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**A Report on an archaeological watching brief
undertaken during residential development of land
off Broughtons Lane, Butterwick, Boston, Lincolnshire**

NGR TF 386404496

produced by

John Samuels Archaeological Consultants

for

**Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Lincolnshire PE12 7AX**

JSAC 353/98/02

November 1998

Also at : Witham Park House, Waterside South, Lincoln LN5 7JP Telephone 01522 880050

Lincolnshire County Council
Archaeology Section

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A Report on an archaeological watching brief
undertaken during residential development of land
off Broughtons Lane, Butterwick, Boston, Lincolnshire

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Summary

An archaeological watching brief was maintained during groundworks associated with residential development on land off Broughtons Lane, Butterwick, Boston.

No archaeological features were recorded in any of the foundation trenches or associated services and access roads monitored.

It is concluded that the site, which is to the rear of the main focus of medieval settlement, was probably utilised for grazing, horticulture, or other activities which have not left any material remains within the archaeological record.

1.0 Introduction

- 1.1 Ashwood Homes commissioned *John Samuels Archaeological Consultants* to undertake an archaeological watching brief on groundworks associated with residential development at Broughtons Lane, Butterwick, Boston.
- 1.2 Butterwick lies among the Fens of South Lincolnshire approximately 5.5km east of Boston. Boston lies 45 km to the southeast of Lincoln, and approximately 7 km from the northwest coast of the Wash. The site is located on the west side of the village, centred on NGR TF 3864 04496, and at an altitude of approximately 3.0m OD.
- 1.3 This document forms the report on the watching brief undertaken on behalf of Ashwood Homes. It has been written by Simon Johnson BA in conjunction with John Samuels BA, PhD, FSA, MIFA. It conforms to 'Archaeology and Planning' *Planning Policy Guidance Note 16*, is in accordance with current best archaeological practice, and the appropriate national standards and guidelines, including:

Management of Archaeological Projects (English Heritage 1991);

Code of Conduct (Institute of Field Archaeologists 1997);

Standard and Guidance for Archaeological Watching Briefs (Institute of Field Archaeologists 1994).

Archaeological Handbook (Lincolnshire County Council, 1998)

2.0 Planning background

- 2.1 Ashwood Homes were granted planning permission, on appeal, for residential development on land at Broughtons Lane, Butterwick, Boston (App. No: B08/0053/96).
- 2.2 Approval was subject to conditions; condition 4 requiring the undertaking of an agreed programme of archaeological investigation. Subsequent to the planning inspector's decision, a brief for an archaeological watching brief to be maintained during development was issued (Appendix B).
- 2.3 On the basis of this brief, a specification detailing the methodology for undertaking the archaeological works was produced (*JSAC 353/98/01*) and accepted by the Community Archaeologist.

3.0 Archaeological and historical background

- 3.1 Butterwick comes from the Old Scandinavian *Botnegard* or *Butsecarlas* meaning 'ship master' and *wick* meaning 'haven'. It is recorded in the Domesday Survey as having two churches, one of which was possibly associated with the hamlet of Freiston, approximately 1.5 km to the west. At that time Butterwick was the more prominent of the two settlements, but it appears that by the late medieval period its importance had diminished.
- 3.2 There is an absence of prehistoric material in the area owing to any remains being deeply buried below substantial alluvial deposits laid down by successive marine transgressions. Romano-British material from this area is also virtually unknown, with the exception of two possible Romano-British sherds collected during field walking on adjacent land. Whether this reflects stray finds or that Roman remains are also deeply buried cannot be determined on current evidence.
- 3.3 The present church is thought to be of medieval origin, although it was much altered in the Eighteenth Century, with further restoration by James Fowler in 1880. Low earthworks have been noted in the pasture to the east of Broughtons Lane, between the development site and the church, which probably relate to medieval settlement.
- 3.4 Field walking on the pasture to the east of Broughtons Lane produced a quantity of medieval and post medieval pottery, unfortunately the nature and quantity of which is not known.
- 3.5 On an adjacent site to the west of the proposed area of development, field evaluation was undertaken prior to development. This resulted in the recording of a single steep sided earth-cut feature containing Twelfth Century pottery, and several post-medieval features. It concluded that the area was to the rear of the focus of medieval settlement at the frontage with Brand End Road.

4.0 Methodology

- 4.1 The Watching Brief was undertaken with the specific objectives of establishing whether any archaeological remains survived within the development site, and if so, to identify, record, and determine their significance.
- 4.2 Site visits were made by qualified archaeological staff to monitor earth moving operations. In practice, this involved the observation of reduced level digs for access roads; drives and foundation trenches for individual plots; and deep service trenches. Service trench connections to individual plots were not monitored.
- 4.3 Progress on the site was documented by a continuous site diary and photographic record. Had archaeological features been present, they would have been photographed, sample excavated, and drawn to scale. Any artefacts or ecofacts recovered would have received specialist description and/or assessment.

5.0 Results

5.1 Private Drives

5.1.1 Access in to the development was provided by the construction of two non-adopted drives located in the north and south parts of the site. These entered the site off Broughtons Lane and forked before terminating with accesses to individual plots. The reduced dig for the drives was -0.75m below original ground level. No archaeological features or artefacts were exposed. The recorded section comprised:

(100)	0.30m	Dark brown medium-fine humic silt. Undifferentiated topsoil.
(101)	0.12m	Dark greyish brown medium-fine silt subsoil.
(102)	>0.33m	Yellow-brown homogenous medium grained silt. Natural accumulation.

5.2 Deep Services

5.2.1 Deep services were monitored within the southern 'Private Drive' and were excavated to a maximum depth of 3.75m below original ground level. No archaeological features or artefacts were exposed, the natural stratigraphy comprised:

(100)	0.30m	Dark brown medium-fine humic silt undifferentiated topsoil.
(101)	0.12m	Dark greyish brown medium-fine silt subsoil
(102)	0.45m	Yellow-brown homogenous medium grained silt. Natural accumulation.
(103)	>2.88m	Reddish brown silty firm clay with bands of bluish grey. Natural Marine alluvium.

5.3 Bungalow/Garage Foundations

5.3.1 The dearth of archaeological features/artefacts was repeated in groundworks associated with the construction of the individual house plots. Typically, the foundations, which were standard strip footings, were excavated to a depth of 0.75-0.80m, with a width of 0.75m. An exception to this rule was Plot 18 where the north foundation was excavated to a depth of 1.20m owing to the proximity of a conifer hedge.

5.3.2 The typical weathering profile recorded in the service trenches and access drives was also recorded throughout the foundation trenches. In addition, a natural palaeochannel was exposed in Plot 11. This was recorded as cutting the marine alluvium (103) and was filled with material undifferentiated from the natural silt accumulation (102) making it impossible to determine where the feature was actually cut from.



Plate : Representative section showing natural stratigraphy exposed throughout the site

6.0 Discussion and conclusions

- 6.1 Monitoring of groundworks associated with residential development on land off Broughtons Lane, Butterwick, did not result in the disturbance of any archaeological remains.
- 6.2 The site was characterised by topsoil over natural subsoil and accumulated deposits formed by the complex series of marine transgressions which in part have been responsible for forming the Fen geology.
- 6.3 Despite the close proximity of possible medieval earthworks and the parish church, the lack of archaeological remains within the site is not that surprising. When modern development is taken out of focus, the resulting picture is of a diffused settlement pattern of cottages and small holdings.
- 6.4 The current work reinforces the results of the evaluation undertaken west of the site where it was concluded that "For the most part, the site ...appears always to have been used as an area of pasture or, since the draining of the Fens, for cultivation" (Palmer-Brown 1994, 17).

7.0 References and sources

- Thirsk J 1965 'Fenland Farming in the sixteenth century' *Leicester University Department of English Local History Occasional Papers 3*
- Palmer-Brown C 1994 'Land Off Brand End Road, Butterwick' *Archaeological Field Evaluation Report* (unpublished)
- Pevsner N & Harris J 1989 'Lincolnshire' *The Buildings of England*
- Wheeler WH 1990 *A History of The Fens of South Lincolnshire* (3rd edition)

8.0 Figures

Figure 1: Site Location

Figure 2: Development General Arrangement

Figure 3: Representative Section (Plot 11)



Note : Map based upon Ordnance Survey with the sanction of the Controller of H.M. Stationery Office, Crown Copyright Reserved. Licence No. AL 52216A0001

Figure 1: Site Location

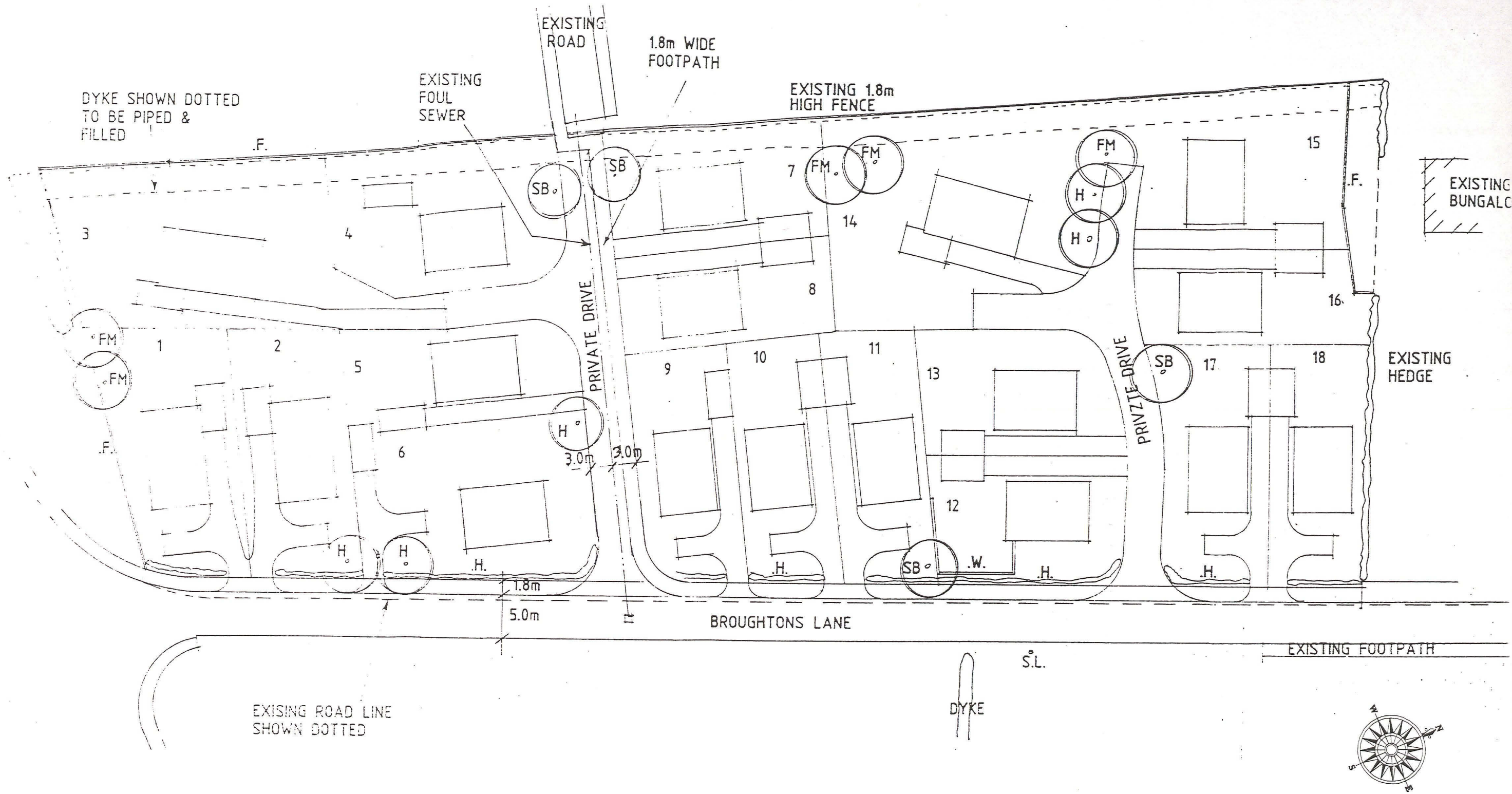


Figure 2: Development General Arrangement

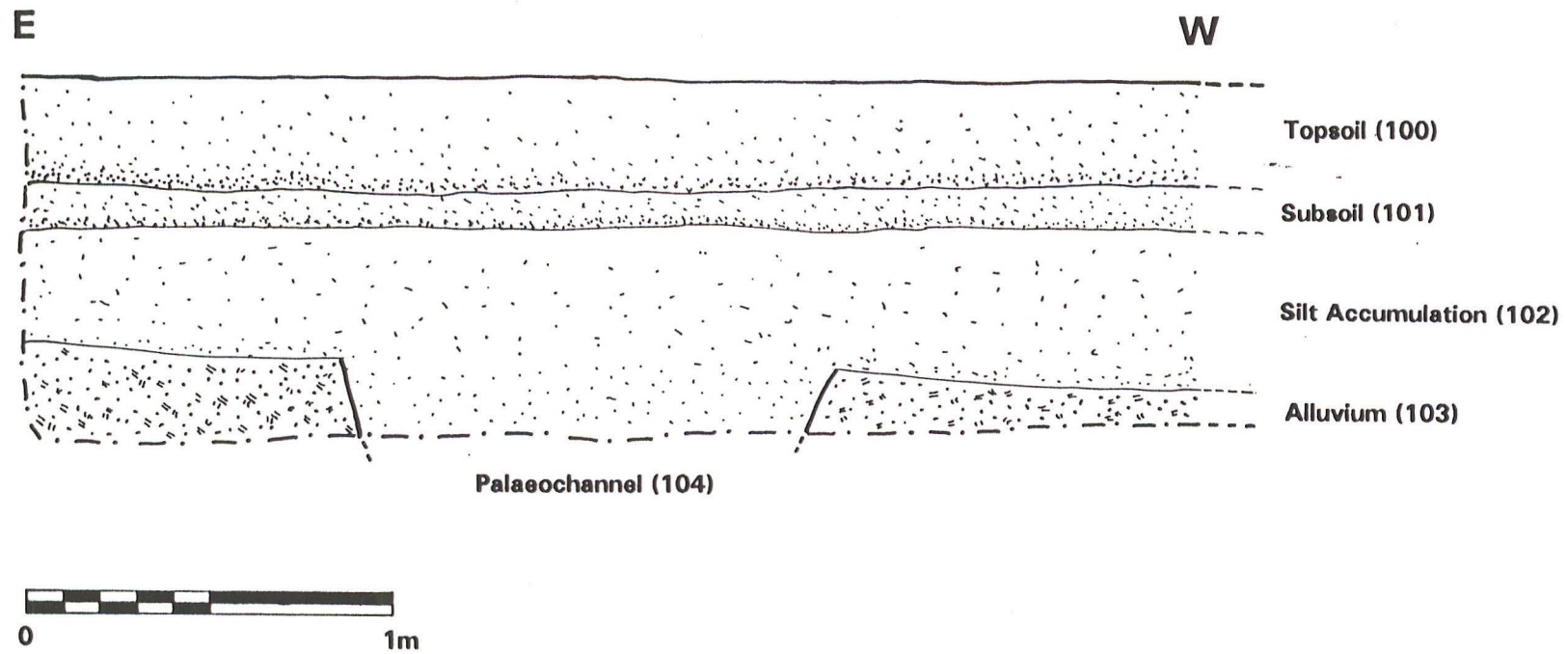


Figure 3: Representative Section (Plot 11)

Land off Broughtons Lane, Butterwick, Boston, Lincolnshire

Appendix A : Project Specification

John Samuels Archaeological Consultants

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A Specification for Archaeological Watching Brief at

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Summary

This specification has been produced for an Archaeological Watching Brief to be undertaken during ground works connected with development of land off Broughtons Lane, Butterwick, Boston, Lincolnshire. This specification sets out the method and timescale for undertaking the Archaeological Watching Brief.

This specification conforms to the guidelines produced by central government, English Heritage, the Institute of Field Archaeologists and the Association of County Archaeological Officers and to the Brief provided by the Boston Community Archaeologist.

1.0 Introduction

1.1 Ashwood Homes has been granted Planning Permission to construct 18 dwellings and associated roadways on land off Broughtons Lane, Butterwick, Boston, Lincolnshire. (Application No. B08/0053/96).

1.2 Planning Permission was granted for an application (B08/0053/96) by the Local Planning Authority for the construction of 18 bungalows and associated roadways subject to conditions one of which, 14.4, stated that;

“ no development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority “

1.3 Accordingly the Community Archaeologist for Boston set a brief for an Archaeological Watching Brief (see appendix A).

1.4 Ashwood Homes commissioned *John Samuels Archaeological Consultants* to undertake the archaeological watching brief.

1.5 This specification corresponds to government guidance on Archaeology and Planning (PPG16) (DoE 1990) and national standards and guidelines, including :

‘Management of Archaeological Projects’ (English Heritage, 1991);

‘Code of Conduct’ (Institute of Field Archaeologists, 1994);

‘Standard and Guidance for Archaeological Watching Briefs’ (Institute of Field Archaeologists, 1994)

2.0 Archaeological Background

- 2.1 The development site is located in the village of Butterwick some 5 km. to the east of Boston. Boston lies 45 km to the southeast of Lincoln and approximately 7 km from the northwest coast of the Wash among the Fens of South Lincolnshire.
- 2.2 The site is located on marine alluvium and is 3m above Ordnance Datum in the centre of the village, approximately 100m to the west of the church of St Andrew on the west side of Broughtons Lane at NGR TF 3864 4496.
- 2.3 There is an absence of pre-historic or Romano-British material from this area, with the exception of two possible Romano-British sherds collected during field walking on adjacent land.
- 2.4 Butterwick is recorded in the Domesday Survey as having two churches, one of which was possibly associated with the hamlet of Freiston, approximately 1.5 km to the west. At that time Butterwick was the more prominent of the two settlements, it would appear that by the late medieval period its importance had diminished.
- 2.5 The present church is thought to be of medieval origin, although it was much altered in the 18th century. Low earthworks have been noted in the pasture to the east of Broughtons Lane between the development site and the church.
- 2.6 Field walking on the pasture to the east of Broughtons Lane produced a quantity of medieval and post medieval pottery, unfortunately the nature and quantity of which is not known.
- 2.7 On an adjacent site to the west of the proposed area of development, field evaluation was undertaken prior to development. The results of which provided one feature which was of medieval date and was situated close to the Brand End road frontage, to the north of the present site.
- 2.8 However, given the close proximity of the site to the Church of St Andrew, there is the potential for the survival of evidence of earlier occupation.

3.0 Methodology

- 3.1 The Watching Brief will be undertaken with the specific objectives of establishing whether any archaeological remains survive on the development site, and if so, recording, identifying, and determining their significance.
- 3.2 In practice, and in liaison with the developer, the Watching Brief will take the form of site visits by suitably qualified professional archaeologists to monitor each phase of ground works. Stripping of topsoil will be carried out under archaeological supervision. This will be followed by inspection of subsoil for archaeological features. Subsoil stripping will also be carried out under archaeological supervision and the natural will be inspected for archaeological features.
- 3.3 Adequate facilities shall be provided for archaeological staff to observe earthmoving operations; and where structures, soil features, or finds of archaeological interest are exposed or disturbed, to examine, clean, assess, and if appropriate to manually excavate, sample and record by photography, measured drawing (normally at 1:20 scale) and written record (by single context on standard forms, based upon the Museum of London's 'Archaeological Site Manual' 1994).
- 3.4 Should archaeological remains be identified, it may be necessary, in liaison with the Community Archaeologist, to formulate a strategy designed to fully establish their nature, extent, condition, dating and further treatment.
- 3.5 Any human remains encountered will be left *in situ* and only removed if necessary. The contractor will comply with all statutory consents and licences under the Disused Burial Grounds (Amendment) Act, 1981 or other Burial Acts regarding the exhumation and interment of human remains. The archaeological contractor will comply with all reasonable requests of interested parties as to the method of removal, reinterment or disposal of the remains or associated items. Every effort will be made, at all times, not to cause offence to any interested parties.
- 3.6 Any artefacts of antiquity shall, after analysis and recording, be transferred to an appropriate local museum. This excludes items of gold and silver which by law must be reported to Her Majesty's Coroner.
- 3.7 Every effort will be made to implement the Watching Brief without affecting the construction timetable.
- 3.8 Archaeological staff will respect Health and Safety provisions and site safety regulation.

4.0 Timetable

- 4.1 It is expected that work will commence on site at the end of January 1998. This will be confirmed and the Community Archaeologist informed. The archaeological contractor will be given 48 hours notice of commencement of works and will be available whenever required by the developer.
- 4.2 Post-excavation analysis and report will be completed within 3 months of completion of fieldwork.
- 4.3 A copy of the report will be sent to Lincolnshire Sites and Monuments Record within 3 months of completion of fieldwork.

5.0 Personnel

5.1 John Richard Samuels BA, PhD, FSA, MIFA

John Samuels has been an independent archaeological consultant since 1989. He has a BA (Hons) in history from University College, Cardiff (1974) and a PhD in archaeology from the University of Nottingham (1983). He has been a member of the only professional body for archaeologists, the Institute of Field Archaeologists, since its foundation in 1983 and is a member of the Prehistoric Society, The Society for Medieval Archaeology, The Vernacular Architecture Group and the Society for the Preservation of Ancient Buildings. He has been an executive committee member of various archaeological specialist and advisory bodies and is currently an executive committee member of: the Trust for Nottinghamshire Historic Churches, Newark Castle Trust, Nottinghamshire Building Preservation Trust, Council for British Archaeology Regional Group 14 and editor of East Midlands Archaeology.

He has published over 40 academic articles in learned journals and publications and since 1962 has been involved in numerous archaeological excavations of all periods throughout Britain as well as site and historic building surveys. Appointed as the Archaeological Field Officer for the M180 Motorway in 1975, he has been successively Assistant Director of Liverpool University Rescue Archaeology Unit, lecturer in archaeology and local history for the WEA and University of Nottingham and Field Monuments Warden for English Heritage. He is an honorary Research Fellow in the Department of Archaeology at the University of Nottingham.

Since 1989 he has been an archaeological consultant for a wide range of projects from housing and office developments to golf courses and major trunk road schemes. In many cases archaeology has been a significant aspect of an Environmental Assessment and Dr. Samuels is also an advisor to the Department of Transport on the revised Manual of Environmental Assessment. Among the various road schemes in which he is involved is the upgrading of the A303 past Stonehenge, without doubt the most archaeologically sensitive area in Britain.

Dr. Samuels has also been appointed by the Redundant Churches Fund and English Heritage to advise upon the restoration of historic monuments. He is Chairman of Newark Castle Trust which is undertaking a long-term project to excavate and better display this important castle to the public. He has been involved in advising the National Rivers Authority on their approach to archaeology and has undertaken a number of surveys and assessments on their behalf. These include the Humber Tidal Defence Strategy and various flood alleviation works in Nottinghamshire, Lincolnshire and Northamptonshire. In November 1996, Sweet and Maxwell published *Archaeology in Law*, a text book on the archaeological implications of planning and development, of which Dr Samuels is the co-author.

5.2 John Forbes Marsden BA, Cert. Arch, AIFA.

Forbes Marsden has worked with *John Samuels Archaeological Consultants* since 1989, firstly on a part-time basis and from 1993 as a full-time employee.

He has BA in Geology and having completed his studies for the Certificate in Archaeology at the University of Nottingham, is now registered with The University Sheffield for their MA course in Historical Archaeology.

For 23 years Forbes worked for a regional brewing company as head of their Hotel and Catering Division. In this position he was responsible for the management of profitability of 36 hotels and catering establishments, with an annual budget of £3 million, reporting directly to the main board of the company. Following redundancy, Forbes decided to change direction and develop his long standing interest in archaeology and local history.

Since joining *John Samuels Archaeological Consultants* he has been involved in all aspects of archaeological work for example; assessments, evaluations and excavations for a variety of projects (in excess of 100) from road schemes and major building developments to quarries and landfill sites.

He has a particular interest in documentary and cartographic research and has undertaken several extensive surveys and reports in connection with schemes for the National Rivers Authority. He writes desk-top assessments, specifications and excavation reports for development sites throughout England as well as directing excavations in the field, and has been involved in post-excavation analysis and reporting. Within the office he is responsible for in both pre-excavation project management and co-ordination of surveys and excavations, also dealing with financial aspects of projects.

5.3 Daniel Slatcher BA

Dan graduated from the University of York in 1992 having been awarded a BA (Hons) in archaeology and history and has now registered with The University Sheffield for their MA course in Historical Archaeology. In following his long held interest in archaeology he has been involved in excavations in Britain and North Africa.

Following graduation he joined Staffordshire County Council as an Archaeological Assistant. His work involved him in fields surveys, field walking, desk top assessments, excavations and report writing. He was responsible for a county wide aerial photographic survey and has assisted in the production of strategic plans.

In 1995 Dan joined Stoke on Trent City Museum and Art Gallery as an Archaeological Assistant. In this capacity he was responsible for the a long term watching brief for a

major road scheme. During his time at Stoke on Trent he was responsible for the reorganisation of the Sites and Monuments Record.

5.4 Specialist assistance, where required, will be provided by the following persons:

Robert Alvey - Small finds / environmental sampling / post-medieval pottery

Jane Cowgill - Slag

Sheila Elsdon - Prehistoric pottery

James Rackham - Environmental analysis

John Samuels - Roman pottery

Robert White - Conservation

Jane Young - Medieval pottery

6.0 Health and Safety

6.1 Statement

- 6.1.1 It is the policy of John Samuels Archaeological Consultants ('the Employer') to conform fully with the requirements of the Health & Safety at Work Etc. Act (1974).
- 6.1.2 It is accepted that it is the duty of the Employer to ensure, so far as is reasonably practical, the health and safety of all his employees at work.
- 6.1.3 The employer also has a duty to ensure that his employees are aware of their responsibility for their own health and safety, and for the health and safety of others, including the general public, who might be affected by their work.
- 6.1.4 Where employees are temporarily engaged at other workplaces, they are to respect relevant local regulations, both statutory and as imposed by other employers within the Health and Safety at Work etc. Act (1974).
- 6.1.5 In furtherance of the duty of care imposed by the Health & Safety at Work etc. Act (1974), the Employer shall make available to his employees whatever reasonable facilities are required by particular circumstances, e.g appropriate protective clothing, safety equipment, rest breaks for specialised tasks, etc.
- 6.1.6 Attention is paid to the requirements of more recent legislation including the provision and use of *Work Equipment Regulations* 1992, the *Management of Health and Safety at Work Regulations* 1992 and the *Construction (Design and Management) Regulations* 1994. A risk assessment is undertaken, a safety officer appointed and all aspects of health and safety nominated during work.
- 6.1.7 In addition to the forgoing all *John Samuels Archaeological Consultants* staff will be bound by the Health and Safety requirements of the main contractor. It is the policy of John Samuels Archaeological Consultants ('the Employer') to conform fully with the requirements of the Health & Safety at Work Etc. Act (1974).

7.0 Insurance

- 7.1 The archaeological contractor will produce evidence of Public Liability Insurance to the minimum value of £5m and Professional Indemnity Insurance to the minimum of £2m.

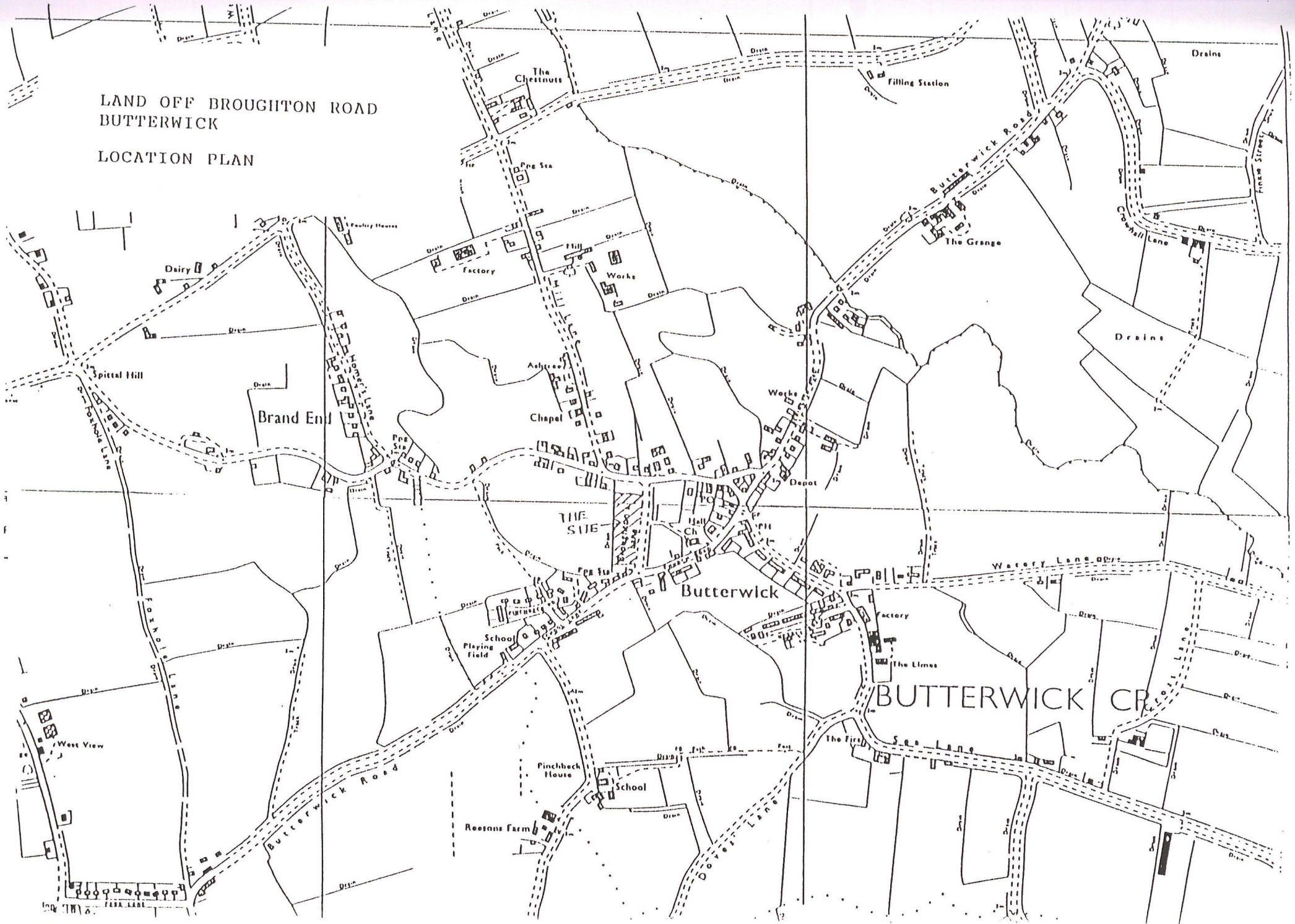
8.0 Copyright

- 8.1 In accordance with the provisions of the *Copyright Design and Patents Act, 1988*, all intellectual property rights on all reports and recordings resulting from the project will be assigned to the client.

9.0 Figures

Figure 1 : Location of the development site.

LAND OFF BROUGHTON ROAD
BUTTERWICK
LOCATION PLAN



Land off Broughtons Lane, Butterwick

Appendix A : Community Archaeologists Brief

BRIEF FOR ARCHAEOLOGICAL OBSERVATION AND RECORDING

Land off Broughton Road, Butterwick, Boston

1. Summary

1.1 This document is the brief for archaeological observation and recording work to be carried out during the construction of 18 bungalows and associated roadways for Status Design on behalf of Ashwood Homes.

1.2 This brief should be used by archaeological contractors as the basis for the preparation of a detailed archaeological project specification. In response to this brief contractors will include the anticipated working methods, timescales and staffing levels.

1.3 The detailed specification will be submitted for approval by the Boston Community Archaeologist. The client will be free to choose between those specifications which are considered to adequately satisfy the brief.

2. Site Location and Description

2.1 Boston is situated 45km southeast of Lincoln and approximately 7km from the northwest coast of the Wash among the Fens of South Lincolnshire. Butterwick is a village lying approximately 5km due east of Boston.

2.2 The site is situated in the centre of the village, approximately 100m west of the church on the west side of Broughton Road at NGR TF38644496. The site lies at approximately 3m O.D.

3. Planning Background

3.1 Planning permission was granted for an application (B08/0053/96) for the construction of 18 bungalows and associated roadways, subject to the developers funding an archaeological 'watching brief'.

4. Archaeological Background

4.1 There have been no finds of prehistoric or Romano-British material from this area except for two possible Romano-British sherds collected from the fieldwalking on the neighbouring site.

4.2 Butterwick is recorded in Domesday as having two churches, one of which was probably associated with the hamlet of Freiston to the west. Although at this time Butterwick was the more prominent of the two settlements it would appear that by the late medieval period its importance had been very much reduced.

4.3 The present church is of medieval origin although it has been much altered. Low earthworks can be seen in the pasture on the east of Broughton Road between the development site and the church. Their origin has not been determined.

4.4 Fieldwalking by Mr P. Vasey on this site produced quantities of medieval and post-medieval pottery, however, the nature and quantity of these finds is not known.

4.5 A field evaluation prior to development on the neighbouring site to the west on behalf of Ashwood Homes revealed a limited range of features, only one of which was dated to the medieval period and was situated close to the Brand End road frontage.

4.6 This site has the potential to produce evidence of settlement or land use in Butterwick during the medieval period.

5. Requirements for Work

5.1 The objective of the watching brief should be to ensure that any archaeological features exposed by the groundworks are recorded and interpreted. Verbal or written reports of work should be given to the Community Archaeologist as work progresses to determine the need or scale of continued work on this site.

5.2 Any adjustments to the brief for the watching brief project should only be made after consultation with the Community Archaeologist for Boston Borough Council.

5.3 The following details should be given in the contractor's specification:

5.3.1 A projected timetable must be agreed for the various stages of work.

5.3.2 The staff structure and numbers must be detailed. This should include lists of specialists and their role in the project.

5.3.3 It is expected that all on-site work will be carried out in a way that complies with the relevant Health and Safety legislation and that due consideration will be given to site security.

5.3.4 The recovery and recording strategies to be used must be described in full.

5.3.5 An estimate of time and resources allocated for the post-excavation work and report production.

6. Methods

6.1 The project should be carried out by a recognised archaeological body in accordance with the code of conduct of the Institute of Field Archaeologists.

6.2 The watching brief should involve:

6.2.1 archaeological supervision of soil stripping;

6.2.2 inspection of subsoil for archaeological features;

6.2.3 recording of archaeological features in plan;

6.2.4 rapid excavation of features if necessary;

6.2.5 archaeological supervision of subsoil stripping

6.2.6 inspection of natural for archaeological features and recording them.

6.2.7 any human remains encountered must be left in situ and only removed if absolutely necessary. The contractor must comply with all statutory consents and licences regarding the exhumation and interment of human remains. It will also be necessary to comply with all reasonable requests of interested parties as to the remains or associated items. Attempt must be made at all times not to cause offence to any interested parties.

7. Monitoring Arrangements

7.1 The Community Archaeologist of Boston Borough Council will be responsible for monitoring progress and standards throughout the project and will require at least seven days notice prior to the commencement of the work.

8. Reporting Requirements

8.1 A full report should be produced and deposited with Boston Borough Council, the Boston Borough Council Community Archaeologist, Status Design, and the County sites and Monuments Record. The report should include:

8.1.1 location plan of the trenches;

8.1.2 section and plan drawing, with ground level, Ordnance Datum, vertical and horizontal scales as appropriate;

8.1.3 specialist descriptions of artefacts and ecofacts;

8.1.4 an indication of potential archaeological deposits not disturbed by the present development;

8.2 After agreement with the landowner, arrangements are to be made for long term storage of all artefacts and paper archive in an appropriate museum.

8.3 If the receiving museum is to be the City and County Museum, Lincoln then the archive should be produced in the form outlined in the museum's document 'Conditions for the Acceptance of Project Archives', see address below.

9. Publication and Dissemination

9.1 The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record will be deemed to put all information into the public domain, unless a special request is made for confidentiality. If material is to be held in confidence a timescale must be agreed with the Boston Community Archaeologist but is expected this will not exceed six months. Consideration must be given to a summary of the results being published in Lincolnshire History and Archaeology in due course.

10. Additional Information

10.1 This document attempts to define the best practice expected of an archaeological watching brief but cannot fully anticipate the conditions that will be encountered as work progresses. However, changes to the programme are only to be made with the prior written approval of the Community Archaeologist.

10.2 Further contact addresses

Status Design
4 Princes Street
Holbeach
Lincs. PE12 7BB

~~Mr J. Bonnor~~ *S Ken Venting*
Boston Community Archaeologist
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Mr S. Carney
Archaeological Officer
Lincolnshire County Council
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Lincoln
LN2 5AL

Mr T. Page
City and County Museum
12 Friars Lane
Lincoln
LN2 5AL

Brief set by Community Archaeologist, Boston Borough Council, 23/04/96

Land off Broughtons Lane, Butterwick, Boston, Lincolnshire

Appendix B : Project Brief

BRIEF FOR ARCHAEOLOGICAL OBSERVATION AND RECORDING

Land off Broughton Road, Butterwick, Boston

1. Summary

1.1 This document is the brief for archaeological observation and recording work to be carried out during the construction of 18 bungalows and associated roadways for Status Design on behalf of Ashwood Homes.

1.2 This brief should be used by archaeological contractors as the basis for the preparation of a detailed archaeological project specification. In response to this brief contractors will include the anticipated working methods, timescales and staffing levels.

1.3 The detailed specification will be submitted for approval by the Boston Community Archaeologist. The client will be free to choose between those specifications which are considered to adequately satisfy the brief

2. Site Location and Description

2.1 Boston is situated 45km southeast of Lincoln and approximately 7km from the northwest coast of the Wash among the Fens of South Lincolnshire. Butterwick is a village lying approximately 5km due east of Boston.

2.2 The site is situated in the centre of the village, approximately 100m west of the church on the west side of Broughton Road at NGR TF38644496. The site lies at approximately 3m O.D.

3. Planning Background

3.1 Planning permission was granted for an application (B08/0053/96) for the construction of 18 bungalows and associated roadways, subject to the developers funding an archaeological 'watching brief'.

4. Archaeological Background

4.1 There have been no finds of prehistoric or Romano-British material from this area except for two possible Romano-British sherds collected from the fieldwalking on the neighbouring site.

4.2 Butterwick is recorded in Domesday as having two churches, one of which was probably associated with the hamlet of Freiston to the west. Although at this time Butterwick was the more prominent of the two settlements it would appear that by the late medieval period its importance had been very much reduced.

4.3 The present church is of medieval origin although it has been much altered. Low earthworks can be seen in the pasture on the east of Broughton Road between the development site and the church. Their origin has not been determined.

4.4 Fieldwalking by Mr P. Vasey on this site produced quantities of medieval and post-medieval pottery, however, the nature and quantity of these finds is not known.

4.5 A field evaluation prior to development on the neighbouring site to the west on behalf of Ashwood Homes revealed a limited range of features, only one of which was dated to the medieval period and was situated close to the Brand End road frontage.

4.6 This site has the potential to produce evidence of settlement or land use in Butterwick during the medieval period.

5. Requirements for Work

5.1 The objective of the watching brief should be to ensure that any archaeological features exposed by the groundworks are recorded and interpreted. **Verbal or written reports of work should be given to the Community Archaeologist as work progresses to determine the need or scale of continued work on this site.**

5.2 Any adjustments to the brief for the watching brief project should only be made after consultation with the Community Archaeologist for Boston Borough Council.

5.3 The following details should be given in the contractor's specification:

5.3.1 A projected timetable must be agreed for the various stages of work.

5.3.2 The staff structure and numbers must be detailed. This should include lists of specialists and their role in the project.

5.3.3 It is expected that all on-site work will be carried out in a way that complies with the relevant Health and Safety legislation and that due consideration will be given to site security.

5.3.4 The recovery and recording strategies to be used must be described in full.

5.3.5 An estimate of time and resources allocated for the post-excavation work and report production.

6. Methods

6.1 The project should be carried out by a recognised archaeological body in accordance with the code of conduct of the Institute of Field Archaeologists.

6.2 The watching brief should involve:

6.2.1 archaeological supervision of soil stripping;

6.2.2 inspection of subsoil for archaeological features;

6.2.3 recording of archaeological features in plan;

6.2.4 rapid excavation of features if necessary;

6.2.5 archaeological supervision of subsoil stripping

6.2.6 inspection of natural for archaeological features and recording them.

6.2.7 any human remains encountered must be left in situ and only removed if absolutely necessary. The contractor must comply with all statutory consents and licences regarding the exhumation and interment of human remains. It will also be necessary to comply with all reasonable requests of interested parties as to the remains or associated items. Attempt must be made at all times not to cause offence to any interested parties.

7. Monitoring Arrangements

7.1 The Community Archaeologist of Boston Borough Council will be responsible for monitoring progress and standards throughout the project and will require at least seven days notice prior to the commencement of the work.

8. Reporting Requirements

8.1 A full report should be produced and deposited with Boston Borough Council, the Boston Borough Council Community Archaeologist, Status Design, and the County sites and Monuments Record. The report should include:

8.1.1 location plan of the trenches;

8.1.2 section and plan drawing, with ground level, Ordnance Datum, vertical and horizontal scales as appropriate;

8.1.3 specialist descriptions of artefacts and ecofacts;

8.1.4 an indication of potential archaeological deposits not disturbed by the present development;

8.2 After agreement with the landowner, arrangements are to be made for long term storage of all artefacts and paper archive in an appropriate museum.

8.3 If the receiving museum is to be the City and County Museum, Lincoln then the archive should be produced in the form outlined in the museum's document 'Conditions for the Acceptance of Project Archives', see address below.

9. Publication and Dissemination

9.1 The deposition of a copy of the report with the Lincolnshire Sites and Monuments Record will be deemed to put all information into the public domain, unless a special request is made for confidentiality. If material is to be held in confidence a timescale must be agreed with the Boston Community Archaeologist but is expected this will not exceed six months. Consideration must be given to a summary of the results being published in Lincolnshire History and Archaeology in due course.

10. Additional Information

10.1 This document attempts to define the best practice expected of an archaeological watching brief but cannot fully anticipate the conditions that will be encountered as work progresses. However, changes to the programme are only to be made with the prior written approval of the Community Archaeologist.

10.2 Further contact addresses

Status Design
4 Princes Street
Holbeach
Lincs. PE12 7BB

~~Mr J. Bonnor~~ *Steve Menbury*
Boston Community Archaeologist
Heritage Lincolnshire
The Old School
Cameron Street
Heckington
Lincolnshire
NG34 9RW

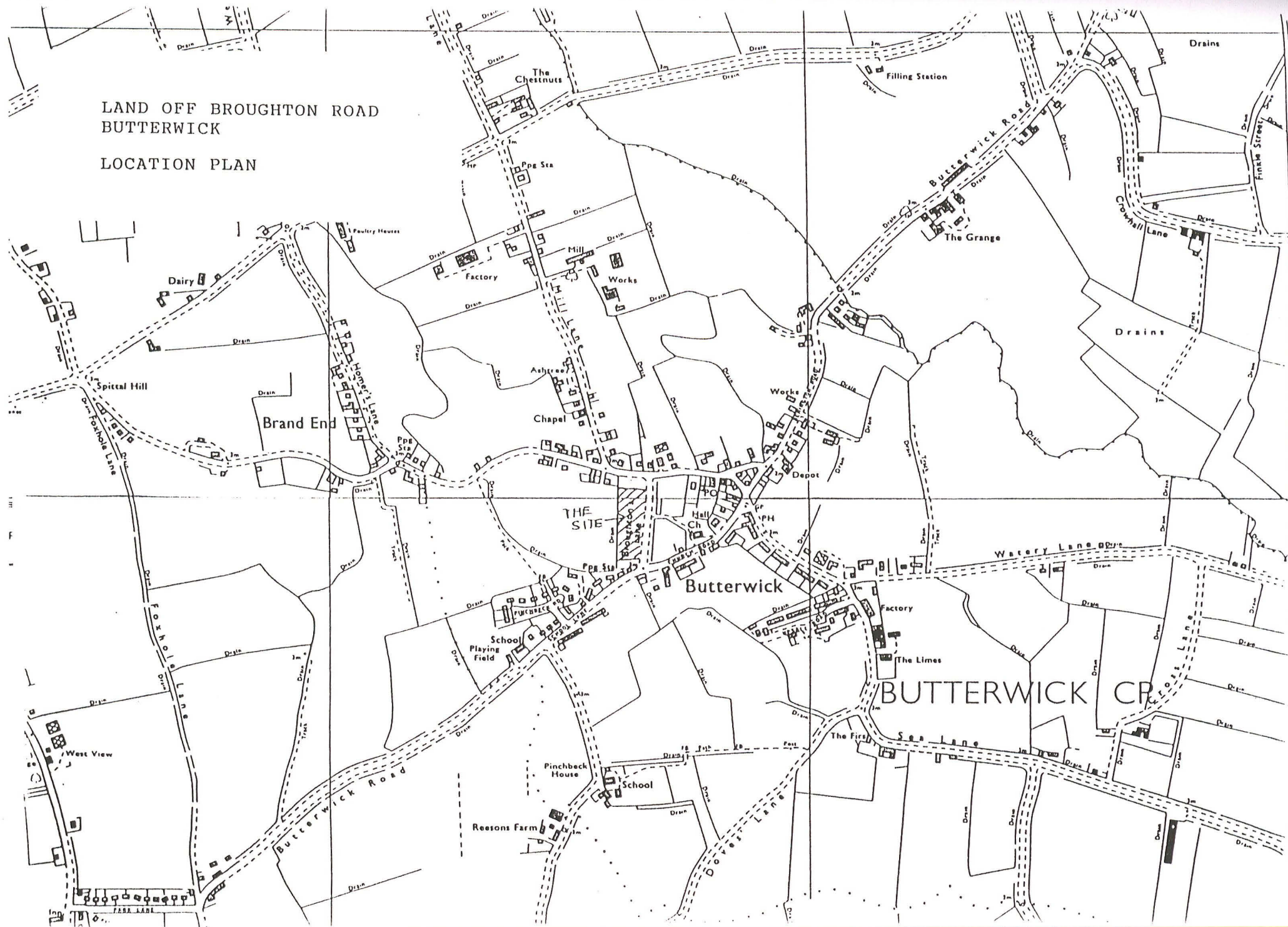
Mr S. Catney
Archaeological Officer
Lincolnshire County Council
12 Friars Lane
Lincoln
LN2 5AL

Mr T. Page
City and County Museum
12 Friars Lane
Lincoln
LN2 5AL

Brief set by Community Archaeologist, Boston Borough Council, 23/04/96

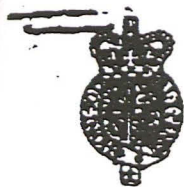
LAND OFF BROUGHTON ROAD
BUTTERWICK

LOCATION PLAN



Land off Broughtons Lane, Butterwick, Boston, Lincolnshire

Appendix C : Planning Appeal Decision



The Planning Inspectorate

An Executive Agency in the Department of the Environment and the Welsh Office

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117-987 8927
Switchboard 0117-987 8000
Fax No 0117-987 8769
GTN 1374

Status Design
2 Edinburgh Walk
Holbeach
SPALDING
Lincs
PE12 7AP

Your Ref:

KQH137/BG/AEW

Our Ref:

T/APP/Z2505/A/96/273358/P2

Date: 22 APR 1997

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY ASHWOOD HOMES
APPLICATION NO: BO8/0053/96

1. I have been appointed by the Secretary of State for the Environment to determine this appeal against the decision of the Boston Borough Council to refuse planning permission for residential development on land at Broughtons Lane, Butterwick, Boston. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 2 April 1997.
2. I note that, following discussions with the Council's officers, a revised layout plan was substituted for the submitted plan on 19 June 1996. This revised scheme was considered by the Council when coming to their decision to refuse planning permission. I have therefore determined this appeal on the basis of the substituted plan.
3. From the representations and my inspection of the site and its surroundings, I consider that there are two main issues in this appeal. The first is whether the archaeological interest of the site is likely to be such that planning permission should not be granted in the absence of further information to show the character and extent of any archaeological remains within it. The second issue is whether the proposed layout of dwellings would give rise to unacceptable standards of residential amenity within the site and for adjoining residents.
4. The development plan for the purposes of this appeal comprises the Lincolnshire County Structure Plan and the 1996 Boston Borough Local Plan [BLP]. BLP Policy C12 deals with sites where archaeological deposits may be present. Planning permission may be refused for proposals which would cause significant damage to features of particular importance. On other sites conditions may be imposed on planning permissions requiring the preservation of deposits in situ, the making of adequate records before development, the complete or partial excavation of the site and the monitoring of development for unexpected archaeological implications.
5. BLP Policy G1 seeks to protect the amenities of residents from development which, by reason of its nature, scale, density, layout, appearance or level of traffic generation, would cause material harm. Policy H2, dealing with the layout of housing development, requires dwellings and curtilages to be of a size and character which reflects the current density in the

area. H2 (4) specifically excludes proposals which would constitute tandem or backland developments.

6. The site is a relatively flat and open field bounded to the west by a recently constructed housing estate, to the north and south by the curtilages of existing dwellings and by Broughtons Lane to the east. It is proposed to construct 18 detached bungalows and garages, 9 fronting Broughtons Lane with 9 served from two estate drives. A pedestrian footpath to link the existing estate to the west with the village is to be constructed as part of the development.

7. The Council draw attention to the advice of Planning Policy Guidance 16 [PPG16], which indicates that it is reasonable for Local Planning Authorities to require applicants to make appropriate and satisfactory provision for the excavation and recording of archaeological remains. In this case the Council considers that there is a distinct possibility that the proposed development would disturb archaeological deposits. This view was based on advice from the Community Archaeologist, Heritage Lincolnshire, who referred to previous medieval and post medieval finds resulting from field walking in the vicinity. A proposed brief for archaeological observation and recording was drawn to your clients' attention in April 1996.

8. PPG16 indicates that excavation and recording of remains can be secured by the imposition of conditions on a planning permission. From the representations, particularly the correspondence with Heritage Lincolnshire, it seems to me that the degree of likely archaeological interest on the appeal site is insufficient to justify insistence that a pre-determination appraisal be carried out before planning permission can be granted. In relation to the first issue, therefore, I am satisfied that planning permission can be granted subject to a condition along the lines of that suggested by the Council.

9. Turning to the second issue, the Council's concern centred on two aspects of the proposed layout. Firstly, the existing bungalow at No 33 Brand End Road at present enjoys open and uninterrupted views from its rear rooms over the appeal site. It is argued that the proposed garage block serving plots 15 and 16 would, by reason of its proximity and scale, appear obtrusive and oppressive, to the detriment of the amenities of the occupiers of the existing bungalow. Secondly, the location of plot No 3, served between plots No 4 and 5, was considered unsatisfactory by the Council, by reason of the likely loss of privacy and disturbance arising from the comings and goings of residents and visitors to No 3 passing between the two bungalows.

10. I saw that there is already a substantial screen of foliage between No 33 Brand End Road and the appeal site. I also note that the proposed garage block on the plan substituted in June 1996 is shown as being at least 12m from the existing bungalow, separated by a 1.8m high close boarded fence. The garage block has also been designed to present its roof slope and not its gable to the adjoining plot. Whilst I appreciate that the loss of a view of the open field would lead to a reduced feeling of openness, I am not convinced that the actual loss of amenity would be such as to amount to a conflict with BLP Policy G1 and justify the refusal of planning permission.

11. With regard to the layout of plots 3, 4 and 5, I accept that such an arrangement is not ideal and that some loss of privacy and disturbance would be likely. I consider, however, that the vehicular and other movements associated with a single modest bungalow would be relatively few and unlikely to cause sufficient disturbance and loss of privacy to adversely

affect amenities to an unacceptable degree. It seems to me unlikely that the situation would be significantly worse than that caused by traffic passing between plots 6 and 9 or 12 and 17. These dwellings would flank the two access roads into the site serving 5 and 4 dwellings respectively. As plot 3 forms an integral part of a comprehensive housing estate layout, I do not regard it as representing undesirable backland or tandem development. In my opinion, therefore, the proposed development would not be in conflict with BLP Policy H2 and the refusal of planning permission on the grounds of a detrimental impact on the amenities of future residents is not justified.

12. In allowing this appeal, I consider that it is necessary to impose a condition requiring the prior submission and approval of a detailed scheme of landscaping, including all walls and fences, in order to safeguard visual amenity, secure the planting of new trees and to ensure that the approved scheme is satisfactorily implemented. I am also imposing a condition to confirm that the development is carried out in accordance with the revised plan submitted in June 1996, so as to secure the advantages afforded by that scheme. In order to ensure adequate provision for the investigation of the archaeological interest of the site, I consider that a condition requiring the implementation of an agreed programme of such work is necessary.

13. I have considered all the other matters raised in this appeal, but nothing is of sufficient weight to affect my decision.

14. For the above reasons and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for residential development on land at Broughtons Lane, Butterwick, Boston in accordance with the terms of the application (No BO8/0053/96) dated 26 January 1996 and the plans submitted therewith, as amended by revised plan submitted on 19 June 1996, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. the development hereby approved shall be carried out only in accordance with the submitted details and plans as amended by drawing No KQH137/2 submitted on 19 June 1996;
3. no development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping which shall include details of all existing trees to be retained, proposals for the planting of new trees, areas to be grass seeded or turfed and details of all fences, walls and paved areas; all planting, seeding, turfing or other works comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;
4. no development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance

with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

15. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

16. This letter does not convey any approval or consent which may be required under any enactment, bye-law, order or regulation other than Section 57 of the Town and Country Planning Act 1990.

Yours faithfully



G R HOLLAND OBE BArch MCD MRTPI
Inspector

John Samuels Archaeological Consultants

The Manor, South Street, Normanton on Trent, Newark, Nottinghamshire NG23 6RQ
Telephone 01636 821727 Fax 01636 822080 e-mail jsac@btconnect.com



Thursday 19 November 1998

Mark Bennett
Lincolnshire County Council
Highways and Planning Directorate
Archaeology Section
4th Floor, City Hall
Lincoln LN1 1DN

Dear Mark,

Land off Broughtons Lane, Butterwick, Boston, Lincolnshire

Please find enclosed a copy of the archaeological watching brief report for the above mentioned site. Copies have been sent to the Chief Planning Officer - Boston Borough Council and Steve Membery - Boston Community Archaeologist.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Simon Johnson
for *John Samuels Archaeological Consultants*

Enc.

DATE	CIRC	INITIALS	DATE

23 NOV 1998

ce

sjc

ACKT

REPLY

FILE