



UNIVERSITY OF
LEICESTER

Archaeological Services

**An archaeological desk-based
assessment for land west of
Cedar Drive,
Bourne,
Lincolnshire
PE10 9SQ**

Leon Hunt



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Site Name: Land west of Cedar Drive, Bourne, Lincolnshire PE10 9SQ

Grid Ref: TF 08637 20831

Author: Leon Hunt

Client: Hazelton Homes Ltd

Planning Ref: Pre- application

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CONTENTS

Summary	1
Introduction.....	1
Planning background	2
Aims.....	3
Methodology	4
Significance of Heritage Assets	4
Setting	6
Benefits	7
Site Location, Geology and Topography	7
Historical and Archaeological Background	8
Previous Archaeological Work	8
Historical Background	9
Archaeological Background.....	10
Conservation Area and Listed Buildings	13
Historic Landscape Characterisation	14
LiDAR Data	15
Cartographic Evidence.....	16
Site Visit.....	19
Appraisal of Development Impact	26
Potential risk and further archaeological work	27
Conclusion	27
References and Sources	28
Appendix I: Archaeology ‘events’ listed on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area.....	30
Appendix II: Known archaeological monuments listed on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area.....	30
Appendix III: Listed buildings and other historic buildings recorded on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area....	32

FIGURES

Figure 1: Site Location.....	2
Figure 2: Plan of proposed site (red line). Contains OS data.....	7
Figure 3: Plan of known events (red) with a 1km radius of the site, from HER for Lincolnshire. Data supplied by Lincolnshire County Council.....	8
Figure 4: Plan of known archaeological sites and monuments within a 1km vicinity of assessment area listed on Historic Environment Record for Lincolnshire. Data provided by Lincolnshire County Council.....	11
Figure 5: Plan of Conservation Areas (green) and listed buildings/ historic buildings within a 1km radius of the assessment area. Data supplied by Lincolnshire County Council.....	13
Figure 6: The Historic Landscape Characterisation (HLC) for the area.....	14
Figure 7: LiDAR data for the assessment area.	15
Figure 8: Detail of first edition Ordnance Survey map (1887), sheet Lincolnshire CXL.NE. 6 inches to 1 mile.....	16
Figure 9: Detail of 1969 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500	17

Figure 10: Detail of 1975 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500	18
Figure 11: Detail of 1985 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500	18
Figure 12: Google Earth image of current state of the assessment area.	19
Figure 13: Field gate leading into the assessment area from Cedar Drive, looking north-west	20
Figure 14: The section of land leading into the field from Cedar Drive, looking west	21
Figure 15: Southern footpath leading from Bourne Woods, looking east	21
Figure 16: The field from the southern footpath, looking north-east	22
Figure 17: The western side of the field from the footpath, looking east towards main assessment area	22
Figure 18: The field from the south, looking north-west to Bourne Woods.....	23
Figure 19: The assessment area from the north-east, looking south-west with Bourne Woods in the distance. Note broken hedgeline.....	23
Figure 20: Assessment area from the north, looking south. Broken hedgeline to left.	24
Figure 21: The main proposed development area part of the field, looking south towards Cedar Drive	24
Figure 22: The field from the footpath, looking south. Well head within wooden enclosure, centre picture	25
Figure 23: Old stile/ fencing at field edge, looking south towards well and proposed development area	25
Figure 24: Plan of proposed development. Plan provided by developer	26

TABLES

Table 1: Assessing significance (value).....	5
Table 2: Assessing magnitude of impact	5
Table 3: Assessing the Overall Effect.....	6
Table 4: Summary of impacts	28

An archaeological desk-based assessment for land west of Cedar Drive, Bourne, Lincolnshire PE10 9SQ

Leon Hunt

Summary

An archaeological desk-based assessment has been prepared by University of Leicester Archaeological Services (ULAS) for land west of Cedar Drive, Bourne, Lincolnshire (TF 08637 20831).

The report was commissioned by Hazelton Homes Ltd in advance of the proposed development of the site for new housing.

Bourne lies in the South Kesteven District of Lincolnshire around 15km west of Spalding (Fig. 1). The assessment area consists of a sub-triangular parcel of land at the edge of the town west of Cedar Drive close to the ancient woodland of Bourne Woods.

The Historic Environment Record for Lincolnshire indicates that there are several known archaeological sites in the vicinity. These include findspots for prehistoric and Roman artefacts, the line of a Roman road and a possible Roman villa site.

There are also findspots for medieval remains in the vicinity plus the presence of the ancient woodland to the west. A chalybeate blind well lies to the immediate west of the assessment area.

There is low potential for prehistoric remains but low to moderate potential for Roman remains within the proposed development area.

There is low potential for medieval and post-medieval remains.

The effect on the setting of the ancient woodland and the blind well to the west of the assessment area has been mitigated with the western part of the assessment area being left undeveloped to provide a buffer zone between the new housing and the well and woodland.

The assessment area lies 850m outside the medieval core of the town and the Conservation Area. It lies 950m from the scheduled monument of Bourne Castle. There will be no effect on the scheduled monument, the conservation area or any listed buildings.

Introduction

In accordance with National Planning Policy Framework (NPPF), Section 16 (Conserving and Enhancing the Historic Environment) this document is an archaeological desk-based assessment for land west of Cedar Drive, Bourne, Lincolnshire PE10 9SQ (NGR: TF 08637 20831).

University of Leicester Archaeological Services (ULAS) have been commissioned by Hazelton Homes Ltd to produce the assessment in advance of the proposed development of the land for new housing. The site is currently a pasture field between the housing area at Cedar Drive and the woodland to the west.

The Historic Environment Record (HER) for Lincolnshire records several known archaeological sites in the area including the ancient woodland of Bourne Woods and Fox Woods, the line of a Roman road, evidence for an Iron Age/ Roman building and other features and finds.

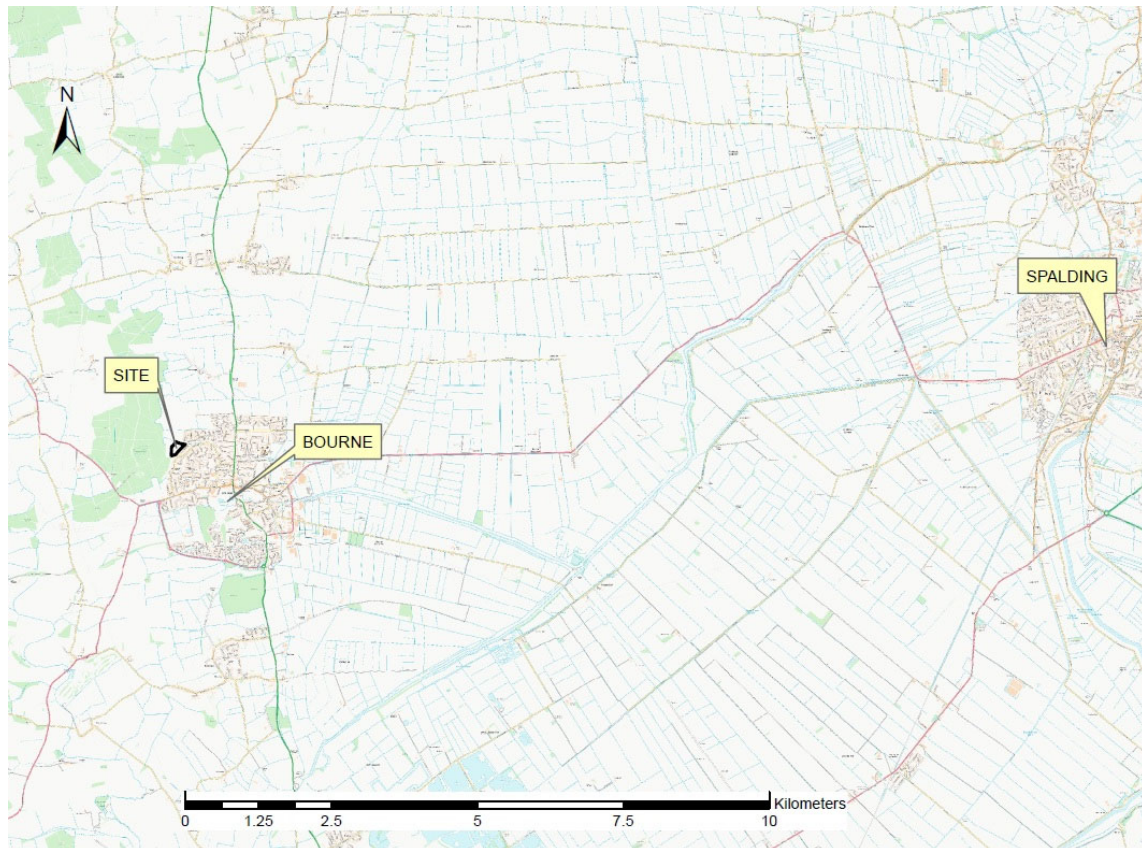


Figure 1: Site Location
Contains Ordnance Survey Data
Contains OS data © Crown copyright [and database right] 2021

Planning background

This desk-based assessment has been prepared to inform a planning application for a proposed new housing development that will be submitted in due course. It provides information on the significance of the historic environment, to fulfil the requirement of NPPF para 189 of which requires applicants:

'to describe the significance of any heritage assets affected, including any contribution made by their setting.'

This is the first stage of investigation, intended to provide detailed information that will allow the planning authority to make an informed decision as to whether further archaeological investigations will be required prior to or following the determination of a planning application for the proposed development.

National Planning Policy

The Ancient Monuments and Archaeological Areas Act 1979, provides statutory protection for monuments of national importance (Scheduled Monuments or SMs).

The principal legislation affecting historic buildings is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for buildings on a list compiled by the Secretary of State. Conservation Areas are identified by the Local Planning Authority as areas of special architectural or historic interest, where it is important to preserve or enhance their character or appearance.

The National Planning Policy Framework (NPPF) updated February 2019 is supported by National Planning Practice Guidance (updated 2019). Section 16 of the NPPF 'Conserving and enhancing the Historic Environment' provides guidance on the conservation and investigation of heritage assets. Paragraphs of particular relevance are:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

Aims

The aim of this desk-based assessment is to present information on the significance, extent, character, date, integrity, state of preservation and of cultural heritage assets present within the study area. It will assess the significance of heritage assets that the proposed development might have an impact on and the level of any harm caused. This assessment considers archaeology, built heritage (buildings) and landscapes.

The assessment takes into account all previous land uses and attempts to establish what impact future development will have on the archaeological remains. The desk-based assessment should, once the above information has been gathered, assist in providing an informed planning decision or ascertain whether further stages of work are necessary.

Methodology

This report has been prepared based upon information current and available as of 03/06/2021. Future archaeological work and changes to current standards, guidance and legislation may cause changes to the conclusions and any recommendations given. Any future reliance on the results of this report should take this into account.

Due to the government restrictions and closures to public facilities during the Covid-19 Pandemic access to Lincolnshire Archives was limited and it was not possible to access some early maps of the area.

The following sources have been consulted to assess previous land use and archaeological potential:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England
- Archaeological records (Historic Environment Record (HER) for Lincolnshire, Lincolnshire County Council)
- Previous Ordnance Survey and other maps of the area National Library of Scotland database and Edina Digimap Website (digimap.edina.ac.uk).
- Geological maps (British Geological Survey website and Edina Digimap Website)
- Environment Agency LiDAR data where available
- Historic England Archives digital data from Historic England
- Online digital sources e.g. Heritage Gateway, Pastscape, MAGIC, Defence of Britain Database, British History Online, British Geological Survey, OASIS, Conservation Area Appraisals
- Historical background material (ULAS Archives and various on-line facilities)

A site visit was undertaken on 07/06/2021 in order to examine the area. Particular attention was paid to the current land use of all parts of the application area and its likely impact on the condition of any buried archaeological remains.

The overall study area comprises a 1km radius of the site boundary (the assessment area) although a wider area was assessed for designated heritage assets as deemed appropriate to provide context.

All work follows the Chartered Institute for Archaeologist's (CIfA) *Code of Conduct* (rev. 2019) and adheres to their *Standard and Guidance for Archaeological Desk-based Assessments* (rev. 2017). Guidance on significance and setting is provided by Historic England *Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* (2015; GPA2) and *Historic Environment Good Practice and Advice in Planning, Note 3: The Setting of Heritage Assets* (2017; GPA3).

Significance of Heritage Assets

Within NPPF guidance, heritage significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (Annex 2).

Para 190 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Heritage assets can be assigned a value ranging from Negligible to Very High according to the scale below (Table 1).

The likely magnitude of the impact of the proposed development is determined by taking the baseline conditions of the site and the heritage resource identified by the assessment and assessing the level of change caused by from the proposed development. This impact can be either adverse (negative) or beneficial (positive) and can be ranked according to the scale of High, Medium, Low and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied (Table 2).

The overall effect that a proposed development has on the heritage asset is based on a combination of the value of a heritage asset and the magnitude of the impact from the proposed development. The Effect takes into account any mitigation strategies proposed and the scale runs from Neutral, Slight, Moderate, Large and Very Large. A matrix is used as a check to identify the effect on the heritage asset (Table 3).

Table 1: Assessing significance (value)

Very High	High importance and rarity, international scale and limited potential for substitution (e.g. World Heritage Sites, assets of clear international importance or that can contribute to international research objectives).
High	High importance and rarity, national scale and limited potential for substitution (e.g. Scheduled Monuments, Grade I or II* listed buildings or assets of national importance or that can contribute to national research objectives).
Medium	High or medium importance and rarity, regional scale, limited potential for substitution (e.g. Grade II listed buildings, Conservation Areas containing important buildings, designated or undesignated assets that contribute to regional research objectives).
Low	Low or medium importance and rarity, local scale (e.g. Locally listed buildings or buildings of local interest, Designated or undesignated assets of local importance or those compromised by poor preservation or survival).
Negligible	Very low importance and rarity, local scale (e.g. buildings of no architectural or historical note, assets with little or no surviving archaeological interest).

Table 2: Assessing magnitude of impact

Major	Total loss or major alteration of the asset or change in its setting leading to the total loss or major reduction in the significance. The relationship between the asset and its setting is no longer readily appreciable.
Moderate	The partial loss or alteration of the asset from the baseline conditions or change in its setting leading to the partial loss or reduction in the significance. Characteristics of the setting can still be appreciated, but with the introduction of new, unrelated elements that distract from and compete with the baseline setting.
Minor	A change from baseline conditions to the asset, or change in its setting leading to the slight loss or reduction in the significance of the asset. Characteristics of the setting can still be appreciated - the changes do not conflict with the character of the heritage asset.
Negligible	Barely distinguishable change from baseline conditions or change in its setting resulting in no reduction in the significance of the asset

Table 3: Assessing the Overall Effect

Significance (value)	Magnitude of Impact (Adverse or Beneficial)			
	Negligible	Minor	Moderate	Major
Very High	Slight	Moderate	Large	Very large
High	Slight	Slight - Moderate	Moderate - large	Large
Medium	Neutral - Slight	Slight	Moderate	Moderate - large
Low	Neutral - Slight	Neutral - Slight	Slight	Slight - Moderate
Negligible	Neutral	Neutral - Slight	Neutral - Slight	Slight

Setting

Setting is defined as the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve (Historic England 2017, 3). Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF Annex 2). The ability to understand, experience and appreciate a heritage asset can be harmed or lost through any development that affects its setting. The value of a heritage asset can therefore be harmed or lost through alteration within or destruction of its setting.

Setting is mostly experienced visually and so lines of sight to or from a cultural heritage site will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places.

The assessment of harm to the significance of a heritage asset through changes to setting comprises a staged process:

- 1: identify heritage assets and their settings.
- 2: assess whether how and to what degree these settings make a contribution to the significance of the heritage assets. *The Setting of Heritage Assets* suggests consideration should be given to the physical surroundings of the asset including its relationship with other heritage assets, the assets intangible associations with its surroundings and patterns of use, the contribution made by noises, smells etc. to significance and the way views allow the significance of the asset to be appreciated.
- 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance. *The Setting of Heritage Assets* suggests that the assessment should address the attributes of the proposed development in terms of its location and siting, form and appearance, wider effects and permanence.

Following the assessment stage are step 4 – maximising enhancement and minimising harm and step 5 Making and documenting the decision and monitoring outcomes, usually undertaken during consultation with the local planning authority following submission.

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence significance of the assets concerned.

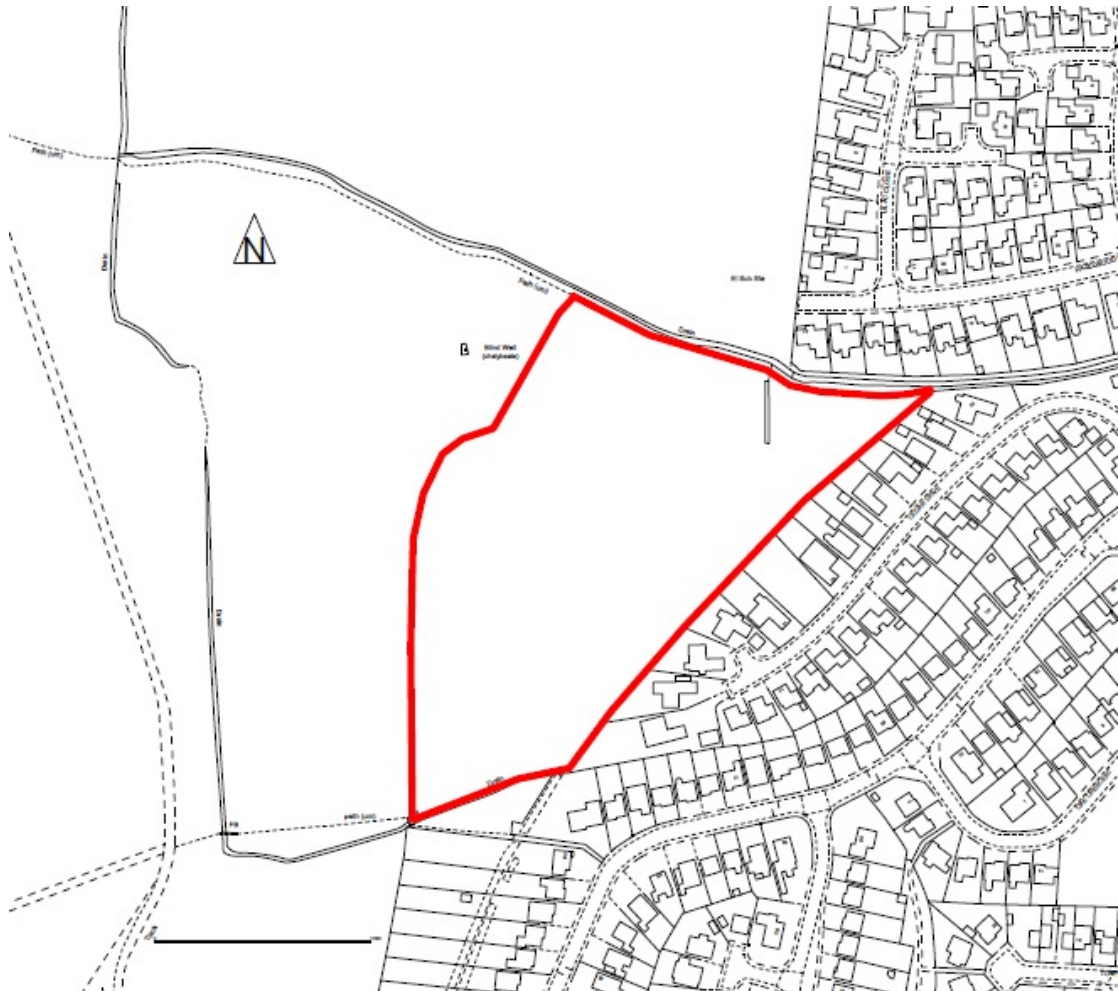


Figure 2: Plan of proposed site (red line). Contains OS data

Site Location, Geology and Topography

Bourne lies in the South Kesteven District of Lincolnshire around 15km west of Spalding at the western edge of the Fens (Fig. 1).

The assessment area consists of a sub-triangular parcel of land of around 3 hectares lying on flat land at a height of around 19m aOD to the west of Cedar Drive at the western edge of the town, between the edge of the housing area and the woodland to the west known as Bourne Woods (Fig. 2).

The British Geological Survey website indicates that the underlying geology of the assessment area is likely to be Kellaways Clay Member mudstone, possibly with Kellaways Sand Member to the west.

Historical and Archaeological Background

The Historic Environment Record (HER) for Lincolnshire was consulted using a 1km search radius centred on NGR: TF 08637 20831.

Previous Archaeological Work

There are several archaeological projects that have been carried out in Bourne within a 1km radius of the assessment area. A short summary of these is provided below with the HER events reference numbers given in bold in the text. The full list within a 1km radius is shown in Appendix I and their locations illustrated on Fig. 3.

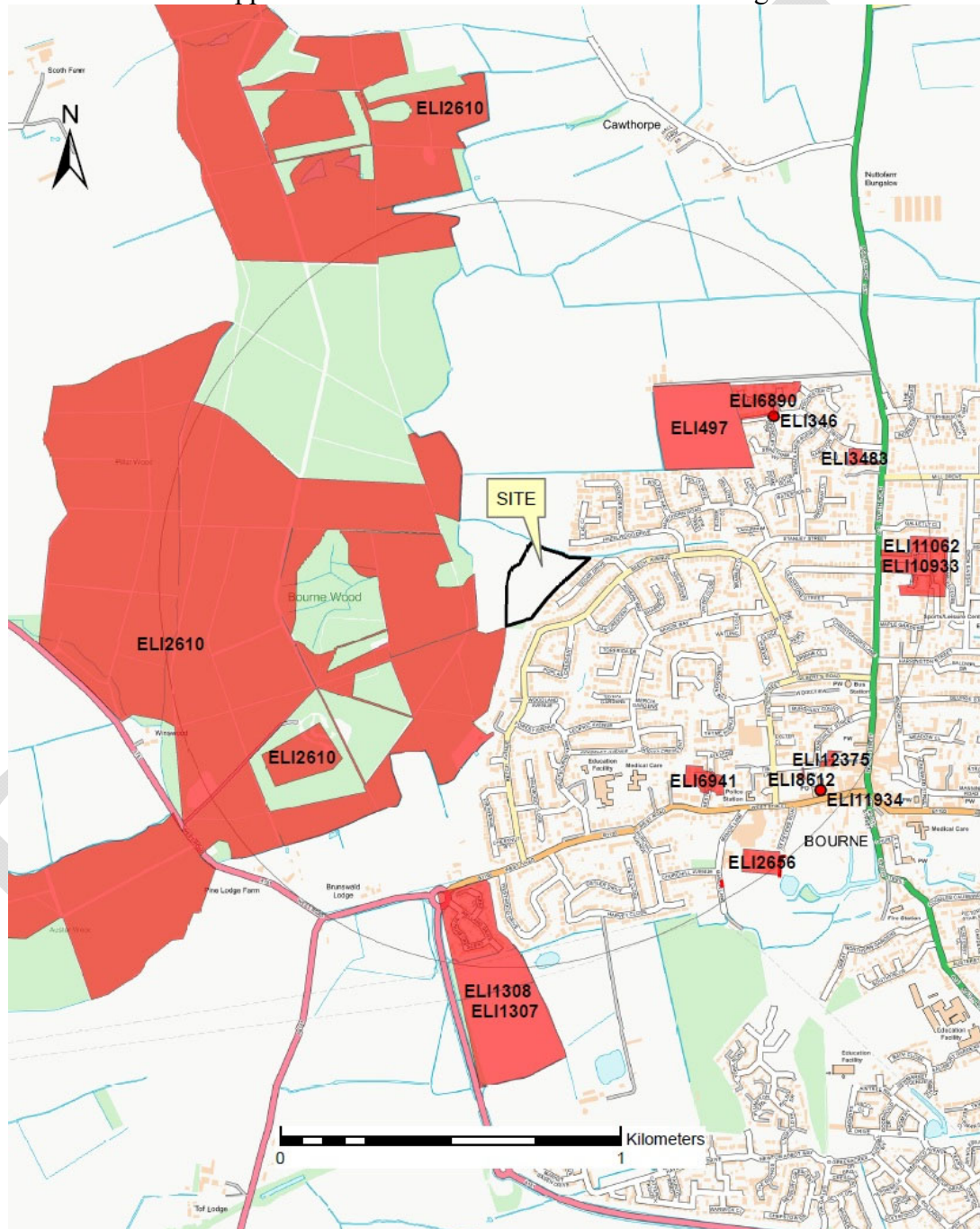


Figure 3: Plan of known events (red) with a 1km radius of the site, from HER for Lincolnshire. Data supplied by Lincolnshire County Council

The nearest archaeological work that has been carried out close to the assessment area is a site visit to Bourne Woods undertaken in 2001. Bourne Woods is an ancient woodland area with medieval origins that lies adjacent to the west of the site (**ELI2610**).

The nearest recorded intrusive archaeological work to the site are a watching brief carried out at West Street, 700m south-east of the assessment area in 1995, where no features were revealed, but some medieval pottery was recovered (**ELI6941**), and a watching brief carried out at North Road, 700m north-east of the assessment area, where part of an Iron Age/Roman building was revealed (**ELI6890**).

A summary is given below with the Historic Environment Record (HER) reference numbers shown in bold in the text. A full list of known archaeological work within a 1km radius of the site is shown in Appendix I and illustrated on Fig. 4.

Historical Background

The town is located on a Roman road now known as King Street. The road joined Ermine Street south of Ancaster, 18 miles to the north-west. The town was built around some natural springs, hence the place-name Bourne.

The earliest documentary reference to *Brunna*, which derives from the Old English (Anglo-Saxon) *burna* or *burne* meaning 'water' or 'stream', is from a document of 960, and the town appeared in the Domesday Book of 1086 as 'Brune'.

The modern civil parish includes the main township along with the hamlets of Cawthorpe, Dyke and Twenty. In former years Austerby was regarded as a separate settlement, with its own shops and street plan, but is now an area of Bourne known as The Austerby.

The Ancient Woodland of Bourne Woods is still extant and lies adjacent to the site. It originally formed part of the ancient Forest of Kesteven in an area that was too clayey to turn and too wet for pasture and was therefore left as woodland. It was a great timber resource for the town throughout history.

Bourne Abbey, which may have existed since Anglo-Saxon times was formed in 1138, by Baldwin fitz Gilbert de Clare. The Abbey formerly held and maintained land in Bourne and other parishes, known as the manor of the Bourne Abbots. The abbey was established under the Arrouaisian order. Its fundamental rule was that of St Augustine and as time went on, it came to be regarded as Augustinian.

The town also contained a Norman motte and bailey castle built by Baldwin fitz Gilbert. The castle formed an unusual concentric plan. The castle was destroyed after being used by Cromwell's troops in 1645 and a farmhouse was built on the site. Traces of the enclosed mound and inner and outer moats are all that now survive. The castle site is now part of the Wellhead Gardens and is scheduled.

Throughout most of its history the town's economy has been based on rural industries until the railway opened up a market for bottled mineral water in the late 19th century. The railway station was served by the Bourn (sic) and Essendine Railway line from Essendine to Sleaford and by the Midland and Great Northern Joint Railway connecting the Midlands to East Anglia.

Timetabled passenger services on both lines had ceased by the end of February 1959 and the lines were closed to occasional use after the Beeching report. With the exception of Red Hall, the main station buildings were demolished in 1964 (Bourne Civic Society 2021).

Archaeological Background

Designated Heritage Assets

There are no World Heritage Sites, Registered Parks and Gardens or battlefields located within 1km of the assessment area.

There is a scheduled monument within the 1km radius search area. This is Bourne Castle, the remains of a Norman motte and bailey castle now located within the Well Head gardens, approximately 950m south-east of the assessment area.

The description from the scheduling records of 1979 and 1987 describe the site:

The Site consists of two roughly rectangular enclosures separated by a circular pond. The westerly one is the better preserved with an impressive bank standing 5-6m high and c.12-15m across on the west side. On the south the bank is lower and there is a gap of c.15m. Beyond there is to the south a further bank visible at the field edge. The area between these two is very marshy. The east bank is also lower and has very marshy ground beyond it towards the pond. The north side is fairly level and obviously affected by footpath. Eastern earthwork has been affected by cultivation. Some banks visible standing to 1m high on the west side. Towards the east edge is an irregularly shaped mound with a fairly level top and fairly vertical sides.

The site is in good condition with fairly short grass and only a little erosion was noted on the banks.

Although landscaping for the park has removed or hidden some of the monument's features, the main details can still be clearly seen. There is an irregularly shaped motte 1.2-2.7m high with traces of a surrounding ditch. Beyond this to the north are traces of fishponds. An outer bailey to the west is partly hidden by a large pond but the surrounding banks can be traced for much of the way.

Archaeological works was undertaken in 2002 by Archaeological Project Services and a number of medieval features were recorded. Four medieval walls, a possible rampart, a moat and a second possible moat or pond were discovered, along with pottery sherds from an extended period from the 10th to the 17th century.

Conservation Areas and listed buildings within a 1km radius are discussed below.

Non-Designated Heritage Assets

The Historic Environment Record (HER) for Lincolnshire records several known archaeological sites in the vicinity of the assessment area.

There are no known archaeological remains within the assessment area itself. A summary of the more significant sites and monuments within a 1km radius of the site is shown below. The full list is shown in Appendix II and illustrated on Fig. 4. The HER reference numbers are shown in bold in the text.

Prehistoric

There are two findspots for prehistoric artefacts located in the vicinity. Bronze Age flints were found south of Conjury Nook, 540m north-east of the assessment area (**MLI35053**) and Iron Age pottery was found during a watching brief at North Road, along with Roman pottery and evidence of a building of uncertain date, presumably Iron Age or Early Roman (**MLI33223**).

Medieval

The assessment area lies outside the medieval core of the town, which is centred on the Norman motte and bailey castle and North Street and West Street. It lies just to the east of the ancient woodlands Bourne Wood and Fox Wood. The woodland covers 245 hectares, 19 of which are classified as semi-natural and the remaining 226 hectares classified as plantation. It originally formed part of the ancient Forest of Kesteven. It is likely to have been managed for its timber from prehistoric and Roman times, but the first documented evidence of its use was during the medieval period. The founder of Bourne Abbey endowed it with "pannage for their swine in Bourne Wood and a free road to it for their carts and wagons". Pannage is feeding or pasturage for swine in a wood. Features of an uncertain but most likely medieval date have been located within, including enclosures and a pond (**MLI34360**).

The remains of Bourne Castle lie around 950m south-east of the assessment area and are located within Well Head Park. During a watching brief at Bourne Castle in 2002 a number of medieval features were recorded. Four medieval walls, a possible rampart, a moat and a second possible moat or pond were discovered. Pottery sherds dating from 10th-12th century through to 16th-17th centuries were all recovered together with some medieval but mainly post medieval tile and other post medieval building materials. The deposits recorded during this watching brief seem to indicate widespread demolition of the castle, tentatively dated to the 16th-17th centuries. The remains are a scheduled monument (**MLI30043: SM 1005023**).

Medieval pottery has been found at Beech Avenue, 450m east of the assessment area (**MLI33230**) and north of West Street, 740m south-east of the site (**MLI34906**). Further pottery and the remains of ridge and furrow were revealed during an evaluation at The Croft, 990m east of the assessment area (**MLI98266**).

Post-medieval to modern

Most of the entries on the HER for Bourne from the post-medieval period are listed buildings and are described below. There are two farm complexes close to the site of a post-medieval date. These are Park Farm that lies 785m south-west of the site and dates from the early 19th century (**MLI22165**) and Conjury Nook, of a similar date, which lies 620m to the north-east (**MLI22166**).

Conservation Area and Listed Buildings

The site lies 880m north-west of the Conservation Area of Bourne. There are twenty-five listed buildings within a 1km radius of the assessment area and all of these lie within the Conservation Area.

The nearest listed building to the site is 91, West Street, Bourne, which is a Grade II listed house, dating from before the 18th century (**MLI95631**). The most significant listed building in the area is Bourne Abbey and the Parish Church of St. Peter and St. Paul, which is Grade I listed. This lies 1.3km to the south-east of the assessment area and is therefore outside the 1km search area.

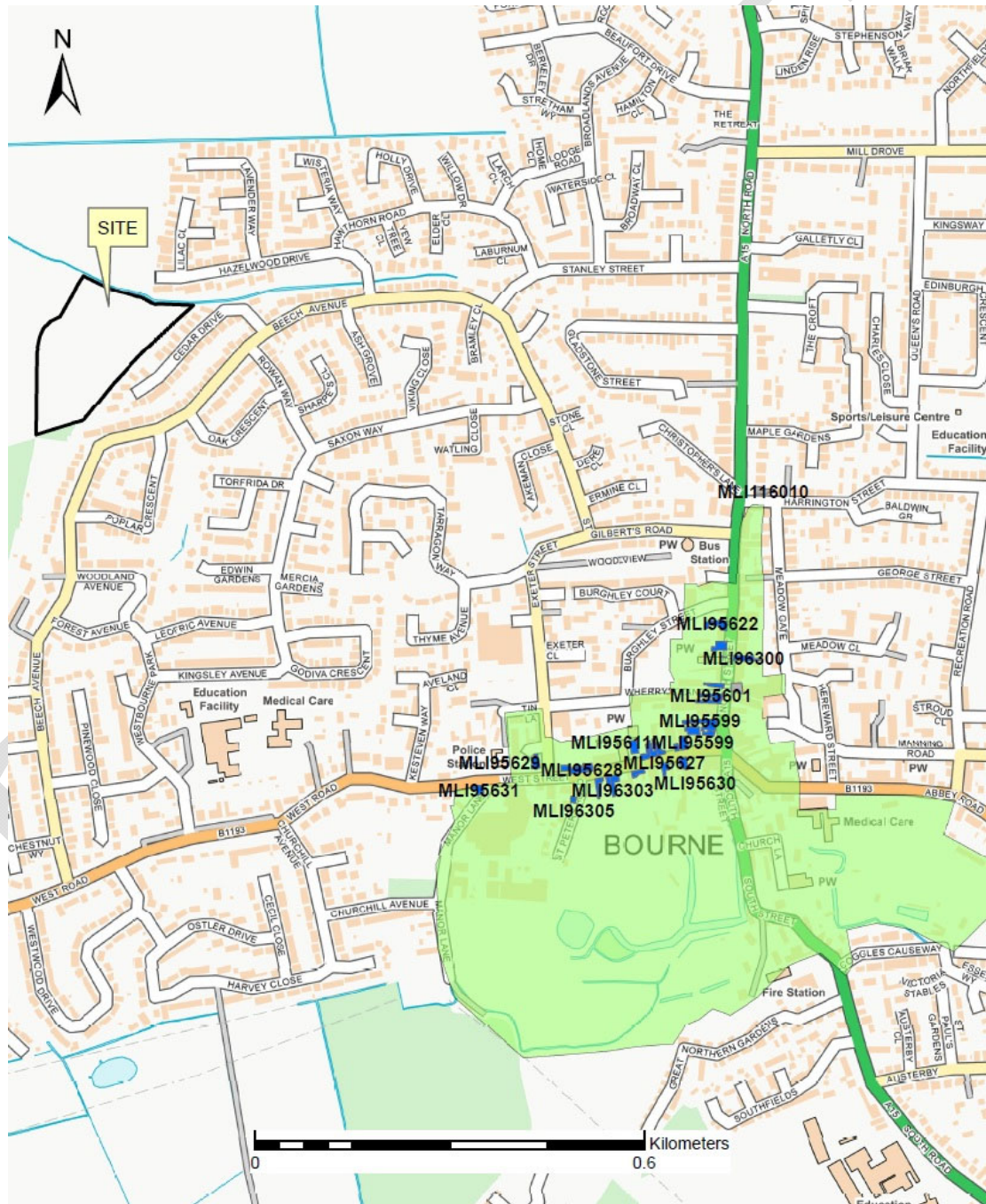


Figure 5: Plan of Conservation Areas (green) and listed buildings/ historic buildings within a 1km radius of the assessment area. Data supplied by Lincolnshire County Council

Historic Landscape Characterisation

The Lincolnshire Historic Landscape Characterisation Project began in October 2008. The aim of the project was to categorise and characterise the landscape of the county with specific reference to its development over time.

Bourne lies within a Regional Character Area designated The Southern Cliff. This is a north-south aligned west-facing limestone scarp, with a gently eastward sloping aspect. To the south, the upland character broadens out to join with the Nottinghamshire and Leicestershire Wolds. The area to the east of the limestone cliff sits above colluvial clays at the edge of the fens.

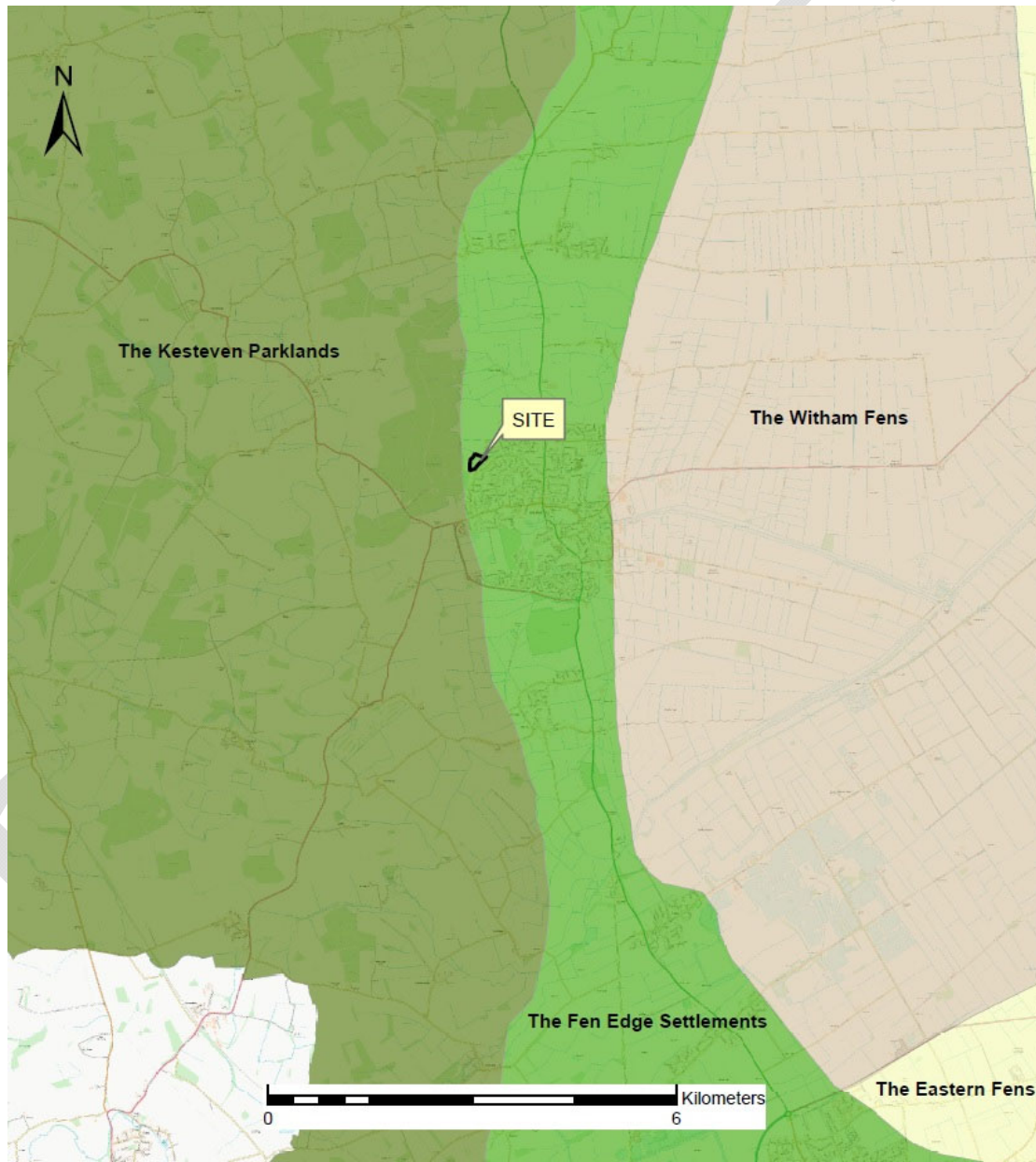


Figure 6: The Historic Landscape Characterisation (HLC) for the area.
Data provided by Lincolnshire County Council

Within this larger regional area lie smaller Historic Landscape Character Zones. The assessment area lies within the Fen Edge Settlements zone. This long, thin character

zone runs from the very north of the Southern Cliff Character Area to its southern extremity. The western edge marks the top of the downward slope from the plateau at the top of the cliff. The eastern edge is defined by the beginning of the fens, and for much of its length roughly follows the line of the ancient Car Dyke.

The historic villages of the Southern Cliff area are constructed mainly of local limestone, excavated from the Cliff itself. This has resulted in a greater survival of older buildings than in other areas, where mud-and-stud was prevalent as a building material up until the advent of readily available brick and tile.

Larger villages, such as Heckington and Bourne, have expanded due to the construction of housing estates in the twentieth century. In some places there has been a tendency for new housing to follow existing main roads, resulting in 'ribbon' development. This is particularly in evidence at Heckington, where twentieth-century development has caused it to be linked to Great Hale to the south, resulting in a loss of the discrete nucleated character of these fen-edge villages.

LiDAR Data

There is Light Detection and Ranging Data (LiDAR) for the area available (Fig. 7). This shows several features across the broader area of the field in which the assessment area lies. There are modern ploughlines running broadly east to west, but beneath there are older features, possibly the remains of medieval ridge and furrow. The blind well can be seen as a feature towards the northern side of the field.



Figure 7: LiDAR data for the assessment area.
Open Government LIDAR data (DSM 1m) from the Environment Agency

There are also further features running from the south-west corner of the site to the centre where they appear to run to the east, before faintly running to the north-east. What these could be is unclear. They do not appear to follow an earlier field boundary on the OS maps (see below), but they may follow an earlier plan, although they are not on the same alignment as the possible ridge and furrow (Fig. 7).

Cartographic Evidence

The earliest available map of the area was the first edition Ordnance Survey (OS) map. The map shows the assessment area as part of a larger enclosed field and small section of another to the east, with the northern boundary of the field defined by a footpath and brook or drain running broadly west to across the area from Bourne Woods. The remaining section of hedge within the present site is clearly the remains of the eastern boundary of the original field. The Blind Well on the site is annotated, most likely draining into the drainage ditch to the north (Fig. 8).

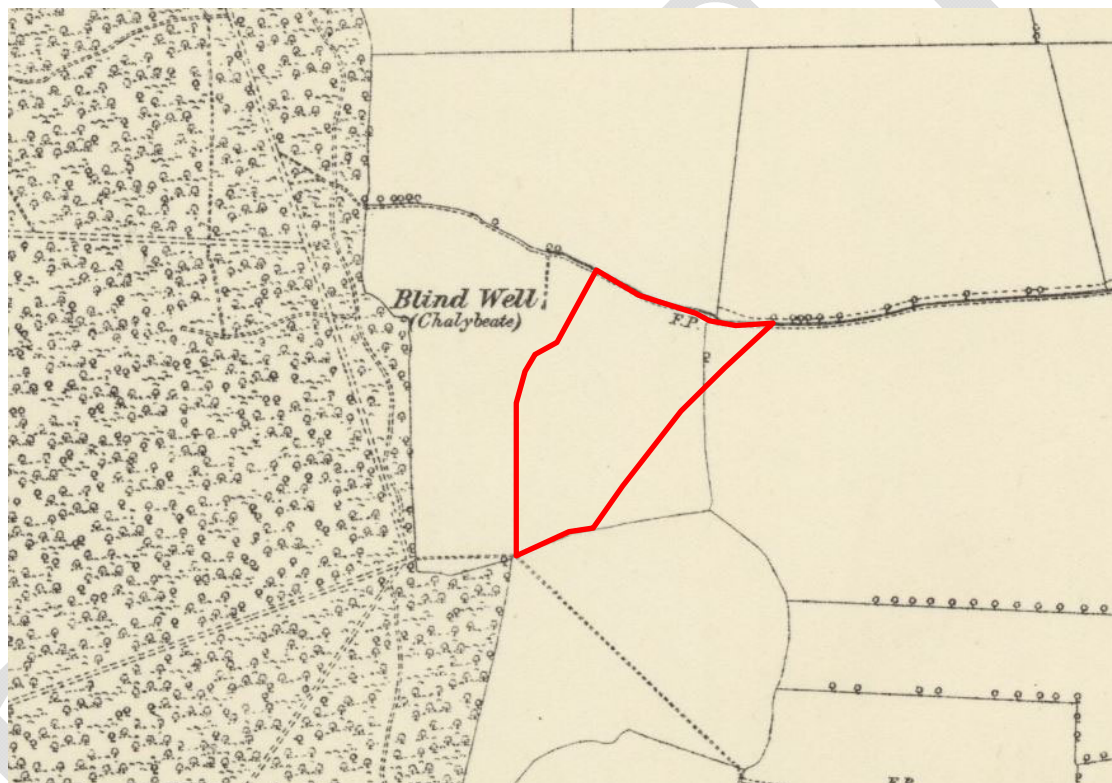


Figure 8: Detail of first edition Ordnance Survey map (1887), sheet Lincolnshire CXL.NE. 6 inches to 1 mile

Both the second edition OS map of 1906 and the third edition of 1931 are identical to the first edition and show no changes to the area. Therefore, they are not illustrated.

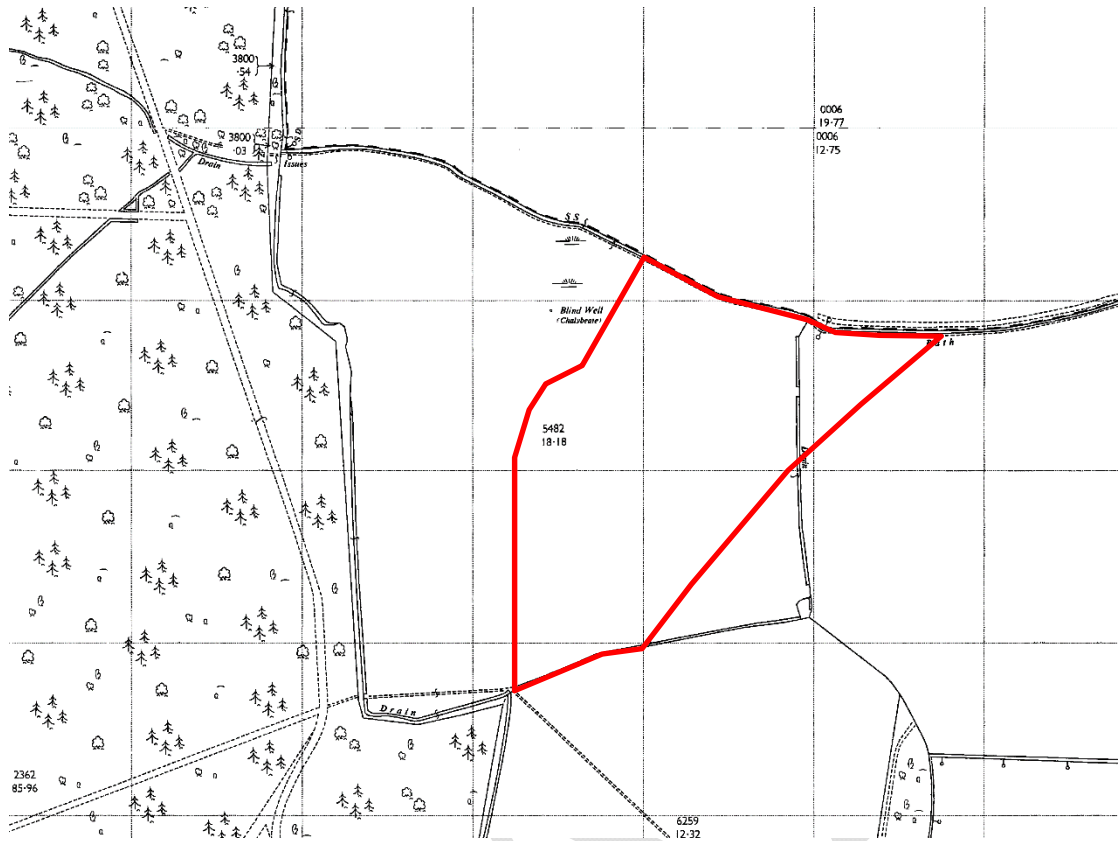


Figure 9: Detail of 1969 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500

The next available map is the metric edition 1: 2500 map dated 1969. The layout is broadly to same as the first edition, except that the fields have been renumbered and the well is shown as existing in an area of marshy ground, where it drains into the northern ditch. Most of the field boundaries in the area consist of drainage ditches (Fig. 9)

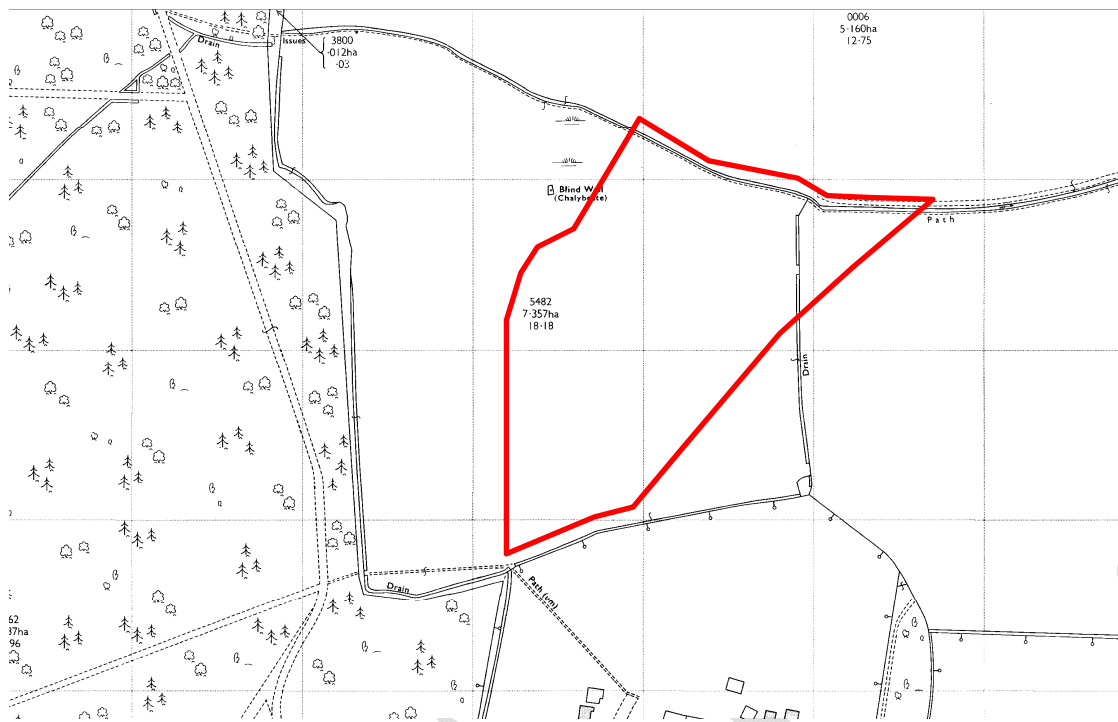


Figure 10: Detail of 1975 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500

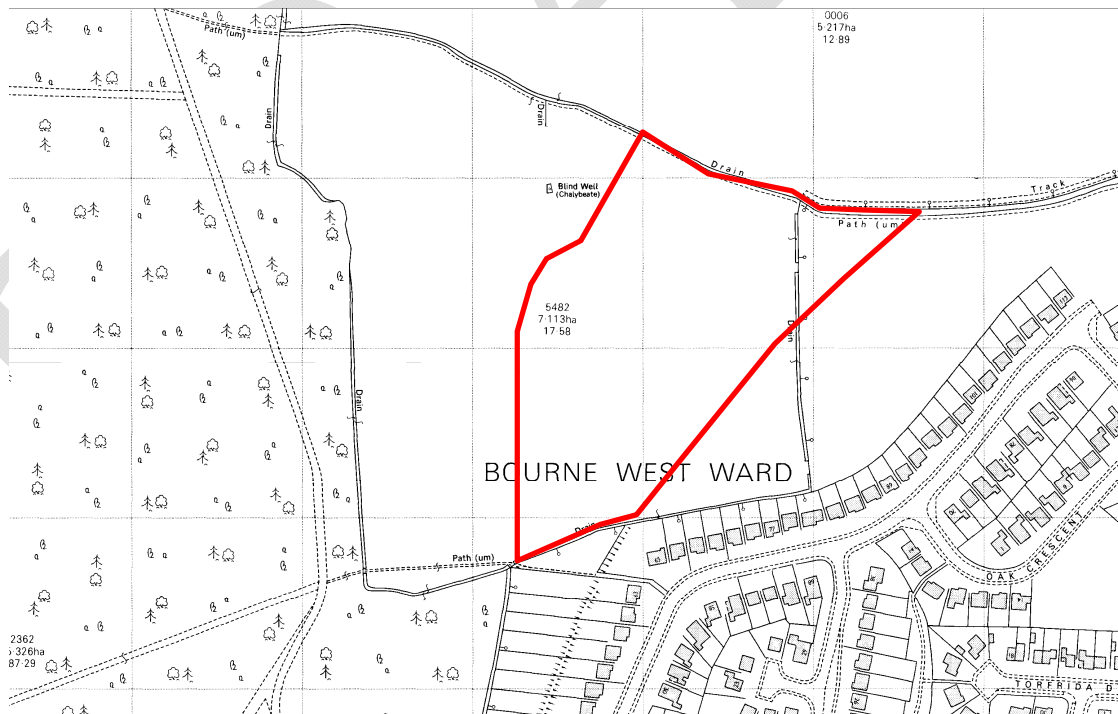


Figure 11: Detail of 1985 edition of Ordnance Survey map, sheet TF 0820, with assessment area highlighted. Scale 1: 2500

The 1975 edition of the OS map is very similar to the previous, although the map is useful as it shows the gradual urbanisation of the area as housing is beginning to replace the fields to the south of the site (Fig. 10).

The most recent map of the area is from 1985. By this time most of the estate that lies to the south and east of the assessment area is complete, including Beech Avenue that runs to the south-east of the site. Cedar Drive has not been completed at this stage and would later take away most of the hedgeline on the eastern boundary of the main field in which the assessment area lies.

The well is still annotated and there is a drain marked along the hedgeline to the north (Fig. 11).



Figure 12: Google Earth image of current state of the assessment area.

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The Google Earth images show the current state of the assessment area. Cedar Drive lies to the east of the assessment area and only a small triangle of land still exists from the original field here at the north-east corner of the assessment area. The rest of the assessment area is formed from the eastern side of the remaining field with Bourne Woods to the west. The chalybeate well can just be seen close to the northern boundary of the field (Fig. 12).

Site Visit

The site was visited on the 07/062021 in order to assess the current state of the assessment area.

The assessment area consists of part of a sub-triangular field lying at the edge of the urban area of Bourne between Cedar Drive and the Bourne Woods to the west.



Figure 13: Field gate leading into the assessment area from Cedar Drive, looking north-west

The field can be accessed from Cedar Drive via a large metal field gate, which leads into an overgrown rectangular section of land that forms a gap between two properties off Cedar Drive. This would be the main access point for machinery or vehicles, but was not accessed at the time of the visit (Figs 13 & 14).

The assessment area is more clearly seen from two footpaths that run along the northern and southern boundaries of the field from Bourne Woods. The southern footpath leads onto Beech Avenue from the woods. From the southern footpath the fall of the land to the south-east can be seen clearly (Figs 15-17). The field was covered in long grass and buttercups at the time of the visit and was surrounded by new post and wire fencing on all sides (Fig. 18)



Figure 14: The section of land leading into the field from Cedar Drive, looking west

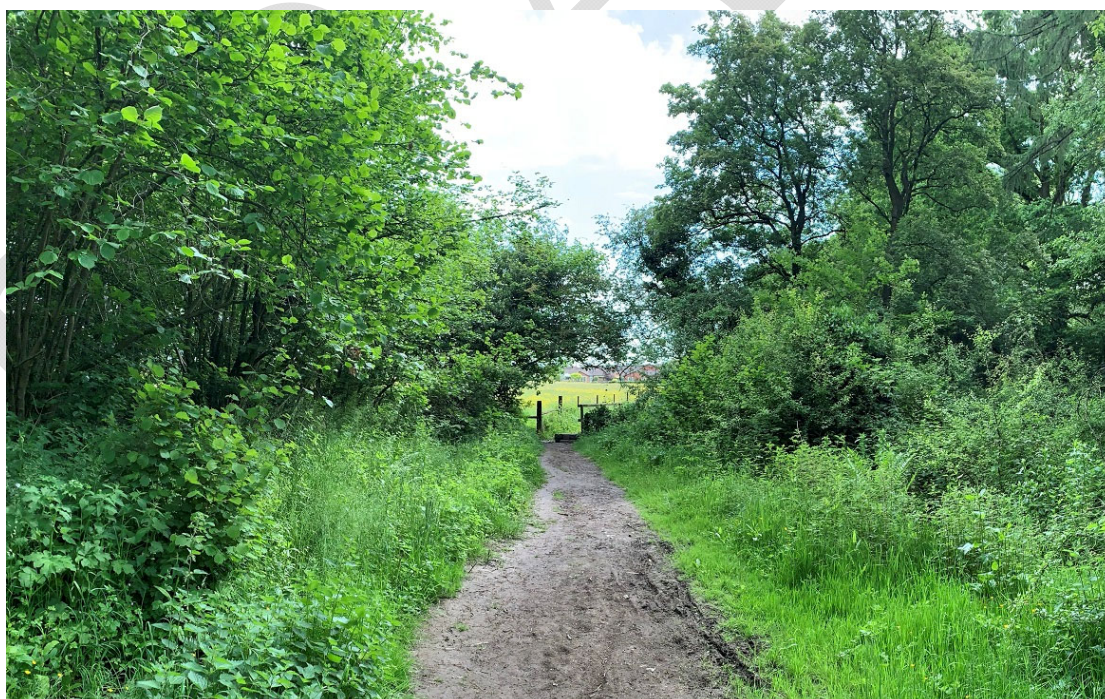


Figure 15: Southern footpath leading from Bourne Woods, looking east



Figure 16: The field from the southern footpath, looking north-east



Figure 17: The western side of the field from the footpath, looking east towards main assessment area



Figure 18: The field from the south, looking north-west to Bourne Woods



Figure 19: The assessment area from the north-east, looking south-west with Bourne Woods in the distance. Note broken hedgeline

The northern footpath runs between the woods and between the gardens between Hazelwood Drive and Beech Avenue. From here the proposed development area at the eastern side of the field can be seen.

The land is flatter here and there is a broken former hedgeline of hedges and trees running north to south close to the north-east corner of the site (Fig. 19).



Figure 20: Assessment area from the north, looking south. Broken hedgeline to left



Figure 21: The main proposed development area part of the field, looking south towards Cedar Drive

A small shed or trailer lies part way down the hedgeline on the western side, otherwise there are few notable features within the field (Figs 20 & 21).



Figure 22: The field from the footpath, looking south. Well head within wooden enclosure, centre picture



Figure 23: Old stile/ fencing at field edge, looking south towards well and proposed development area

Around two thirds of the way along the footpath is waymarker post and the remains of what looks like an old fence or stile over where the well drains into the ditch at the edge of the footpath. To the south of this around 100m into the field is a small wooden enclosure showing around the entrance to the chalybeate well. It was not possible to get access into the field to examine this feature (Figs 22 & 23)

Appraisal of Development Impact

The planning proposal is for a new housing development of around fifty dwellings, with the western part of the assessment area remaining undeveloped to provide a buffer zone between the new housing and the woods. This will also allow views across to the woods and to the chalybeate well to the north-west.

The foundation trenches for any new dwellings are likely to be around 2m deep and will therefore have a detrimental effect on any underlying archaeological remains that might be present on the site. Trenches for new services and landscaping can also have a negative effect on buried archaeological remains.



Figure 24: Plan of proposed development. Plan provided by developer

There are several known archaeological sites in the vicinity, although few close to the current assessment area. The most significant are the Iron Age/ Roman remains at North Road 540m to the north-east, the possible Roman villa site at Bourne Park Farm, 850m to the south-west and the presence of the Roman road at King Street to the east. All these attest to Roman presence in the vicinity. There are also Roman finds close by at Beech Avenue to the east of the assessment area.

There are a few findspots for medieval artefacts in the area, including pottery at Beech Avenue. The assessment area also lies adjacent to Bourne Woods that may contain medieval features, although most features within the woods are undated.

There are no significant post-medieval or modern features in the area. The assessment lies adjacent to the site of a well head of unknown date. The LiDAR imagery for the area shows features across part of the site, but it unclear whether these are geological or the remains of earlier field systems.

There is one scheduled monument within the 1km search area. This is the remains of Bourne Castle that lies 950m to the south-east. The significance of the castle remains is High, while the rest of the archaeology outside the assessment area is Low – Medium. There will be no impact on archaeological remains outside the proposed development area.

There is low to moderate potential for later prehistoric remains and moderate potential for Roman remains in the area. The site lies outside the medieval and post-medieval core of the town and therefore the potential for medieval and post-medieval archaeology is low. Any previously unknown archaeological remains are likely to be Low – Medium.

The new development will have a slight adverse effect on the setting of the woodland to the west and the nearby well head, but this has been mitigated in part by the buffer zone between the new housing and the woods. There will be no other setting issues as there are no listed buildings, Conservation Areas or designated heritage assets close to the site.

The effect on the historic landscape character would be negligible.

Potential risk and further archaeological work

As no archaeological work has been undertaken within the assessment area the greatest risk is for previously unknown archaeology to be present on the site. The HER for Lincolnshire shows known archaeological remains in the vicinity.

The assessment area is suitable for evaluation such as geophysical survey and trial trenching with access for vehicles through the gate along Cedar Drive. There are no overhead cables on the site. The status of underground services is unknown

Conclusion

The desk-based assessment for land west of Cedar Drive has been prepared for Hazleton Homes by ULAS and describes the heritage assets potentially affected by the proposed development of the site in accordance with NPPF. The assessment area consists of part of a pasture field at the fringes a housing area at the north-western edge of Bourne to the west of the ancient woodland of Bourne Woods.

There is an undated chalybeate blind well to the west of the assessment area but otherwise there are no known features within the assessment area or the field in lies within.

The Historic Environment Record for Lincolnshire indicates that Bourne lies on a Roman road that eventually links to Ermine Street at Ancaster. A few Roman remains have been found within a 1km radius of the site, including part of an Iron Age/ Roman building to the north-east and a possible villa site to the south-west. Pottery from the Roman period has also been found close to the site.

There is less evidence for prehistoric archaeology, although the Roman remains at North Road maybe Iron Age or from a transitional Iron Age/ Roman period. There is lower potential for medieval or post-medieval remains in the area, although the assessment area lies to the west of Bourne Woods, an area of ancient woodland

exploited during medieval times (and most likely earlier), which contains undated and medieval features within.

Therefore, there is low to moderate potential for prehistoric remains and moderate potential for Roman remains. There is low potential for medieval and post-medieval remains.

The scheduled castle, Conservation Area and all the listed buildings within a 1km radius lie 850m-950m south-east of the assessment area and none will be affected by the proposed new development.

Table 4: Summary of impacts

Heritage Asset	Significance (value)	Effect
Archaeology in the vicinity of the proposed development area.	SM – Bourne Castle - High Other archaeology in the areas - Low – Medium	None - The proposed development will have no impact on archaeology outside the proposed area
Previously unknown archaeology within the proposed development area.	Unknown but potentially Low - Medium There is <i>low to moderate</i> potential for prehistoric remains and <i>moderate</i> potential for Roman archaeology, <i>low</i> potential for medieval and post-medieval archaeology.	Unknown - There is potential for previously unknown archaeology within the site. Evaluation such as trial trenching would help to determine this and provide information upon which to base a mitigation strategy.
Conservation Areas and Historic Buildings in the vicinity of the proposed development area.	Conservation Area - Medium Grade I, II* - High Grade II - Medium Local historic buildings - Low	Negligible – There is unlikely to be a significant effect on the setting on the Conservation Area or other Listed Buildings in the area
Historic Landscape Character	Low	Negligible

References and Sources

(All websites were accessed between 02/06/2021 and 07/06/2021)

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OS MAPS: 6 inch to 1 mile: Lincolnshire sheet CXL.NE 1887, 1906, 1931. 1: 2500 sheet TF 0802 1968, 1975, 1985 editions

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Appendix I: Archaeology ‘events’ listed on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area

Event No	Name	Notes/ Organisation	Location
ELI346	Iron Age/Romano-British finds at Bourne, 1959	Finds 1959	TF 0930 2129
ELI497	Fieldwalking at land south of Conjury Nook Farm, Bourne	Professional Independent Services for Archaeology. 1997.	TF 0910 2126
ELI1307	Evaluation south-west of Bourne	2000. John Samuels Archaeological Consultants.	TF 098 189
ELI1308	Geophysical survey at southwest Bourne	2000. John Samuels Archaeological Consultants.	TF 098 189
ELI2610	Bourne and Auster Woods.	Site visit 2001. Archaeological Project Services	TF 076 205
ELI2656	Former site of St Peters Hospital, Manor Lane	Trial trenches 2001. Archaeological Project Services.	TF 0927 1998
ELI3483	Land adjacent to 107 North Road, Bourne	Watching brief 1999. Archaeological Project Services.	F 0954 2117
ELI6890	Watching brief at land west of North Road, Bourne	Archaeological Project Services. 1995.	TF 09283 21335
ELI6896	Watching brief on land adjacent to Bourne Castle	Archaeological Project Services. 1996.	TF 09332 19996
ELI6941	Watching brief at land north of West Street, Bourne	Heritage Trust of Lincolnshire. 1995.	TF 09104 20221
ELI8612	Land to the Rear of the Old Coach House, Burghley Street, Bourne	Allen Archaeological Associates. 2008.	TF 0939 2024
ELI10933	Archaeological evaluation at The Croft, North Road, Bourne	Trial Trenches 2010. Archaeological Project Services	TF 0971 2084
ELI11062	Historic Building Recording at 'The Croft', North Road, Bourne	Archaeological Project Services 2011	TF 09741 20864
ELI11934	Site visit to General Baptist Chapel, Bourne	Site Visit 2013	TF 09445 20193
ELI12375	Wherry's Mill, Burghley Street, Bourne	Trial trenches 2011. Trent and Peak Archaeology.	TF 0947 2028
ELI12581	Temporary Works to Existing Ditch, Bourne Sub-Station	Watching brief 2013. Pre-Construct Archaeological Services Ltd.	TF 0915 1991

Appendix II: Known archaeological monuments listed on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area

HER Ref	Name	Notes	Date	NGR
PREHISTORIC				
MLI33223	Iron age pottery found in bourne	-	Prehistoric	TF 0931 2129
MLI35053	Bronze age flints found south of conjury nook farm	Fieldwalking over a proposed development site found 9 worked flints	Prehistoric	TF 0908 2122
ROMAN				
MLI33097	King Street Roman Road	Roman Road which runs from Ancaster to Bourne.	Roman	TF 0372 3148
MLI33207	Roman pottery	Several sherds of Roman grey ware, also Bourne smooth ware & cooking pot.	Roman	TF 085 198
MLI33229	Roman roof tile and	Roman roofing tile, coarse tesserae and one sherd of greyware pottery.	Roman	TF 092 209

HER Ref	Name	Notes	Date	NGR
	tesserae from nw bourne			
MLI33380	Roman Coins and Tessellated Pavement, Bourne Park	Roman coins and tessellated pavement, found c.1760 at Bourne Park.	Roman	TF 083 199
MLI34687	King Street	King Street, Roman road running south of Bourne.	Roman	TF 1065 1431
MLI34848	Romano british building (site of)	Traces of a building found in field bank	Roman	TF 0931 2129
MEDIEVAL				
MLI30043	Bourne Castle	Norman castle. Scheduled Monument	Medieval	TF 09388 19925
MLI33228	Carved head	Life size stone head of Norman Knight in helmet & chain resting on pillow.	Medieval	TF 0950 2020
MLI33230	Medieval pottery found near bourne	Medieval flat-topped orange ware with thumbled strip. another flat-topped cooking pot with green-brown glaze and a hard greyware habdle with herring bone decoration.	Medieval	TF 092 209
MLI34233	Ridge and furrow w of bourne	-	Medieval	TF 0815 1999
MLI34360	Bourne, Fox and Pillar Woods	A number of earthwork features were identified within Bourne Wood during a site visit.	Medieval	TF 0783 2159
MLI34906	North of west street	Medieval pottery	Medieval	TF 0910 2020
MLI80835	Land south of West Road	Possible clay extraction pit on	Medieval	TF 0842 1975
MLI82423	Manor Lane	Saxo- Norman Ditch	Anglo-Saxon	TF 0927 1998
MLI83341	The Retreat	Medieval potsherds. During a watching brief in 1998, six sherds of twelfth to fourteenth century pottery were recovered	Medieval	
MLI98266	Medieval ridge and furrow and pottery sherds		Medieval	TF 09754 20854
POST-MEDIEVAL				
MLI34962	The horse pool adjacent to the castle	A Victorian pool reputedly constructed in about 1870 intended to water horses and soak wooden cart wheels.	Post-medieval	TF 0934 2000
MLI80826	Land south of West Road	Post-Medieval building remains	Post-medieval	TF 0842 1975
MLI82950	Windmill off North Road	This mill was rebuilt in 1832 when the old stone tower was raised to six stories in height.	Post-medieval	TF 09667 21182
MLI83342	The Retreat	Post medieval potsherds	Post-medieval	TF 0954 2117
MLI90078	Site of Bourne Union	Site of Bourne Union Workhouse (also known as Well Head House	Post-medieval	TF 09240 19986

HER Ref	Name	Notes	Date	NGR
	Workhouse and St Peter's Hospital	Poor Law Institution). The building is depicted on the Ordnance Survey County Series map of 1905.{		
MLI98267	Post medieval pottery sherds, Bourne	Ten trial trenches were excavated by Archaeological Project Services Five post medieval sherds of medieval pottery were found.	Post-medieval	TF 0974 2084
MLI116180	Milestone	A milestone on West Road at junction of A151 and A6121.	Post-medieval	TF 08023 19831
MLI122165	Park Farm, Bourne	Extant 19th century farmstead.	Post-medieval	TF 0837 1994
MLI122166	Conjury Nook	Partially extant 19th century farmstead.	Post-medieval	TF 0897 2140
UNDATED				
MLI82424	Site of Former St Peters Hospital	Undated features	Undated	TF 0927 1998
MLI83340	The Retreat	Undated possible pit. During a watching brief in 1998, an undated possible pit was recorded.{	Undated	TF 0954 2117

Appendix III: Listed buildings and other historic buildings recorded on the Historic Environment Record for Lincolnshire, within a 1km radius of the assessment area

HER Ref	Name	Grade	NGR
MLI95599	The Angel Hotel, Bourne	II	TF 09565 20228
MLI95601	15 North Street, Bourne	II	TF 09575 20268
MLI95602	17 North Street, Bourne	II	TF 09568 20289
MLI95610	12 West Street, Bourne	II	TF 09483 20191
MLI95611	Baptist Chapel, West Street, Bourne	II	TF 09445 20194
MLI95612	44 West Street, Bourne	II	TF 09340 20162
MLI95613	Saxonthurst, 35 West Street, Bourne	II	TF 09451 20153
MLI95614	61 West Street, Bourne	II	TF 09391 20130
MLI95621	29 North Street, Bourne	II	TF 09583 20333
MLI95622	Wake House, 41 North Street, Bourne	II	TF 09571 20382
MLI95627	14 and 16 West Street, Bourne	II	TF 09471 20192
MLI95628	34 to 42 West Street, Bourne	II	TF 09364 20161
MLI95629	Bourne House, Bourne	II	TF 09293 20172

HER Ref	Name	Grade	NGR
MLI95630	19 and 21 West Street, Bourne	II	TF 09493 20159
MLI95631	91 West Street, Bourne	II	TF 09204 20128
MLI95635	The Crown Public House, Bourne	II	TF 09511 20194
MLI95637	Premises occupied by Midland Bank, Market Place, Bourne	II	TF 09560 20216
MLI95643	Trustee Savings Bank, West Street, Bourne	II	TF 09522 20200
MLI95644	13 West Street, Bourne	II	TF 09521 20169
MLI95645	51 West Street, Bourne	II	TF 09406 20139
MLI95650	Six Bells Public House, Bourne	II	TF 09576 20349
MLI95651	24 North Street, Bourne	-	TF 09604 20284
MLI96300	Part of 34 North Street, Bourne	II	TF 09618 20331
MLI96301	18 West Street, Bourne	II	TF 09467 20186
MLI96303	The Golden Lion Public House, Bourne	II	TF 09415 20134
MLI96305	4 St Peter's Road, Bourne	II	TF 09352 20113
MLI98342	The Croft, North Road	-	TF 09740 20871
MLI116010	Butterfield Day Care Centre and war memorial, Harrington Street, Bourne	-	TF 0964 2058



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