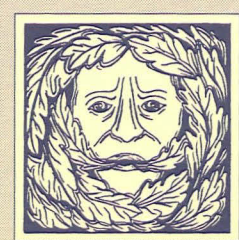
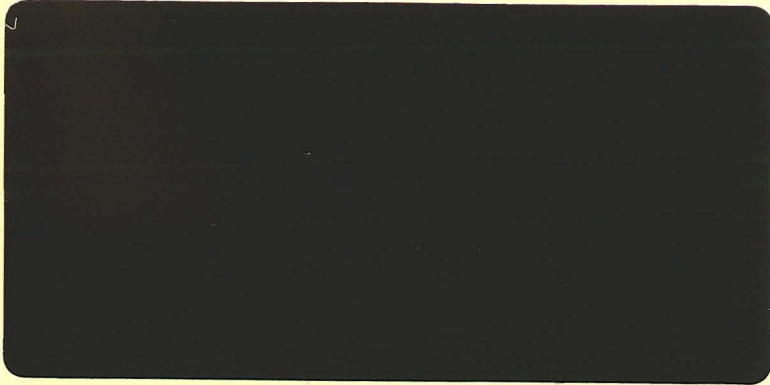


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**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
ADJACENT TO LINCOLN ROAD
HOLDINGHAM, SLEAFORD,
LINCOLNSHIRE
(HLR 00)**



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(HLR 00)**

Work undertaken for
Escritt and Barrell
on behalf of
Diamond Private Pension Fund

Report Compiled by
Paul Cope-Faulkner BA(Hons) AIFA

December 2000

Planning Application No: N/57/0779/00
National Grid Reference: TF 0610 4705

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1. SUMMARY

A desk-based assessment was undertaken to determine the archaeological implications of a proposed residential development on land adjacent to Lincoln Road, Holdingham, Sleaford, Lincolnshire. Archaeological evidence dating from the Romano-British to modern periods has previously been identified within the vicinity of the proposed development site.

Prehistoric artefacts and sites are known from the Holdingham area, although none are located within the vicinity of the proposed development area. During the Romano-British period (AD 50-410) a villa was built north of the village and a possibly associated cemetery lies to the south of the site. It has been suggested that the present Lincoln Road follows the line of a Roman thoroughfare.

No evidence of Anglo-Saxon date has been identified within the assessment area although place-name evidence suggests that Holdingham village dates from this period. It is probable that a chapel, first mentioned in the 16th century, dates from the medieval period (AD 1066-1500). Remains of ridge and furrow of the medieval field system were identified within the proposed development area on aerial photographs.

Cartographic sources suggest that the present pattern of field boundaries, including that of the development area, have remained constant since the late 18th century. The eastern boundary was once a thoroughfare which was later preserved as a footpath across the site.

A walkover survey identified extant remains of ridge and furrow across the eastern portion of the site. The western portion is being utilised as a bowling green and associated club. Geophysical survey has

been ruled out as a viable means of assessing the buried archaeological remains due to surviving earthworks and features associated with the bowling green. Fieldwalking is also not valid due to vegetation cover across the majority of the site.

2. INTRODUCTION

2.1 Definition of a Desk-based assessment

A desk-top assessment is defined as 'assessments of the known or potential archaeological resource within a specified area or site on land. They consist of a collation of existing written, graphic, photographic or electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (IFA 1997).

2.2 Planning Background

Archaeological Project Services was commissioned by Escritt and Barrell on behalf of Diamond Private Pensions Fund to undertake a desk-top assessment of land adjacent to Lincoln Road, Holdingham, Sleaford, Lincolnshire. This was in order to determine the archaeological implications of proposed residential development at the site.

2.3 Topography and Geology

Sleaford is located 27km south of Lincoln and 26km west of Boston in North Kesteven District, Lincolnshire (Fig. 1). Holdingham is located 1.5km north of Sleaford centre.

The proposed development site is located adjacent to the Lincoln Road on the eastern side at National Grid Reference TF 0609

4702 and encompasses 1.1 hectares (Fig. 2). Holdingham is situated on a slight slope down to the east at a height of *c.* 25m OD. Running east-west through the village is a small stream located within a slight shallow valley.

Local soils at the site are of the Aswarby Series, typically brown calcareous earths, and Deepdales Series, cambic gley soils (George and Robson 1978, 44, 78). The site is situated at the junction of Jurassic Cornbrash and Blisworth Clay (GSGB 1972).

3. AIMS

The purpose of the desk-based assessment is to obtain information about the known and potential archaeological resource within the vicinity of the proposed development site. In addition to the above, statutory and advisory heritage constraints were identified.

4. METHODS

All archaeological remains or documentary evidence relating to the area within *c.* 500m of the proposed development site was considered. Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of appropriate primary and secondary sources available. These have included:

- Historical documents, held in Lincolnshire Archives Office.
- Enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives Office.
- Recent and old Ordnance Survey maps.
- Lincolnshire County Council Sites and Monuments Record.

- Files of the North Kesteven Heritage Officer.
- Aerial photographs.
- Archaeological books and journals.

Information obtained from the literature and cartographic examination was supplemented by a walkover survey of the site to assess present land-use and ground conditions.

Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Data

Holdingham is first mentioned in the Assize Rolls of 1202. Referred to as *Haldingeham*, the name derives from the Old English '*hām*' and 'Haldingas', meaning the farm or settlement of Halda's people (Cameron 1998, 64).

Although place-name evidence indicates a Saxon foundation, the fact that it was omitted from the Domesday Survey indicates that the settlement probably lay within the Bishop of Lincoln's estate of New Sleaford (Roffe 1979, 13). This estate, centred on Sleaford, included the church and 8 mills with 320 acres of meadow and 1 acre of underwood (Foster and Longley 1976, 7/43). It has been suggested that Holdingham was the original and more important village, positioned as it is at the centre of the former medieval three fields of the parish (Pawley 1996, 29).

The Lincolnshire Assize Rolls indicate that in the 13th century Holdingham was still in the possession of the Bishop of Lincoln and still formed a portion of the Sleaford estate (Trollope 1872, 180).

Holdingham is believed to be the birthplace

of Richard de Haldingham in the mid 13th century who was the cartographer of the 'Mappa Mundi', an early map of the world (Trollope 1872, 180).

Holdingham remained in the possession of the Bishop's of Lincoln until 1550 when it was sold to the Crown, it then passed to Edward, Lord Clinton before being sold to Robert Carre in 1559 (Pawley 1996, 36). It eventually passed to the Marquis of Bristol through marriage in the late 17th century (Trollope 1872, 181). The Bristol estates owned most of the land until the 1960s.

A chapel, possibly a chapel of ease, dedicated to the Virgin Mary is recorded at Holdingham in the 16th century (Trollope 1872, 181). It is not known when this chapel was constructed but it was recorded as being ruinous at this time thus indicating an older date. It is believed to have been destroyed in 1554 although standing portions were still visible in 1640 and earthworks of the chapel are noted in 1825 (Creasey 1825, 89).

Holdingham was enclosed along with Sleaford in 1796. To a certain degree it attained autonomy from Sleaford at this time and elected its own parish officers (Creasey 1825, 90). It remained as a separate parish until recently.

5.2 Cartographic Data

The proposed development site is located north of Sleaford. Appropriate maps of the vicinity were examined.

The earliest map examined is entitled '*the Property of the Rt. Hon. Earl of Bristol in the Lordship of New Sleaford and Holdingham*' which dates from 1766 (LAO Misc. Don. 703). The proposed development area is instantly recognisable as a triangular shaped piece of land south of an east-west aligned row of dwellings (Fig. 3). The plot is

divided into north-south strips, part of the medieval field system, and is labelled 'Walnut Tree Furlong'. The easternmost part of the site incorporates a north-south aligned thoroughfare that connects to a drove road. Other elements of the medieval field system are also evident on the map and the village centre lies to the west. North of the development area are a number of fields described as closes which may indicate areas of medieval or post-medieval enclosure.

Armstrong's '*Map of the County of Lincoln*' dating from 1778 is of a small scale and does not show any specific details for the assessment site. Moreover, it is only the Lincoln bound road which is depicted and none of the drove roads are shown (Fig. 4).

The plan for Enclosing Holdingham and New Sleaford dates from 1796 and the proposed development area is clearly recognisable (LAO 3Cra.1/34). The thoroughfare that formed the east boundary of the site is still evident and the field has been divided into two (Fig. 5). Little development appears to have occurred elsewhere in the village.

Dating from 1880 a plan entitled '*Sketch plan of an estate in the parish of Holdingham*' depicts the proposed development area (LAO 10Nott/2/91-92). The site is shown as open ground and limited development has occurred in adjacent plots to the north (Fig. 6). The road that formed the eastern boundary has been removed.

The second edition 6" to the mile and 25" to the mile Ordnance Survey maps of 1905 shows that some consolidation of the fields had taken place at the proposed development site (Fig. 8). The site is still divided into two fields by a north-south boundary with a pond partway along its length (Figs. 7 and 8). A footpath now runs along the eastern boundary, probably preserving the former thoroughfare, and for the first time the Jolly

Scotchman public house is depicted. Limited development is still occurring in the village.

Subsequent Ordnance Survey plans show very little change having occurred until the 1960s, whereupon gradual encroachment of Sleaford's suburbs started and continues to the present day.

5.3 Aerial Photograph Data

Aerial photographs held at the Lincolnshire Sites and Monuments Record, Heritage Lincolnshire and published sources were examined.

No photographs of the development area were held by the Sites and Monuments Record. Heritage Lincolnshire has four photographs depicting the site. Dating from 1966 is a vertical photograph of northern Sleaford (Code: HSL UK/66/494/7740). The proposed development area is open pasture and divided in two by an intermittent row of trees or large shrubs. Within these two areas are north-south aligned earthworks of medieval ridge and furrow. The three remaining photographs are taken at a lower altitude and though undated, were taken since 1966 as indicated by encroaching development in Sleaford (Code: 5/74, 5/75). The ridge and furrow cannot be identified, although photographic conditions may not have been suitable for earthworks.

In addition to the aerial photographs discussed above, RCHME plots of the area were also examined. These show linear boundaries west of the development area which accord well with 18th century closes. At the eastern extent of the investigation area is a large rectangular enclosure of uncertain date and function.

5.4 Archaeological Data

Records of archaeological sites and finds are

held in the Lincolnshire County Sites and Monuments Record and the parish files of the North Kesteven Heritage Officer. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within c.500m of the proposed development site are collated in Table 1 and located on Figures 9 and 10.

Map Code	SMR Ref.	Description	National Grid
1	60502	Possible Romano-British villa, including pottery, tile,	TF 0590 4730
2	60878	Romano-British cemetery	TF 0600 4690
3	60400	Medieval chapel and cross (site of)	TF 0570 4720
4	60888	Medieval pottery	TF 0578 4737

Table 1: Known archaeological sites and finds within the vicinity

Prehistoric Archaeology

No evidence of prehistoric archaeology was identified in the assessment area. However, Palaeolithic to Iron Age remains and artefacts have been retrieved from immediately outside the area.

Romano-British Archaeology

It has been suggested that the Lincoln Road was formerly a Roman thoroughfare connecting the Romano-British settlement at Old Sleaford with Lincoln (Margary 1973, 236). This is likely to be the case north of Brauncewell where short straight lengths are evident. However, between Sleaford and Brauncewell the route is more winding and not typical of a Roman road.

To the north of the proposed development area is the suspected site of a Romano-British villa (Fig. 9, No. 1) as indicated by stone, tessera and tile. A further villa is also known to the east. It is probable that the development area lies within the fields associated with the villa. To the southwest of the site skeletons associated with Romano-British pottery were discovered and may indicate a cemetery, possibly attached to the villa complex (Fig. 9, No. 2).

Anglo-Saxon Archaeology

No archaeological evidence of the Anglo-Saxon period has been identified within the assessment area despite its probable early origin as suggested by place-name evidence.

Medieval Archaeology

History records a chapel to the west of the proposed development area (Fig. 10, No. 3). Although undated, it was probably medieval in origin. In addition, a cross is recorded as having been located next to this chapel.

Medieval pottery was found during the construction of the A15/A17 roundabout (Fig. 10, No. 4). This may indicate settlement at this location or may indicate an area of ploughed fields where refuse was discarded to improve soil fertility. Some suggestion as to the extent of these fields can be seen in earthworks of ridge and furrow.

Post-medieval Archaeology

There are no post-medieval finds recorded with the Sites and Monuments Record. However, there are a number of cottages and houses in the vicinity of the development that have been accorded listed status (DoE 1974, 14-16). Most of these buildings would appear to date from the time of enclosure.

5.5 Walkover Survey

The site was visited on 21st December 2000 to assess the possible level of survival of archaeological deposits.

The proposed development area is still divided into two separate fields and is bounded by hedgerows on its northern, eastern and southern boundaries. The west field is dominated by a bowling green which

is lower than the surrounding land and hedged on three sides. On the west of the green is a wooden clubhouse to which services, notably water and sewers are visible. Adjacent to the green on its southern side is a small area of allotments.

The eastern field is slightly overgrown. It is separated from the bowling green by a row of trees and a large hollow, formerly a pond, is still visible. Within the field are the earthworks of medieval ridge and furrow which survive in quite excellent condition and to a height of c. 0.5m. Access to this field is via a gate in the eastern boundary, where limited dumping has occurred, and a gap in the southern hedgerow. No services were visible in this eastern portion.

Geophysical survey has limited scope in assessing buried remains due largely to the well surviving ridge and furrow. Compaction of the soil associated with the bowling green may also limit its suitability.

6. CONSTRAINTS

6.1 Heritage Constraints

No Scheduled Ancient Monuments protected by the 1979 Ancient Monument and Archaeological Areas Act (HMSO 1979) are located within the assessment area. Consequently, all archaeological remains are protected only through the implementation of PPG16 (DoE 1990).

Significant historic buildings within the assessment area are 'listed' and consequently protected by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

6.2 Other Constraints

Although no specific checks were carried out for the presence of active services (gas,

water, electricity etc.) across the site, observations were made during the walkover survey. The following risks have been identified.

- a) Sewer and water services were noted as existing adjacent to the bowling green clubhouse. Although not checked, it is assumed that the clubhouse also has an electricity supply.
- b) If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.
- c) At present there is public access to the proposed development area. Any trenches would need to be secured for Health and Safety reasons.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; See Appendix 2).

Period

Activity dateable from the Romano-British to modern periods has been recognised within the assessment area. The absence of prehistoric and Saxon archaeological remains may be attributed to a lack of intensive archaeological survey.

The Romano-British period is represented by a villa, road and a cemetery and are typical remains associated with this period.

Rarity

Romano-British remains identified in

proximity to the site are not rare and are period specific. However, they may contain rare or unusual features. The nature of the medieval evidence is also relatively common.

Documentation

Records of archaeological sites and finds made in the assessment area are kept in the Lincolnshire Sites and Monuments Record and the files of the Heritage Officer for North Kesteven.

Generalised local histories of Holdingham have previously been produced (notably Creasey 1825, Trollope 1872 and Pawley 1996). No contemporary documentation has been examined.

This report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

Group value

High group value can be placed on the Romano-British villa and the possible associated cemetery and road. Moderate group value can be awarded to the clustering of medieval remains.

Survival/Condition

All archaeological features (with the exception of ridge and furrow) potentially existing within the assessment area will only survive as buried remains. Medieval ridge and furrow may have helped to preserve earlier remains beneath the ridges, but are likely to have destroyed remains within the furrows.

Fragility/Vulnerability

As the proposed development will impact the investigation area, any and all archaeological deposits present at the site are extremely vulnerable.

Diversity

Only a moderate period diversity is represented by the identified archaeological remains. Sites relating to settlement, burial, agriculture and communications were identified and can be awarded moderate functional diversity.

Potential

Medieval ridge and furrow survives in good condition across most of the proposed development area. Further remains associated with the medieval field system may also survive.

There is low to moderate potential for archaeological remains associated with Romano-British activity in the vicinity. There is also uncertain but probably low potential for Saxon remains.

8. CONCLUSIONS

The assessment has identified evidence relating to the Romano-British, medieval, post-medieval and modern activity within the assessment area.

A Romano-British villa lies to the north of the site and a cemetery to the south. In addition, the Lincoln Road may follow the course of a suspected Roman road connecting Sleaford to Lincoln.

Anglo-Saxon evidence is lacking from the assessment area despite a Saxon presence in the vicinity as suggested by place-name evidence. Medieval remains include the site of a chapel, located west of the site, and earthworks of ridge and furrow survive in excellent condition across the easternmost part of the site.

Site conditions are largely unsuitable for geophysical survey mainly because of the extant ridge and furrow earthworks present

at the site. Fieldwalking cannot be undertaken as the site is largely under grass cover.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr G.E. Wreglesworth of Escritt and Barrell who commissioned this report on behalf of Diamond Private Pension Fund. The work was coordinated by Steve Malone and this report was edited by Tom Lane. Archive research was carried out by Tobin Rayner, maps were drawn by David Hopkins and computerised by Rachael Hall. Access to the County Sites and Monuments Record was kindly provided by Mark Bennet and Sarah Grundy of the Archaeology Section, Lincolnshire County Council. Jo Hambly, the North Kesteven Heritage Officer, permitted access to the parish files maintained by Heritage Lincolnshire. Thanks are also due to the staff of the Lincolnshire Archives Office and Lincoln Central Library.

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11. ABBREVIATIONS

APS	Archaeological Project Services
DoE	Department of the Environment
GSGB	Geological Survey of Great Britain
HMSO	Her Majesties' Stationary Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archives Office
SMR	Sites and Monuments Record Office

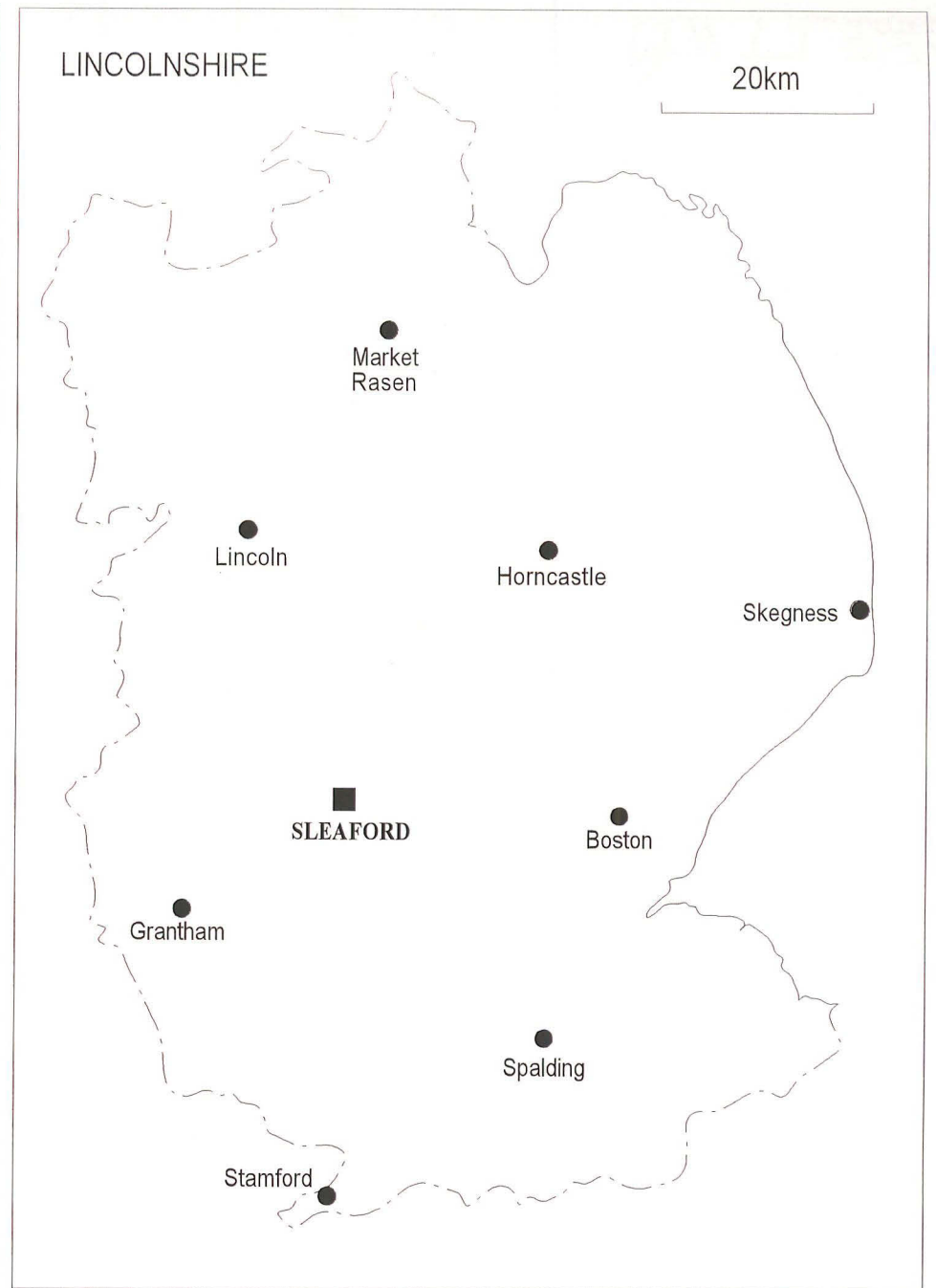
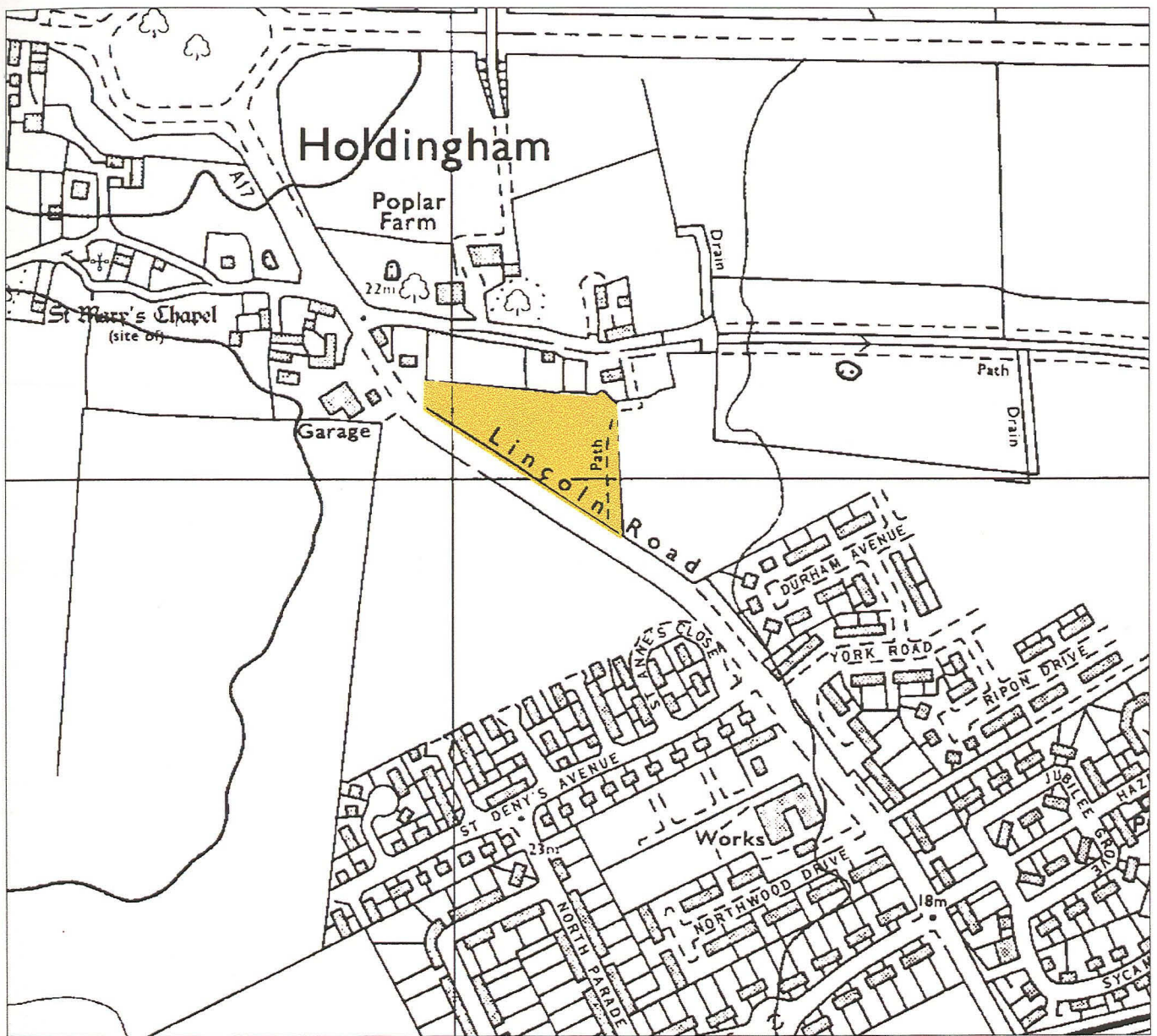


Figure 1 - General Location Plan



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Figure 2 - Site Location Plan

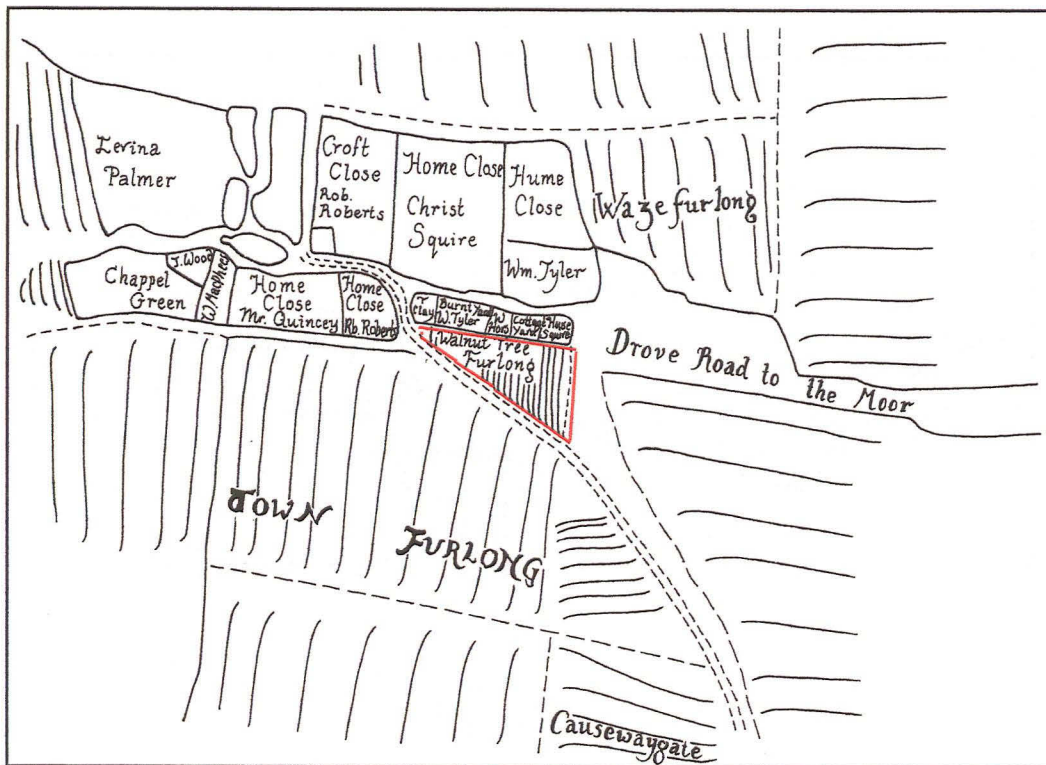


Figure 3 - Extract from 'The property of the Rt. Hon. Earl of Bristol in the Lordship of New Sleaford and Holdingham', 1776

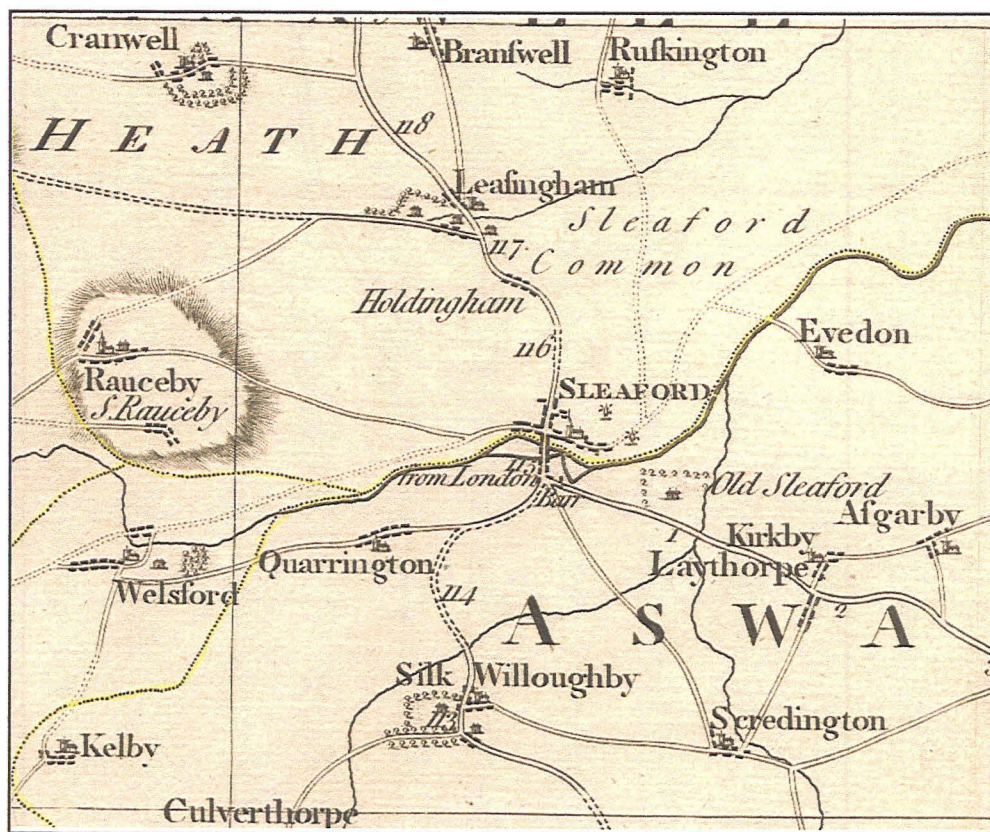


Figure 4 - Extract from Armstrong's 'Map of the County of Lincoln', 1778

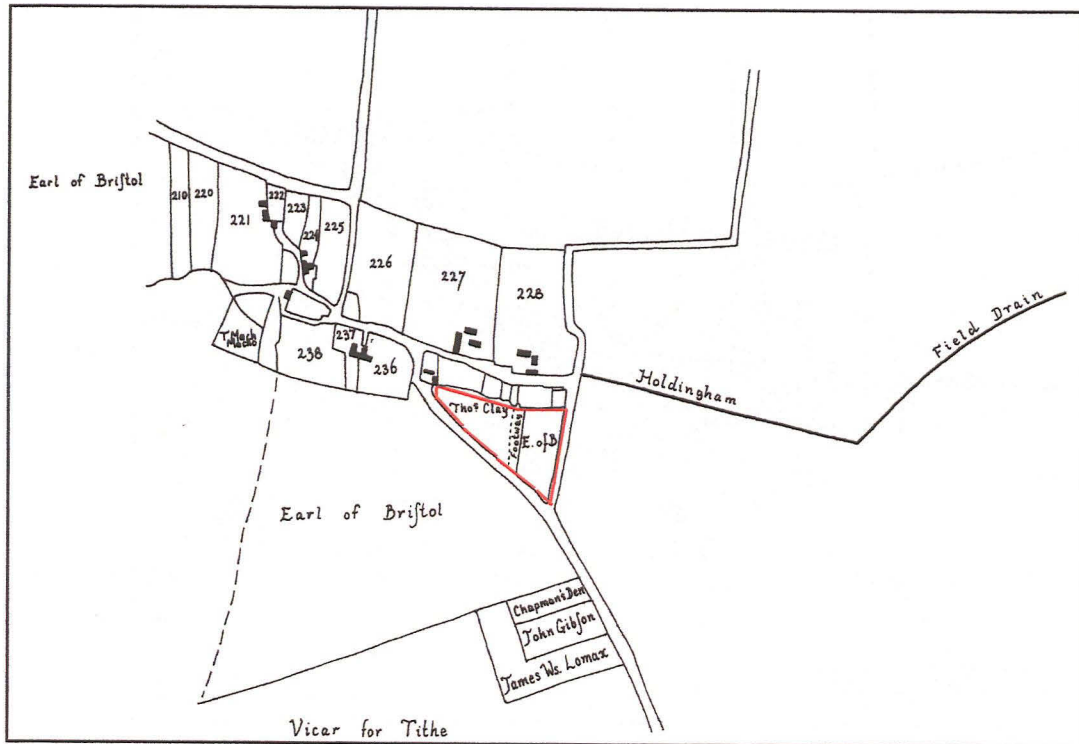


Figure 5 - Extract from Bardney's 'Plan of New Sleaford and Holdingham in the County of Lincoln', 1796

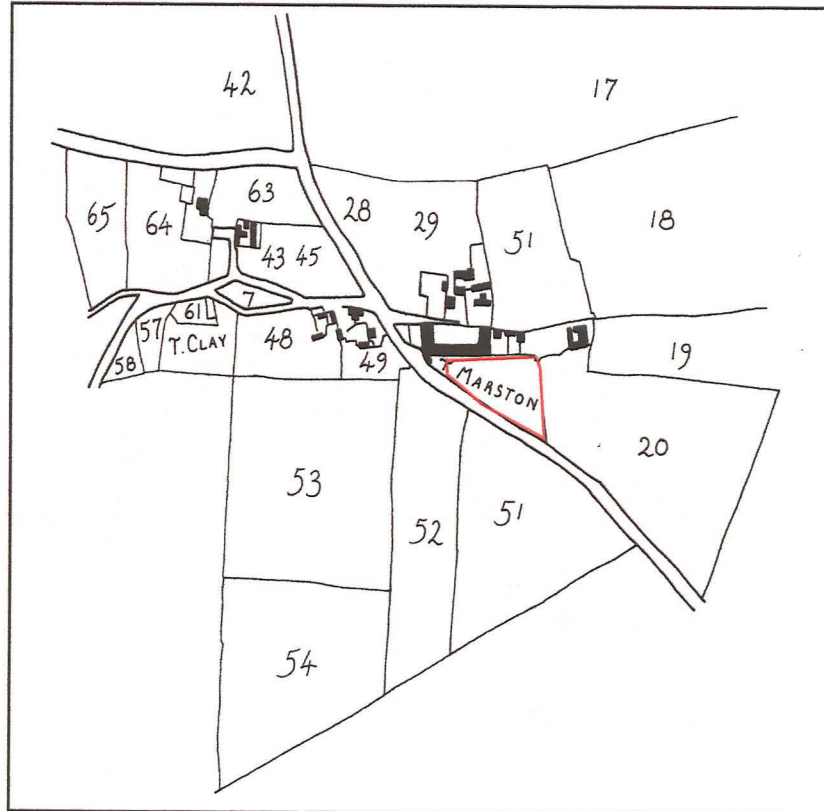


Figure 6 - Extract from 'Sketch plan of an estate in the parish of Holdingham, Lincolnshire. The property of the Marquis of Bristol', 1880

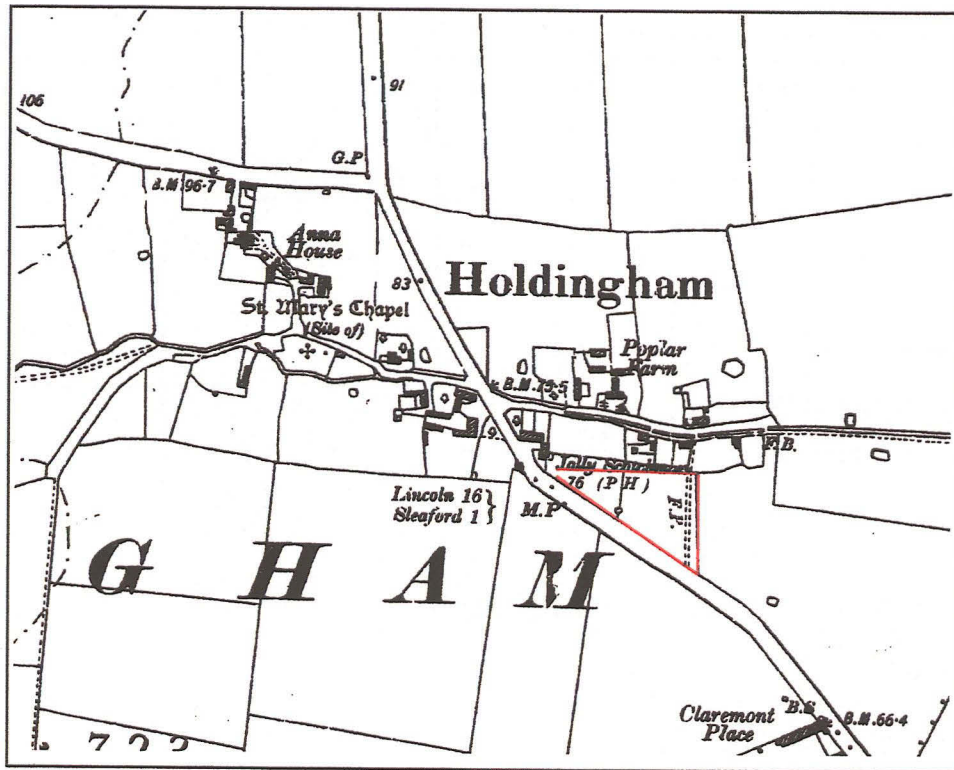


Figure 7 - Extract from second edition 6" Ordnance Survey map, 1905

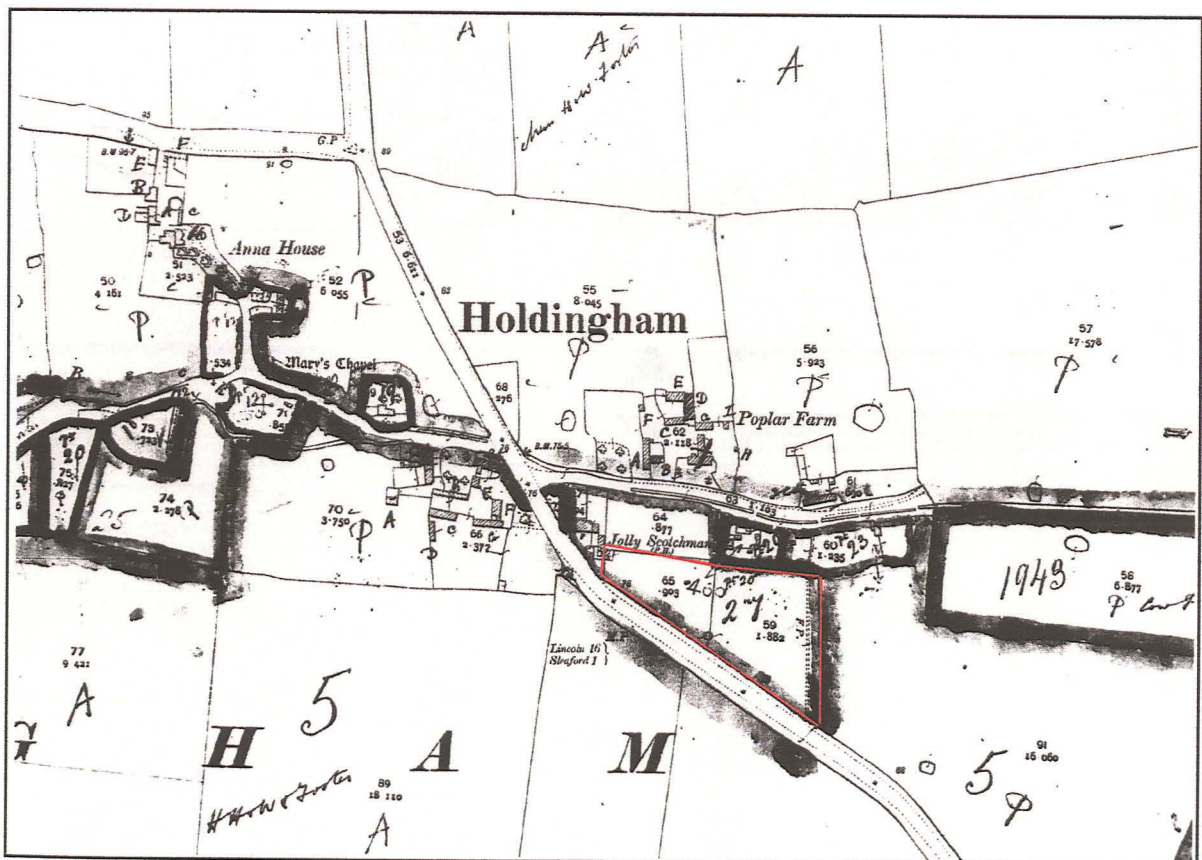
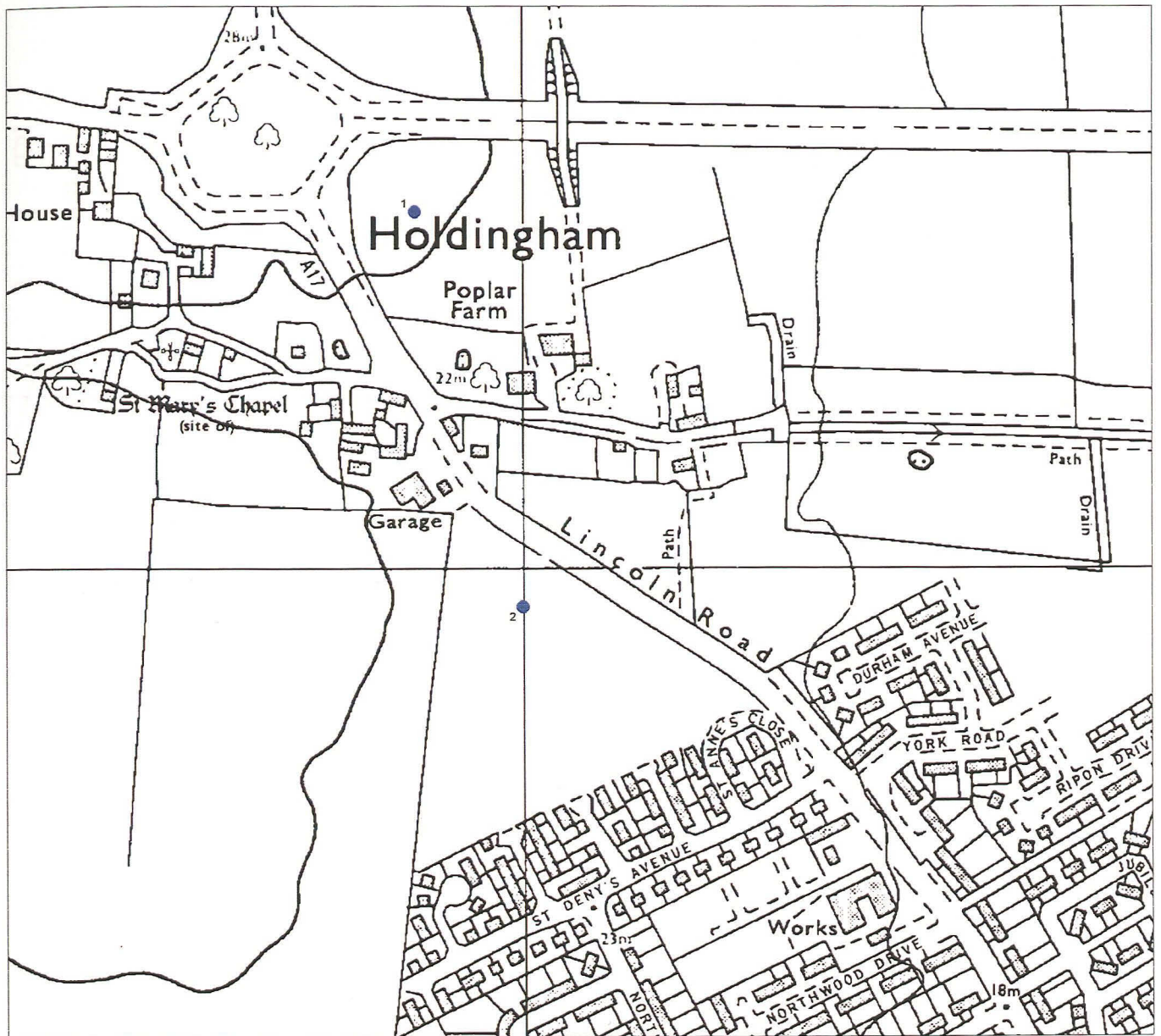


Figure 8 - Extract from second edition 25" Ordnance Survey map, 1905

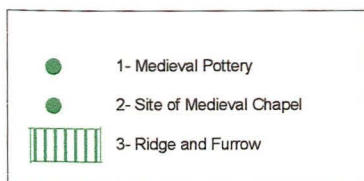
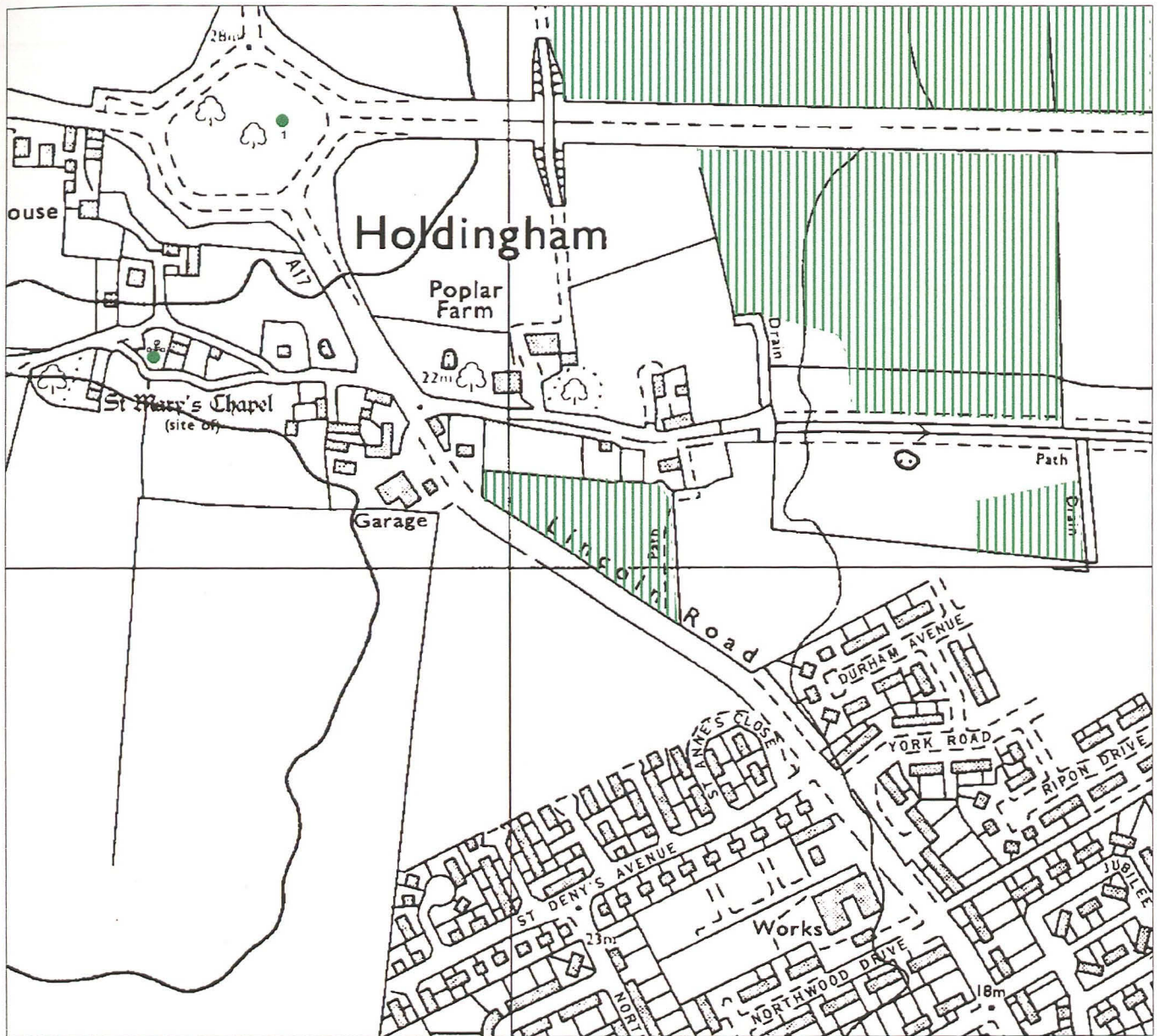


- 1- Site of Roman Villa
- 2- Roman Skeletons



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Figure 9 - Romano-British sites in the vicinity of the proposed development



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Figure 10 - Medieval sites in the vicinity of the proposed development

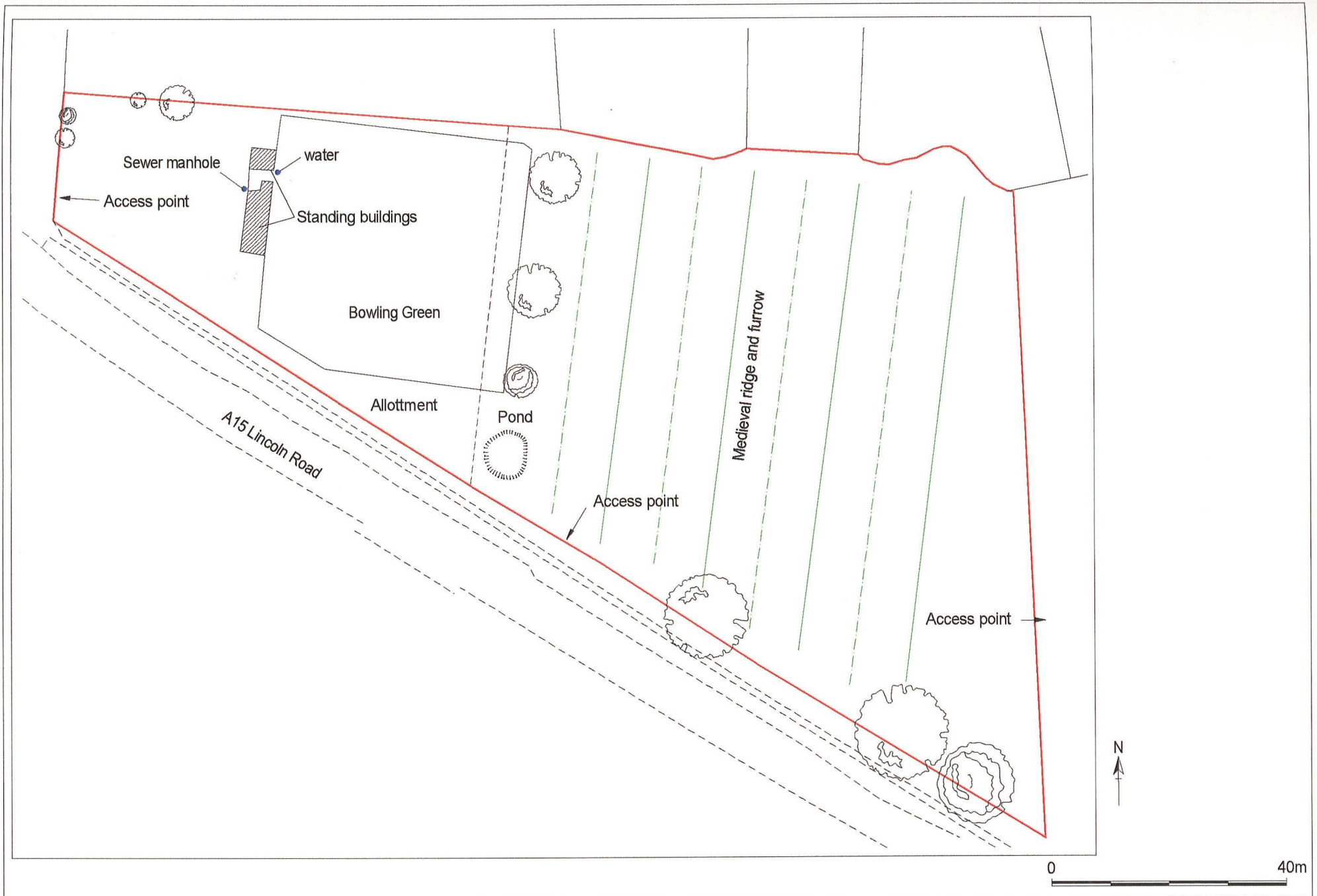


Figure 11 - Site plan showing details of walkover survey

Appendix 1

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS - Extract From *Archaeology And Planning* Doe Planning Policy Guidance Note 16, November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive; rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

- i *Period:* all types of monuments that characterise a category or period should be considered for preservation.
- ii *Rarity:* there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.
- iii *Documentation:* the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.
- iv *Group value:* the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.
- v *Survival/Condition:* the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.
- vi *Fragility/Vulnerability:* highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.
- vii *Diversity:* some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.
- viii *Potential:* on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 2

GLOSSARY

Chapel of Ease	A chapel provided for those that lived at some distance from the main parish church.
Cropmark	A mark that is produced by the effect of underlying archaeological features influencing the growth of a particular crop.
Geophysical Survey	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Prehistoric	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1 st century AD.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.