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ARCHAEOLOGICAL DESK TOP ASSESSMENT AND PHASE I FIELD EVALUATION

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WHITE HOUSE LANE, FISHTOFT, LINCOLNSHIRE

PRE-CONSTRUCT ARCHAEOLOGY (Lincoln)

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WHITE HOUSE LANE, FISHTOFT

AN ARCHAEOLOGICAL ASSESSMENT AND PHASE I EVALUATION REPORT

FOR

G. DIXON
(ON BEHALF OF REGALBOURNE LTD.)

BY

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1.0 NON TECHNICAL SUMMARY

Regalbourne Ltd propose to develop land on the west side of the village of Fishtoft, Lincolnshire. The amorphous-shaped site measures approximately 3.8 hectares in extent and is situated on the west side of White House Lane. Its boundaries comprise White House Lane to the east, agricultural drainage channels to the west, and the boundaries of properties on the north and south-east sides

Archaeological potential of the site is considered to be moderate. It lies north of two areas where Roman, medieval and post-medieval pottery have been recorded, either as surface scatters or from non-archaeological excavations. Site-specific resources have been identified during the course of the study (field walking results are integrated within the wider report) and these are discussed in detail below, Section 7.0.

Borehole investigations have taken place within the area of proposed development and are also considered within the text.

The central National Grid Reference is TF 3450 4300

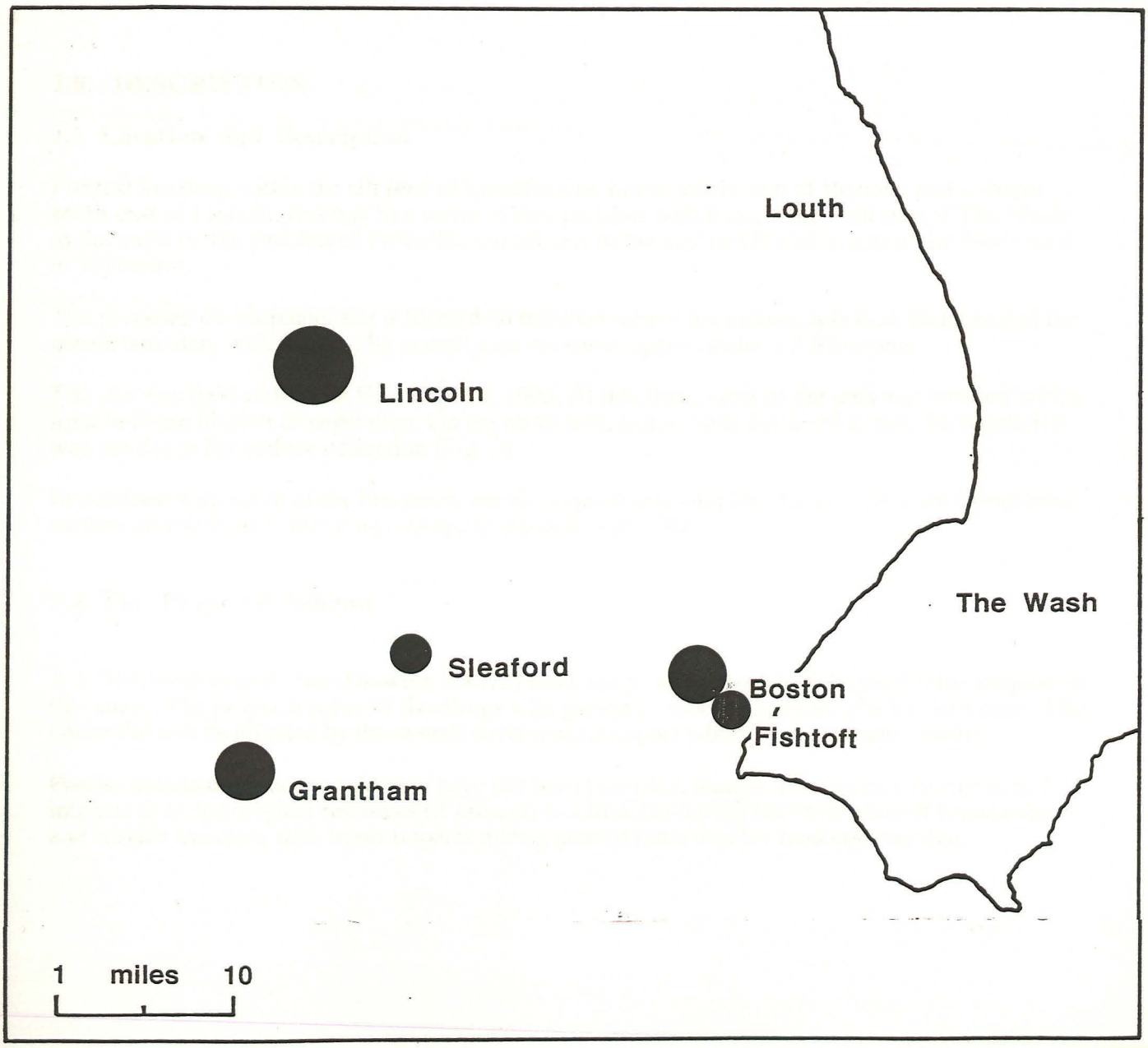


Fig. 1 LOCATION/LINCOLNSHIRE

2.0. INTRODUCTION

This desk top study was commissioned by Mr G. Dixon (Chartered Architect/Planning Consultant) on behalf of his Clients in advance of possible housing development on land on the west side of White House Lane, Fishtoft, Lincolnshire (Fig.2). The commission was requested to fulfil a planning requirement issued by Boston Borough Council.

The report was researched and written between February 3rd and February 13th, 1995, by Colin Palmer- Brown of Pre-Construct Archaeology (Lincoln). Research included a visual inspection of the site; inspection of the Sites and Monuments Record (SMR) held at the City & County Museum, Lincoln; records held by the Boston Community Archaeologist; the Local Studies Library, Lincoln and the Lincolnshire Archives Office. Aerial photographic cover-searches were requested from Cambridge University Dept. of Aerial Photography, and were requested at the Sites and Monuments Record, Lincoln. Relevant published and unpublished records held by Pre-Construct Archaeology were also consulted as part of the assessment.

In addition to the normal range of data consulted during the course of this study, the site was field walked in 20m grids; the results of which are considered in section 7.0 below.

3.0. DESCRIPTION

3.1 Location and description

Fishtoft lies deep within the silt fens of Lincolnshire, immediately east of Boston , and c. 46km south-east of Lincoln. It is one in a series of thin parishes which skirts the west side of The Wash: to the north lie the parishes of Frithville and Sibsey; to the east lies Freiston, and to the south-west is Wyberton..

The proposed development site is located on the west side of the village, less than 100m east of the parish boundary with Boston. Its overall area measures approximately 3.8 hectares.

The site was field walked on February 3rd, 1995. At that time, most of the area was covered with a light to dense blanket of vegetation. On the north side, and in other localised zones, the vegetation was too dense for surface collection (Fig. 3).

In common with much of the Fen basin, the site is predominantly flat, though there are intermittent surface undulations. It lies at a point approximately 3.0m OD.

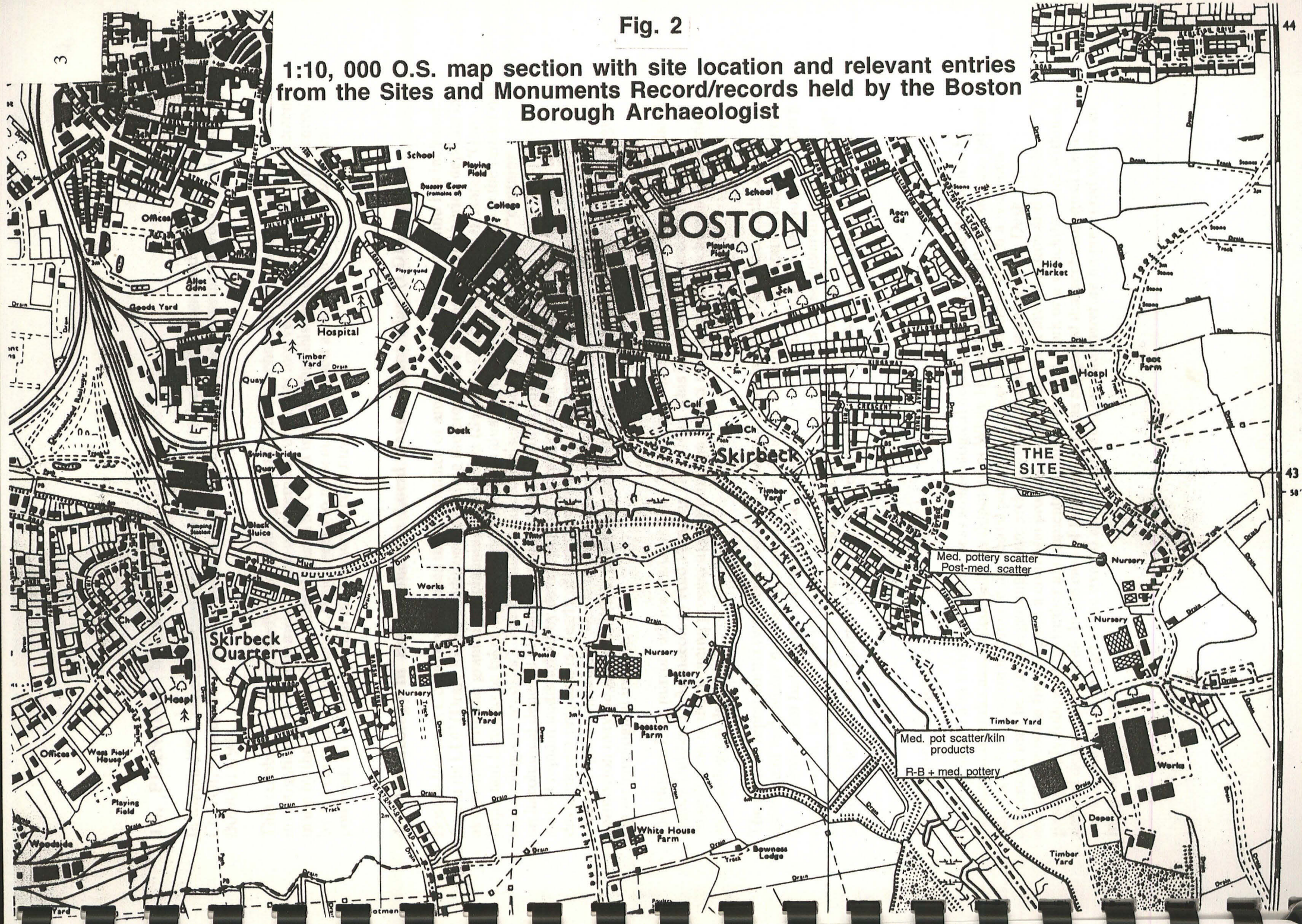
3.2 The Proposed Scheme

A 1:500 development plan (Drawing 950.12) has been provided by Mr G. Dixon for the purpose of this study. The proposal is for 37 dwellings with garages, associated access and infrastructure. The entire site will be affected by the overall development impact which is of moderate density.

Precise details of foundation designs have not been provided, though it is assumed that principal impacts to archaeological resources (if present) would occur during the excavation of foundation and service trenches, with lesser impacts during ground reduction for road construction.

Fig. 2

1:10, 000 O.S. map section with site location and relevant entries from the Sites and Monuments Record/records held by the Boston Borough Archaeologist



4.0. PLANNING BACKGROUND

In March 1994, planning permission for residential development was granted by Boston Borough Council, subject to a negative condition requiring an archaeological scheme of work (application B09/0611/94).

This combined desk top study/field walking report forms two phases of archaeological investigation. The requirement or non-requirement for further intervention will rest on a judgement made by the Community Archaeologist. The Client is aware that this judgement will be influenced by the contents of this report, which seeks to present an unbiased assessment of archaeological potential, as defined by each of the sources consulted.

4.1 Archaeology in Boston and the Local Development Plan (LDP)

Boston Borough Council recognises the importance of archaeological resources and has included. within its LDP (Draft 1993), conditions regarding the protection or otherwise of buried deposits in association with the granting of planning permission (Sections C 11-13). The LDP states: "One important factor to be taken into consideration in evaluating development proposals is the impact on archaeological deposits". The Borough also recognises that, in cases where a site "contains archaeological deposits of particular importance it will normally be expected that those deposits should remain undisturbed by development." The document continues: "However where the development proposal is clearly of greater value to the community than the preservation of archaeological remains, or where the minor proposals will involve minimal damage, planning permission may be granted. When planning permission is granted it may be necessary to safeguard the archaeological interest."

The Boston LDP mirrors advice contained in a Department of the Environment document, "Planning Policy Guidance: Archaeology And Planning (PPG16)." This identifies the need for early consultation in the planning process to determine the impact of construction schemes upon buried archaeological deposits".

The current report forms two phases within a process of elimination. Using the results of the assessment and, where necessary, evaluation procedures, an informed decision on the requirement (or otherwise) for further archaeological intervention may be taken. Where archaeology remains a requirement, beyond desk-top stage, further management strategies for safeguarding the archaeological resource may be developed, including; preservation *in situ* (usually the preferred option by all interested parties); excavation (preservation by record), or a recording brief.

4.2 Report Objectives

This report will aim to identify and assess archaeological deposits which may be threatened by construction works associated with development at White House Lane. It will, in essence, gather sufficient information to provide interested parties with a set of data from which a reasoned judgement may be made regarding future archaeological resource management. Desk-top assessment is the first stage in a common process of archaeological investigation and may be procedurally followed by further assessments, exploratory trial work or a watching brief within a defined development area. In the case of this study, it was suggested that archaeological field walking should form part of the overall assessment strategy; and therefore be presented within an integrated document.

4.3 Method

The assessment is based largely on data contained within the Sites and Monuments Record (SMR) held at the City & County Museum, Lincoln, and records held by Boston Community Archaeologist. Other data has been derived from records held by the Lincolnshire Archives Office and the Local Studies Library, Lincoln, as well as published and unpublished accounts held by Pre-Construct Archaeology. Requests were made to the University of Cambridge Aerial Photographic Library for vertical and oblique cover searches. Other sources relating to the geological, historical, and archaeological heritage of Fishtoft have also been consulted.

5.0 GEOLOGY AND TOPOGRAPHY

The infilling of the Fen basin since the retreat of the last ice sheets, approximately 10,000 years ago, has been sporadic, fluctuatory and subject to the influences of a complex set of palaeogeographic, riverine and marine variables (Lane, 1993). The Pre-Flandrian land surface lies, in many instances, beneath thick beds of marine silt and alluvium, with intermittent peat horizons indicative of drier phases. There have been successive phases of marine transgression and regression following an initial rise in sea level after the last glaciation, and each of these phases has left its own mark in the geological record. However, the timing of individual events, and the extent to which these events were physically expressed is a matter of some debate and one which falls beyond the scope of this report.

It is well known that the Fen basin of today bears little resemblance to that of yesteryear. Attempts to drain land within the Fens have taken place since at least the Roman and medieval periods, though the major effort came during the 17th and 18th centuries (Robinson, 1993). Not until the early 19th century, however, were the Lincolnshire Fens completely drained.

Like much of the surrounding terrain, the Fishtoft site lies within a flat, topographically sterile, environment, where the height above sea level is just 3.0m. However, the modern landscape, which overlies deep silt deposits, conceals an earlier landscape, aspects of which have been exploited in earlier periods. This buried landscape is not flat, and this explains the intermittent occurrence of surface or near-surface archaeological sites dating to within the Roman or prehistoric periods.

A geotechnical report was produced for G. Dixon by S. J. Button (Geotechnical Consultant); a copy of which was supplied for the purpose of this report. Seven boreholes were evenly sited over the entire proposed development area - the survey was undertaken with a view to assessing the viability of soakaways. The water table was found to be high (generally between 0.8 and 1.2m below ground level), though these levels may have been at or near to their annual peak.

Boreholes were sunk to depths between 1.0m and 1.8m. They demonstrated that the topsoil measured approximately 0.2m in depth. It lay over a universal deposit of "firm brown silty clay", approximately 0.7m in thickness (except in one area on the south side of the site where the thickness was 1.2m). Below this, in most areas, was a horizon of "brown very silty clay (c. 10cm) which lay over c. 10cm of "grey/brown very silty clay".

It is impossible to provide a sedimentary overview based on the above results, though the descriptions used in the borehole logs make it clear that the upper (natural) stratigraphy is characterised by thick deposits of fen silt, interspersed with clay horizons which may be indicative of serious episodic flooding. A similar sequence was exposed during a recent field evaluation in the nearby parish of Butterwick (Palmer-Brown, 1994).

6.0 THE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Pre-Roman

Prehistoric sites are generally quite poorly represented in the area of Boston: not always because they do not exist, but because, in many areas, they have been completely masked beneath silts associated with marine transgression and cumulative deposits resulting from seasonal flooding.

No previously-discovered prehistoric finds have been reported from the immediate site vicinity, though remains have been recorded elsewhere in the parish. A large scatter of artefacts was recorded during excavations at Gaysfield Road (TF 363 421) in 1990/91, for example (Zefferit 1991). Worked flints have been recorded immediately south of the church (Lincs. WI, 1990).

There are no known cropmarks of prehistoric or any other date on the site. Cover searches were requested from Cambridge University, and collections held at the Sites and Monuments Record were also consulted, as were those held by the Boston Community Archaeologist; to no avail. Copies of two vertical shots were provided by Cambridge University (Ref.'s RC8-GE8 and RC8-GM198) but these were not informative in any way.

6.2 Roman

There are claims that, in contrast with the preceding Iron Age period (where settlement appears to have focused largely on the western Fen edge) the Fens were more populous in the Roman period than at any other time. This may be because, during the Iron Age, much of the area was almost permanently flooded. However, by approximately AD 100, there may have been more dry land available than at any other time since before the Iron Age (Simmons, 1993). At this time, a period of marine regression almost certainly catalysed occupation deep within the Fens, perhaps for the first time in some areas.

A major work, long associated with the drainage of the Fens is, of course, the Car Dyke which is located on the western Fen margins, supposedly to redirect waters draining from higher ground and therefore help to prevent flooding. After the Roman Conquest (principally during the 2nd century AD), occupation proliferated throughout the Fens. Roman sites greater than 40 hectares in extent are known, though few have been sampled by excavation.

The nature of Romano-British occupation in the Fens is quite distinct from that recorded in other parts of the region. There is no evidence of towns or villas, or of a military presence or extensive road systems. There is also no (archaeological) evidence of widespread cereal farming, despite claims made by some historians (*ibid*). It may be that salt procurement, processing and trade was a major stimulus behind this apparent increase in settlement density. Salt production in the Fens was of major importance during the Iron Age and this trend appears to have continued throughout much of the Roman period, as it did in the post-Roman era.

Archaeological evidence derived from field walking and excavation within the Fen margins suggests that the main thrust of Roman influence occurred during the earlier part of the 2nd century AD. This was at a time when the Emperor Hadrian (AD 117 - 138) was encouraging the settlement of inhospitable areas, with the promise of rent-free land for five years (Whitwell, 1992).

A large scale earthwork, which has traditionally been ascribed to the efforts of Roman engineering and organisation is the 'ancient' sea bank which extends in a north-east to south-west orientation from Wainfleet to the Witham outfall and, on to the coast, from the Witham to the Welland, to the Nene. A section of this bank lies adjacent to The Haven, approximately 350m south of the proposed development site. When the former Borough and harbour engineer, William Wheeler published his '*A History of the Fens of South Lincolnshire*' in 1896, there was little doubt in his mind that a work of this magnitude had to be accredited to the Romans: in a paper delivered to the Architectural Societies of the Counties of Lincoln and Nottingham etc. in 1889, he declared "while there is no

reliable evidence to prove that such is the case, every fact seems to point to the Romans as the only people who could possibly have carried out such a gigantic undertaking" (Wheeler, 1889). The modern view, however, is that the bank is medieval (Whitwell, 1992).

There has been a good deal of settlement evidence recorded within the parish of Fishtoft. At the site of Fogarty's Factory, c. 450m south of the proposed development, Roman pottery was discovered at a depth some 10 feet (c. 3.0m) beneath the modern ground surface, including large sherds from a single greyware jar.

Zefferit's excavations, approximately 1.6km further east, lay on the western periphery of a concentration of prehistoric and Romano-British finds. Backfilled Roman drainage ditches were excavated, the tops of which lay a short distance beneath the topsoil (Zefferit 1991). Similarly, the buried remains of a Romano-British farmstead, c. 1.2km west of the site excavated by Zefferit, lay within 30cm of the modern ground surface (Lincs WI 1990). Clearly, there exists significant sub-topographical variation between some sites.

6.3 Saxon and Medieval

Fishtoft is entered in the Domesday Book of 1086. Toft may be translated as meaning 'building site, curtilage': Fish could derive from a personal surname, or from the obvious connection with fishing (Mills, 1993).

At the time of the Domesday survey, Fishtoft possessed between one and four water mills (Pawley in Bennett & Bennet 1993), but a general lack of water mills within the Fen basin is a reflection of the fact that there were few watercourses with sufficient flow to drive them..

The pre-Norman settlement of Fishtoft has been little explored. When Zefferit undertook recent excavations, he recorded middle Saxon pottery, suggesting (to him) the possibility that the site lay close to a salt processing area of the same period (Zefferit 1991). There is a national dearth of early post-Roman salterns and such a discovery (if actually made) would be of national significance. In later times the historical and archaeological record is less bare: for example, salt was worked at Scraine in Fishtoft during the C13th for Kirkstead Abbey (Owen 1971).

Saxon finds have been recorded elsewhere in the parish, including, most recently, the site of proposed development (below, Section 7.0)

The Parish Church, St Guthlac, is an impressive, large Norman foundation; the chancel was remodelled c. 1290 and the church restored in 1853 (Pevsner and Harris 1989).

Approximately 1.3km north-north-east of the proposed development lies Rochford Tower; so-named after the Rochford family whose name may be traced back at least as far as 1066 (Lincs WI 1990). It was constructed between 1450 - 60 and bears a strong resemblance to Hussey Tower in Boston. Both monuments have been described as the 'humbler progeny of Tattershall Castle, in the tower house tradition (Pevsner and Harris 1989). Certainly its red brick construction and form bear striking resemblance to the more ambitious work and, today, the site is a scheduled monument (SAM 47). It has been suggested that Rochford tower was constructed on the same site as Richmond Tower of Fenne (Lincs WI 1990). This was held under the Richmond family by Herbertus Pecke in 1272; the Earl of Brittany and Richmond during the reign of Edward I, William Ersington in 1504 and Thomas Pawlyn in 1590 (Thompson 1856).

6.4 Post-Medieval

By the early 18th century, much of the fenland had been drained, particularly in the south. New channels and dykes were added to an existing pattern of streams and slow-moving rivers. Opposition to these measures was expressed in some quarters because of the effect which fen drainage had on dairy farming (Beastall, 1978). These disagreements were nothing, however, in

comparison with some opposition expressed during the later 18th and earlier 19th centuries. Fenmen, or 'Slodgers', as they were known, often filled-in the ditches which had been cut by the reclaimers (Wheeler, 1896).

It is clear that the drainage of the Fens had a marked effect on the topography/hydrology of Fishtoft. Thompson, in his *History of Boston*, 1856, noted that a creek of some magnitude flowed from the church to the neighbourhood of the present Hob Hole Pumping Station: people, he claimed, could remember fishing vessels sailing as far as the church, where fishermen would dry their nets on the church wall. Sections of this creek can still be seen to the east of Cut End Road (Lincs WI, 1990).

The population of Fishtoft has been increasing for at least the past two hundred years. Between 1801 and 1851 it rose from 267 to 640: at the time of the census of March 1st, 1901, it was 709 (Green 1910) and in the present day is approximately 5300 (Lincs WI 1990)

7.0 ARCHAEOLOGICAL FIELD WALKING

Agreement was reached between Pre-Construct Archaeology, Mr G. Dixon, and the Community Archaeologist that, since field walking was a condition of the project brief, it was appropriate the results be incorporated within the wider desk-based study.

7.1 Methodology

The entire proposed development area was systematically walked (working within 20.0m grids) on February 3rd, 1995 by two experienced field archaeologists. Their brief was to establish a base line, divide and number the whole site into 20.0m grid squares (with close gridding if appropriate), and to collect and bag surface finds. It should be noted from Fig. 3 that a significant part of the site was not walked due to the density of grass and weed vegetation (up to 100% in places): at best, the soil surface available for inspection was 50%. The sample of finds actually collected, therefore, is biased and incomplete, though it does provide a general overview of the fact that there exists a widely-distributed pattern of, predominantly medieval, pottery; earlier and later wares are represented in smaller numbers.

7.2 Results

The grid sequence is presented in Fig. 3, incorporating find counts and types.

Subsequent to the collection of field data, all finds were washed and/or processed, and then presented to relevant specialists for appraisal and comment. Specialists consulted were as follows:

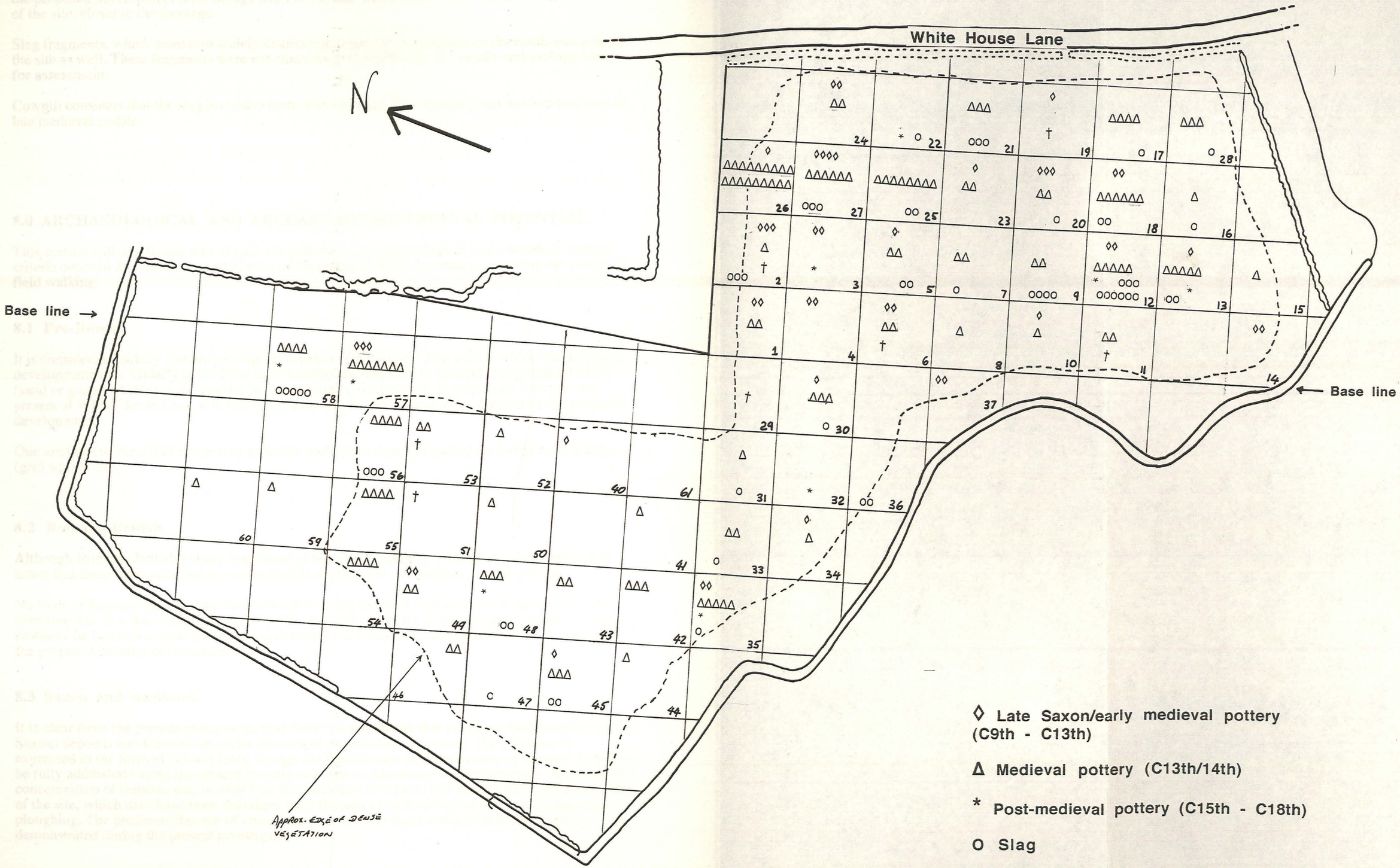
H. Healey (independent): Medieval and post-medieval pottery
J. Cowgill (City of Lincoln Archaeology Unit): slag ID/small finds

A total of 250 pottery sherds and tile fragments were collected during the survey, as well as 54 fragments of slag. The distribution of these finds is presented in Fig. 3, though it should be noted that modern sherds (C19th or later) and tile has been excluded: the data is recorded in Appendix 2, however.

There does not appear to be clearly-defined concentrations of material (in terms of period density or overall density), though the quantity of late Saxon/medieval sherds present on the site may be significant - the assemblage would seem too large to qualify simply as a casual by-product from manuring. Many of the sherds present appear freshly-broken and are less likely, therefore, to have remained exposed over prolonged periods of time.

It could be tentatively suggested that, assuming the pottery to have been dragged (by the plough) from the tops of archaeological features (eg buried pits, ditches), the majority of these features will lie closer to the White House Lane frontage where the sherd (and slag) counts are higher. It must be maintained, however, that variable vegetation cover has obscured the true density and, therefore, the overall pattern. There is an increased density of finds also on the north and north-west side of

Fig. 3 DISTRIBUTION OF POTTERY AND SLAG COLLECTED DURING FIELD WALKING ON 3/2/95



◊ Late Saxon/early medieval pottery (C9th - C13th)

Δ Medieval pottery (C13th/14th)

* Post-medieval pottery (C15th - C18th)

O Slag

Note: modern pottery + brick/tile not included

the proposed development area, though most of the late Saxon sherds occur on the south-east side of the site, closer to the frontage.

Slag fragments, which were also widely distributed, tended to concentrate on the south-east side of the site as well. These fragments were examined by J. Cowgill (city of Lincoln archaeology Unit) for assessment.

Cowgill considers that the slag is residue from iron smithing. It is definitely not modern and may be late medieval in date.

8.0 ARCHAEOLOGICAL AND ARCHAEO-ENVIRONMENTAL POTENTIAL

This section will aim to assesses overall site potential, on a chronological basis, based on various criteria outlined above and supported with additional data, where necessary, including the results of field walking.

8.1 Pre-Roman

It is considered unlikely that archaeological deposits of prehistoric date will lie within the proposed development area. Usually in the Fens such remains are restricted to discreet topographical zones (sand or gravel islands) or lie masked beneath quantities of later silt. If prehistoric horizons are present at White House Lane, it is likely that they will be too deep as to be affected by the proposed development.

One artefact (worked flint scraper) of probable prehistoric date was picked up during field walking (grid square 12).

8.2 Romano-British

Although Romano-British pottery was found at the site of Foggerty's Factory in the 1960's, it is noted that these finds occurred at a considerable depth below the modern ground surface.

No finds of Romano-British date were collected during the field walking survey and it is suggested therefore that, if a site of this date exists within the confines of the proposed development , it will probably lie beneath several metres of silt deposits and would not, therefore, be directly affected by the proposed housing development.

8.3 Saxon and medieval.

It is clear from the present assessment, that there is a **possibility** that medieval (and possibly late Saxon) deposits and features lie within the area of proposed development. The evidence is expressed in the form of surface finds, though the significance and true density of remains could not be fully addressed during the present investigation due to differential vegetation cover. An apparent concentration of remains was recorded on the south-east side (and, to a lesser extent, the north side) of the site, which may have been dislodged from the tops of archaeological features during deep ploughing. The presence/absence of remains associated with these surface finds could not be demonstrated during the present investigation.

8.4 Post-medieval

Again, site-specific material (ie pottery) was recorded over much of the area, though it is

noteworthy that post-medieval pot sherds were fewer in number than those of earlier periods.

The 2nd Edition Ordnance Survey Map (1906) indicates that, in the earlier part of the present century, the site was, as now, largely agricultural, though was divided into at least three units (Appendix 3). The 1st Edition (1824) also depicts open space.

It is concluded that, during the post-medieval period, the site was agricultural and was unoccupied by structures.

8.5 Archaeo-environmental Potential

The environmental potential of the site at Fishtoft could be high. The poorly-drained silt and alluvia-based soils raise the possibility of water-logging within deposits, creating environments favourable to the preservation of organic remains (eg wood and other plant remains, macro and micro fossils etc.). However, no recording strategy would be recommended unless it were demonstrated that archaeological remains were present on the site (and, therefore, a context for the material).

9.0 IMPACTS TO BURIED ARCHAEOLOGICAL RESOURCES

Impacts to buried archaeological deposits may already have been caused within this development site, principally from ploughing, and environmental potential may also have been reduced as a result of drainage measures taken over the past few hundred years.

As a significant body of surface material has been recorded on the site, it has been suggested that important archaeological deposits **may** exist within the site boundaries: in particular, on the south-east side of the proposed development area. If present, such remains would probably be affected by development. The proposed housing scheme, with its various access points, services and other features associated with ground disturbance could pose a threat to archaeological resources. On present evidence (with all its limitations), the most vulnerable area would appear to lie on the south-east side.

10.0 MITIGATIONS

As stated above, the Boston Borough Council UDP contains procedural details for dealing with archaeological heritage. These procedures are based on advice contained within the Department of the Environment's *Planning and Policy Guidance; Archaeology and Planning* . (PPG 16), November 1990.

English Heritage in their recent publication (Wainwright. et al. 1991) have summarised the key points of this document:

i)"that archaeological remains should be seen as a finite, non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction;

ii) that development plans should reconcile the need for development with the interests of conservation including archaeology - and that detailed development plans should include policies for the protection, enhancement and preservation of sites of archaeological interest and their settings:

iii) that where nationally important remains, whether scheduled or not, and their settings are affected by proposed development, there should be a presumption in favour of their preservation - and that in such cases preservation by record (excavation) should be regarded as the second best option after physical preservation *in situ*;

iv) that the needs of archaeology can be reconciled, and potential conflict very much reduced, if developers discuss their preliminary plans for development with the planning authority at an early stage (the PPG gives detailed guidance on how this can be achieved);

v) that decisions by planning authorities on whether to preserve archaeological remains *in situ* in the face of proposed development are to be taken on merit, taking account of development plan policies and all other material considerations - including the importance of the remains - and weighing these against the need for development;

vi) that planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with the archaeologists or, in the absence of agreement, by imposing an appropriate condition on the planning permission."

Where archaeological features, as identified by the desk top study, are likely to be encountered, strategies should be developed to deal with them. These may include preservation *in situ*, by limiting the archaeological impact, redesigning building plans or raising floor levels, or preservation by record. If the latter is the favoured or apposite course for sub-surface deposits, archaeological trial excavations to assess the nature, depth, level of survival etc. may be conducted. This would usually involve the cutting of archaeological trenches in one or more locations, usually not exceeding 10% of the area to be developed.

The Department of the Environment's Planning Policy Guidance Note 16 states that, where preliminary research suggests survival of important archaeological remains,

"it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small scale trial trenching, but it should be carried out by a professionally qualified archaeological organisation or archaeologist. Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken."

It continues,

"Local planning authorities can reasonably expect developers to provide this information as part of their application for sites where there is good reason to believe there are remains of archaeological importance. If developers are not prepared to do so, the planning authority may wish to consider whether it is appropriate to direct the applicant to supply further information under the provisions of Article 4 of the Town and Country Planning (Applications) Regulations 1988".

The results of trial work may lead to a redesign or realignment of the proposed scheme, further trial or survey work or open area archaeological excavations.

As stated above, the detailed construction design is not at present known though it is understood that a scheme involving high density housing is anticipated at the Fishtoft site.

11.0 CONCLUSIONS

11.1 Summary of potential

This report has identified that the site at Fishtoft is one of moderate archaeological potential. The fundamental conclusion reached is that the archaeological potential is low for the prehistoric and Romano-British periods, but is clearly higher for the late Saxon/medieval periods (C9th - C14th). The evidence is based almost entirely on the results of recent field walking, though it is acknowledged that, for reasons outlined above, this field walking record is incomplete.

No cropmarks or soil stains have been identified (ie aerial photographs) on the site, though as only vertical frames could be traced (which were not taken for archaeological purposes), the evidence is far from solid.

11.2 Further work.

A decision regarding the requirement or non-requirement to undertake additional archaeological work on the site must rest on a judgement made by the Community Archaeologist, not Pre-Construct Archaeology.

This report has identified the presence (and, to some extent, the distribution) of surface artefacts, dated mainly within the late Saxon and medieval periods. These finds could indicate the presence of buried archaeological features, though the presence/absence of such remains cannot be determined without the application of alternative evaluation techniques (eg geophysical survey, trial excavation).

If further monitoring were to take the form of a watching brief, then a 'preservation by record' methodology could be adopted, and the Client is encouraged to discuss the position with the Community Archaeologist. It is the intention of the writer only to inform, as accurately as possible, each interested party on the presence/absence, nature and extent of archaeological remains which may be detected using the methods applied during the compilation of this report.

12.0 ACKNOWLEDGEMENTS

Pre-Construct Archaeology (Lincoln) would like to thank Mr G. Dixon for commissioning this report on behalf of his Clients, Regalbourne Ltd. Thanks are expressed to Jim Bonnor, the Community Archaeologist for Boston, for allowing access to his files, and to Mark Bennet, SMR Officer at the City and County Museum, Lincoln. Thanks also to Padraicin Ni Mhurchu of Cambridge University Dept. of Aerial Photography. Finally, thank you to Simon Johnson for undertaking some of the research, to Hilary Healy for assessing the pottery and to Jane Cowgill for her assessment on the slag.

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14.0 APPENDICES

APPENDIX 1

Information derived from the Sites & Monuments Record (SMR) held at the City & County Museum, Lincoln, and records held at Heritage Lincolnshire

Site grid ref.	SMR ref.	HTL ref.	Description
TF346424	12725	09.031	Medieval pottery scatter/kiln products: wasters, green glaze pancheons. Found several feet down, close to the river bank
TF34604240	12724	09/050	Romano-British + medieval pottery: including large sherds from a greyware jar. Located 10 feet below modern ground surface at new factory site (Foggerty's Factory)
TF34604280	12996	*****	Medieval pottery scatter: field walking, March 1979 produced Saxo-Norman, early medieval and post-medieval sherds
As above	12997	*****	Medieval pottery scatter
TF34824470	12723	*****	Look-out mound, Fishtoft: formerly, there were four such mounds (which have not been dated); each being c. 400m from Rochford Tower. Possible look-out towers. Those to the south-east and north-east now levelled. Arms and armour of the ?Cromwellian period have been reported.
TF35084448	?	09/021	Rochford Tower. Red brick tower, c. 1450 - 60; now a scheduled monument (No. 47)
TF363423	?	*****	Civil War coin hoard (15 coins), discovered 1935
TF 352554486	?	09/018	Anglo-Saxon Strap End
TF 351446	?	09/026	Med. AB Stamfordware
TF 33254616	?	09/649	RB pottery from ditch and surface
TF 357 433	?	09/015	Post-med. + med. pottery

POTTERY

SITE WHL95 (Acc. No. 17.95)

GRID SQ	STAM.	GREY	SHELLY	EM	TAS	LINC	BOURNE A	NOTT.	GRM.	SHELLY	YORKS.	U/K	TILE	IMPORT	BOS.	BD	FIRED CLAY	MP	PANTILE	BRICK	CP	MOD.	TOTAL
1		1		1	1				1														4
2			1	2						1				1									5
3			1	1									1							1			4
4		1	1																				2
5		1			1							1									1		4
6		1		1	1					1				1									5
7					1							1	1										3
8									1														1
9									1			1											2
10		1										1											2
11						1			1					1									3
12				2	4			1					1						1				9
13			1		2	1			1?		1		2										9
14		1	1																				2
15					1																	1	2
16						1																	1
17					2			1			1												4
18				2	4		1		1														8
19			1											1				1					3
20		1	1	1						1		1						1					6
21					2		1										1						3
22																1							2
23				1		1	1						1										4
24			1	1	2								1										5

POTTERY

SITE WHL 95 (Aug.17.95)

GRID SQ.	STAMF	GREY	SHELLY	EM	TRS	LINC.	BOURNE A	NOTT.	SPINN.	SHELLY	YORKS	U/R	TILE	IMPORT	BOS.	BD	FIRED CLAY	MP	PANTILE	BRICK	CP	MOD.	TOTAL
25					2		4					2						1					9
26				1	6		6		1?			5					1						20
27		1	2	1	5		1																10
28					3													1					4
29													1	1						1			3
30		1			1		1	1					2				1			1			8
31					1																		1
32															1								1
33												2					1?	1					4
34			1		1								1				1	1					4
35			1	1	3		1					1	1			1	1	1				1	12
36													1									1	2
37			1	1									1										3
38																							
39																							
40	1																						1
41					1								1					1					3
42					1			1				1	4										7
43								1				1											2
44					1																		1
45				1	2							1						1					4
46								2															2
47																							
48					1				≡	1		1				1		1					5

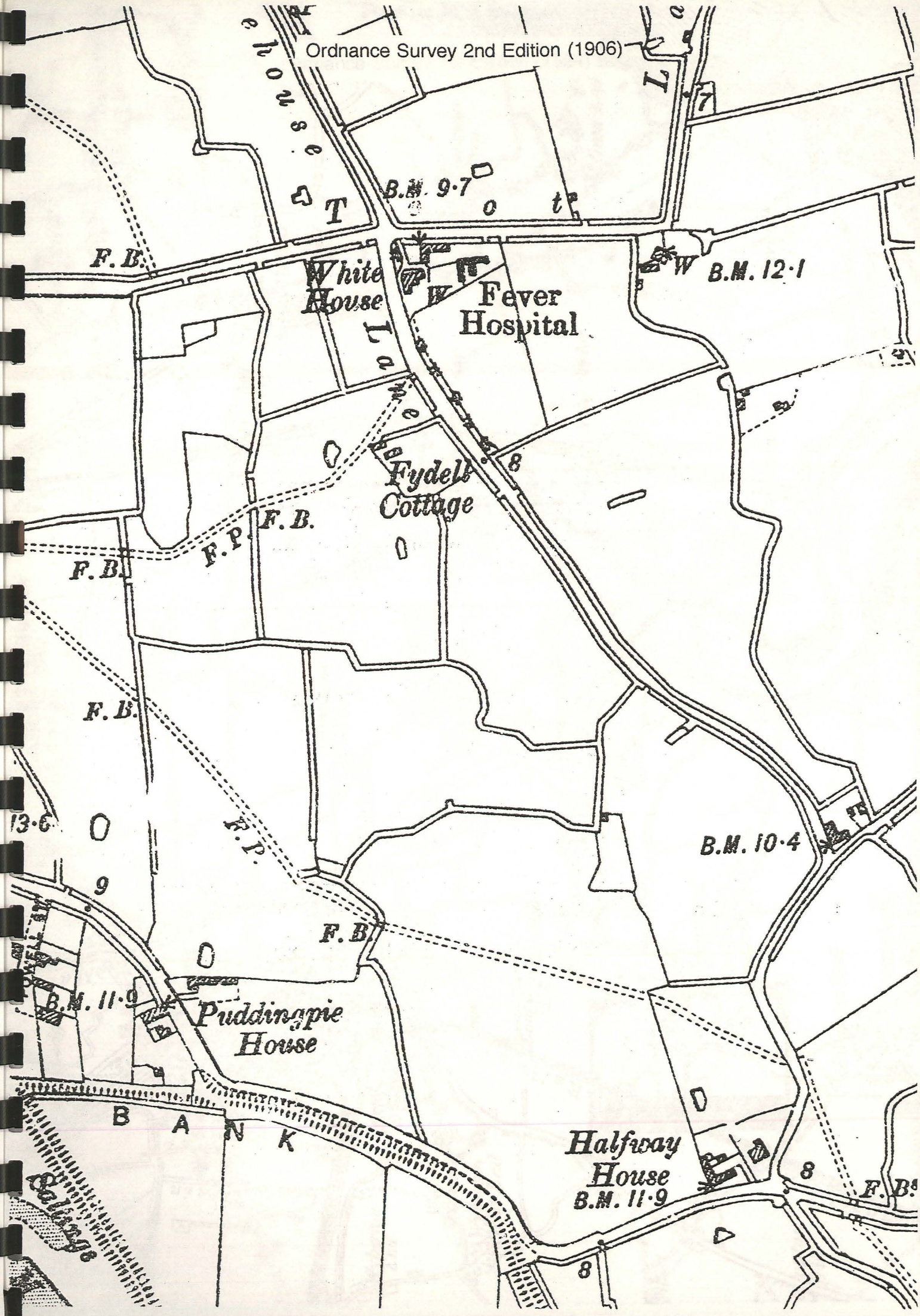
POTTERY

SITE WHL 95 (Acc. 17.95)

GRID SQ.	STAM	GREY	SHELLY	EMA	TAS	LINC.	BOURNE A	NOTT.	GRIM.	SHELLY	YORKS	U/C	TILE	IMPORT	BOS.	BD	FIRED CLAY	MP	PANTILE	BRICK	CP	MOD.	TOTAL
49				2	1							1	2										6
50					1								1										2
51														1									1
52					1								1										2
53					2									1									3
54					3			1					1										5
55					3							1											4
56					3	1							1				1						6
57		1	1	1	5		1					1			1		2						13
58					3		1								1			1					6
59					1																		1
60.					1																		1

Appendix 3 Historical Maps

Ordnance Survey 2nd Edition (1906)



Ordnance Survey 1st Edition (1824)
Boston Fen End
Hills
Spital Hill
Butterwick
Freiston Ultra End
Lodge
Bargate
Vauxhall
Kyme Tower
Station
Gaoler's House
BOSTON
Freiston Bridge
Freiston
Tumulus
School House
Thompsons Plash
Skirbeck
Wyberton End
Skirbeck Bank
Skirbeck Quarter
Pudding Pie House
Corporation House
Fishtoft
Tummart Gren
West Skirbeck
Wyberton West End
Lodge
Tutton Hall
Railway
Slippery Gout
Tumulus
Nunn Bridge
Crane End
Hill Marsh
Lodge
Gibbet
Wyberton
Rowling Oak
Wyberton Road
Broken Bank
Scalp Houses
Blue Anchor
Claypole House
Frampton Hill
Frampton Hall
Wyberton Road Inn
Milk House
Frampton
Northern
Mill Lane