight*' to the desirability of preserving the setting of listed buildings. Section 69 of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69 also requires LPAs to review and, where necessary, amend those areas 'from time to time'. For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66 to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

8.3 '*Conservation Principles*' outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable. The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main heritage values being: evidential value; historical value; aesthetic value; and communal value. The three Good Practice Advice in Planning Notes (GPAs) published by Historic England are as follows; *GPA1: The Historic Environment in Local Plans* providing guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners, and other interested parties. *GPA 3: The Setting of Heritage Assets* relates to managing change within the setting of heritage assets including archaeological remains and historic buildings, sites, areas, and landscapes.

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8.4 Local Planning Policies.

Specifically for South East Lincolnshire, the local authority's policies on heritage and the historic environment are laid out in the South East Lincolnshire Local Plan 2011-36 adopted 2019. Policy 29 concerns the Historic Environment and states that '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), that '*Local Planning Authorities may require developers to assess the potential impacts of their proposal on archaeological remains in order to reach a decision on a development proposal. Where archaeological impacts are indicated, developers are expected to work with the Local Planning Authority to devise a scheme for mitigating such impacts, which may form part of a planning condition or a planning obligation. Such conditions are designed to ensure that such remains are either preserved in situ or recorded* '. It continues to state '*all archaeological work should be based on a thorough understanding of the available evidence, and of the local, regional and national contribution it makes. The known and potential archaeological heritage of the area is recorded by the Lincolnshire Historic Environment Record. This and other sources, such as the Lincolnshire Archives, The Lincolnshire Archaeological Handbook, and the Lincolnshire Historic Landscape Characterisation should be used to inform all proposals and decisions'*. Section 4.7 and 4.8 of The Lincolnshire Archaeological Handbook set out the standard archaeological conditions which accord with current NPPF guidance.

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9.0 SUMMARY

The significant historical value of the surrounding landscape, and the more localised archaeological finds, identify the site at Pipwell Manor as having high archaeological potential and necessitates the need for an archaeological watching brief during groundworks. The nature of the finds nearby significantly raises the potential for buried archaeology in the surrounding area, and as such the works at Pipwell Manor must be treated with care to minimise any potential impact on undiscovered artefacts, earthworks, or remains, should any be present. The process will adhere to the correct policy & methodology, and be carried out under qualified supervision. The Scheme of Archaeological Works will be carried out as specified in section 4.8.1of the Lincolnshire Archaeological Handbook revised 2024.

***Disclaimer**: Whereas ArchiWest have taken all care to produce a comprehensive summary of the known and recorded archaeological and historical evidence, no responsibility can be accepted for any omissions of fact or opinion, however caused.*

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