



Briggs Meadow
Louth, Lincs.

Archaeological Assessment

Client: KCS Development Ltd

Local Planning Authority: East Lindsey District Council

Planning Reference: N/a

NGR: TF 34417 88030

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Report No.: LPA-241

Date of Report: October 2023

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Proposed Residential Development, Briggs Meadow Louth, Lincs. Archaeological Assessment

Introduction

KCS Development Ltd has requested a review of the archaeological potential in respect of land south of Chestnut Drive, Louth. A proposal for residential development is now being prepared for about 50 dwellings and areas of public open space on land to the west of Park Row, Louth.

Site Location

The proposed application site is located on the eastern edge of Louth, a small town on the eastern edge of the Lincolnshire Wolds. The site covers 1.96 hectares of pasture, is bounded to the south by the Phase 1 Chestnut Drive development, to the north by residential development accessed from Abbey Park. Its eastern site boundary is Park Row with housing opposite. The site is currently agricultural land. The northern site boundary follows the parish boundary between Louth and Keddington (Fig. 1).

The site is underlain by glacial tills (Devensian-Diamicton) over a Carstone Formation Sandstone bedrock outcropping between chalk strata to the east and west.
https://geologyviewer.bgs.ac.uk/?_ga=2.28515519.24974380.1676045245-566651091.1676045245

Planning Background

KCS Development Ltd is in the process of making an application to East Lindsey District Council for residential development comprising c.50 houses (Fig. 2)

National Planning Policy Framework (NPPF) 2021

The revised NPPF published in July 2021 emphasises the presumption in favour of sustainable development. Among the core planning principles, provision is made to “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”. Section 16 provides policy on ‘Conserving and enhancing the historic environment’ and remains broadly the same as the previous iteration, except for changes to paragraph numbers. Planning decisions must be made from a position of knowledge and understanding with respect to the historic environment. 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’

Paragraph 194 states:

“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 assets' 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."

The setting of designated assets is a material consideration in the planning process. 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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para. 199).

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 200). In all cases the harm must be weighed against the public benefit (para. 201/202).

Also of note is paragraph 205 which concerns the need to use a 'proportionate evidence base' in decision making and states that

"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible."

National Planning Practice Guidance (2019)

The revised National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in July 2019 with accompanying guidance notes. 'Conserving and enhancing the historic environment' acknowledges:

- The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.
- the surroundings in which a heritage asset is experienced (i.e., its setting) is not fixed and may change as the asset and its surroundings evolve.
- assessment of the impact on setting needs to take into account, and be proportionate to,

the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

East Lindsey Local Plan Core Strategy (2018)

Strategic Policy 11(SP11) states

1. The Council will support proposals that secure the continued protection and enhancement of heritage assets in East Lindsey, contribute to the wider vitality and regeneration of the areas in which they are located and reinforce a strong sense of place.
2. Proposals will be supported where they:
 - Preserve or enhance heritage assets and their setting;
 - Preserve or enhance the special character, appearance and setting of the District's Conservation Areas. Proposals should take into account the significance of Conservation Areas including spaces, street patterns, views vistas and natural features, and reflect this in their layout, scale, design, detailing, and materials;
 - Have particular regard to the special architectural or historic interest and setting of the District's Listed Buildings. Proposals will be expected to demonstrate that they are compatible with the significance of a listed building including fabric, form, setting and use;
 - Do not harm the site or setting of a Scheduled Monument; any unscheduled nationally important or locally significant archaeological site. Appropriate evaluation, recording or preservation in situ is required and should be undertaken by a suitably qualified party;
 - Preserve or enhance the quality and experience of the historic landscapes and woodland of the District and their setting;
 - Are compatible with the significance of non-designated heritage assets in East Lindsey;
 - Do not have a harmful cumulative impact on heritage assets;
 - Promote a sustainable and viable use which is compatible with the fabric, interior, surroundings and setting of the heritage asset, and;
 - Conserve heritage assets identified as being at risk, ensuring the optimum viable use of an asset is secured where it is consistent with the significance of the heritage asset. This may include redevelopment or enabling development, particularly where a use would benefit the wider community.

Baseline Conditions

The assessment of existing conditions has been based on a 'study area' extending 500m from the boundary of the proposed development and a search was undertaken by the Lincolnshire Historic Environment Record. This enables the significance of existing and potential archaeological features to be considered in their local, regional and national contexts. There were 27 monuments in the search area which included several duplicates such as the four Listed Buildings that are described in the section on Designated heritage assets. Seven items are listed as events, three of which were site visits to examine buildings for listing. One event is also separately entered as a monument so has two records. This leaves 20 unique entries relating to archaeological sites, finds and interventions plus fourteen designated heritage assets of which only three are on the HER database.

There is little of prehistoric interest located around the proposed development site. A single Palaeolithic axe was recorded as part of the (MLI 98494). A 2nd and 3rd -century Roman coins of Tetricus, Senior and Faustina the Younger have been found approximately 400m east of the study area (MLI 14382).

The proposed development lies north east of the medieval town centre of Louth just inside the parish boundary with Keddington. Louth (MLI 180766, 187729 and 143134) was an important medieval market town on the edge of the Lincolnshire Wolds whose origins lie in the Saxon period. Some industrial development occurred north-east of the medieval settlement associated with the construction of the Louth Navigation, a canal which was short lived but was begun in 1767 (MLI 86587). The town's medieval wealth derived from the wool trade and monks at Louth Park Abbey played an important role in this trade. The Monks Dyke (MLI 41384) which lies south of the application site, was dug to supply water from springs at Louth Park Abbey approximately 1km to the east of the site. This was a Cistercian Abbey, founded in 1139 by Alexander, Bishop of Lincoln. In the surrounding areas ridge and furrow cultivation of medieval and post medieval date have been observed on aerial photographs (MLI 80695, 86670, 86679, 86680, 98299). Ridge and furrow was also recorded during a watching brief in 1999 along Eastfield Rd at the electricity substation (ELI 11168).

In 2016 a staged archaeological evaluation of the site immediately south of the present application site was undertaken prior to determination of an application for residential development for 100 houses (N/092/01853/16). It was thought that given the proximity of the abbey there was potential for associated remains to be found on the site. Geophysical survey (ELI 2948) was followed by evaluation trenches. The geophysical survey detected a possible linear anomaly interpreted as a ditch. Fifteen 30m x 1.8m machine-excavated trenches evaluation trenches were dug to test the results of the geophysical survey (Porter 2016). A single ditch, lying alongside and parallel to an existing hedge boundary, was recorded suggesting it was an earlier field boundary or drainage ditch associated with the hedge. It produced no dating evidence. No further deposits of archaeological interest were observed, and no finds were recovered

Mon No.	Event No.	NGR	Description
MLI124991	ELI12758	TF 3449 8867	2016 Land at St Margaret's Church, Keddington. Watching brief. Single ditch of unknown date parallel to modern hedge boundary.
MLI41384		TF 3429 8784	Monks' Dyke. Medieval water channel, dug to carry water from Aswell and St Helen's springs to Louth Park Abbey
MLI43134		TF 333 876	Post-medieval settlement of Louth
MLI80695		TF 3409 8854	Medieval ridge and furrow
MLI80766		TF 333 876	The settlement of Louth which has its origins in the Saxon period
MLI86518		TF 3397 8805	Site of the former Louth Gas Works, built in 1826
MLI86587		TF 3615 9577	Louth Navigation. Canal running between Louth and Tetney, construction began in 1767.
MLI86670		TF 3366 8869	Earthworks of medieval ridge and furrow to the north of Louth. Medieval pottery including green, brown and black glazed wares was found in one of these fields (at TF 3370 8872). Ploughed out since first recorded.
MLI86679		TF 3429 8763	Ridge and Furrow, Louth, identified from aerial photographs
MLI86680		TF 3449 8817	Ridge and Furrow, Louth, identified from aerial photographs
MLI87729		TF 333 876	Medieval settlement record for Louth
MLI89036		TF 3456 8875	Settlement of Keddington first documented in the Domesday Book
MLI92239		TF 35061 88345	Louth Park, Louth, recorded on the 1907 Ordnance Survey map
MLI92425		TF 34005 88454	The Elms park, Louth recorded on the first edition c.1880 OS map
MLI98299		TF 3469 8787	Ridge and Furrow, Keddington
MLI98494		TF 339 879	Upper Palaeolithic or Mesolithic blade, Eastfield Road, Louth, recorded in 2012.
MLI116356		TF 3449 8865	Medieval churchyard at the Church of St Margaret, Keddington
MLI117823		TF 3488 8837	Springside Stables, Keddington. Partially extant 19th century farmstead
	ELI1168	TF 3413 8858	1999 construction of an electricity substation at Keddington Road . Medieval plough furrows
	ELI12948	TF 3443 8785	Geophysical Survey 2016 Land South of Chestnut Drive Phase 1. A single ditch at west end of site, not dated.
	ELI12949	TF 3442 8785	Evaluation 2016 Land South of Chestnut Drive Phase 1. No obvious anomalies recorded

Table 1 Monuments, findspots and events within the study area (data from Lincs HER see Figs 3 and 4)

(ELI 12949). The trial trenching demonstrated that despite the proximity of the 12th century Cistercian Abbey to the east and the previous recovery of Roman coins within 400m of the site, the development area itself contained no surviving archaeological remains. An archaeological assessment was prepared for a second phase of development to the south (Field 2019) but the planning archaeologist recommended no further archaeological evaluation given the negative results from Phase 1.

There is no known archaeology on the application site. The potential for medieval remains is considered to be negligible. The potential for prehistoric or Roman remains is untested but given the very low levels of activity within the study area for these periods it is considered to be low.

NHLE No.	Mon No.	Event No.	NGR	Description	Grade
1240149	MLI86552	ELI5124	TF 33945 87984	33 Eastfield Road, Louth.	II
1359895	MLI86553	ELI5125	TF 33949 87989	35 Eastfield Road, Louth.	II
1078197	MLI86868	ELI5457	TF 33917 88057	Baines Flour Mill, Thames Street, Louth. Water-powered flour mill dating to c. 1800	II
1359906			TF33703 87815	Park House 211 Eastgate Early C19. Two storeys in gault brick with roof of greenish tiles, hipped	II
1415995			TF33645 87750	201 Eastgate. 1849; brick with slate roofs	II
1317127			TF 33590 87650	254-256 Eastgate. A pair of red brick semi-detached villas dating to the 1820s, with minor alterations of the C20	II
1359881			TF 33573 87638	250-252 Eastgate. A pair of red brick semi-detached villas of 1826, with minor alterations of the C20	II
1063220			TF33395 87654	Mausoleum and Gothic Ruin at The Priory designed by Thomas Espin c.1812-18	II
1261127			TF33766 87948	Jacksons Warehouse formerly known as Seymour and Castle Warehouse. canal-side warehouse built c1790 following the completion of the canal in 1770	II
1078198			TF 33714 87973	Woolpack Public House. c1790. Red brick, white washed on main front.	II
1240242			TF33745 87966	Navigation Warehouse (formerly known as Warehouse at the Junction of Riverhead and Riverhead Road)former canal-side warehouse built c.1790 following the completion of the canal in 1770, now converted to offices.	II
1165652			TF35210 88736	Abbey Farmhouse. Early C19, C20. Rendered and colourwashed brick. Hipped slate roof	II
1359987	MLI41385		TF34492 88663	Church of St Margaret, Keddington. parish church of probable 12th century origin. Fragments of earlier, possibly Saxon stonework have been re-used in its construction.	II*
1005002				Louth Park Abbey	SAM

Designated Heritage Assets within the study area (data from Lincs HER, see Fig. 3)

Designated Heritage Assets

Part of the Louth Conservation Area extends into the north-western part of the study area and there are fourteen designated heritage assets within the study area and these comprise thirteen listed buildings (one of which is Grade II* and the others are all Grade II). There is one scheduled monument on the eastern edge of the study area, Louth Park Abbey (NHLE 1005002). There are no designated heritage assets within the proposed development site. Any potential impact on these designated assets would be indirect but there is no intervisibility between any of these sites due to intervening residential development on all sides except to the east where Louth Park Abbey is situated. The proposed development would be seen as a small extension of existing modern residential development and would not materially alter any views looking west from the Scheduled site.

Discussion and Conclusion

The present application site lies on the edge of Keddington parish to the north of the Chestnut Drive Phase 1 development where no archaeological remains were found. This assessment has considered the evidence for the presence of heritage assets and the potential for as yet unidentified heritage assets within the application site in accordance with the requirements of NPPF. The potential for as yet unidentified heritage assets (archaeological remains) is considered to be low. There would be no impact on the setting of any designated heritage assets and the proposed development would result in no harm on designated heritage assets as defined by NPPF.

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February 2023
(revised October 2023)

References

- Ministry of Housing, Communities & Local Government 2019 *National Planning Policy Framework*
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- Porter, S. 2016 *Archaeological trial trench evaluation on land south of Chestnut Drive Louth, Lincolnshire* MOLA Northampton report 16/167 September 2016
- Walford, J and Meadows, A, 2016 *Archaeological geophysical survey of land south of Chestnut Drive, Louth, Lincolnshire*, MOLA Northampton 16/68 May 2016

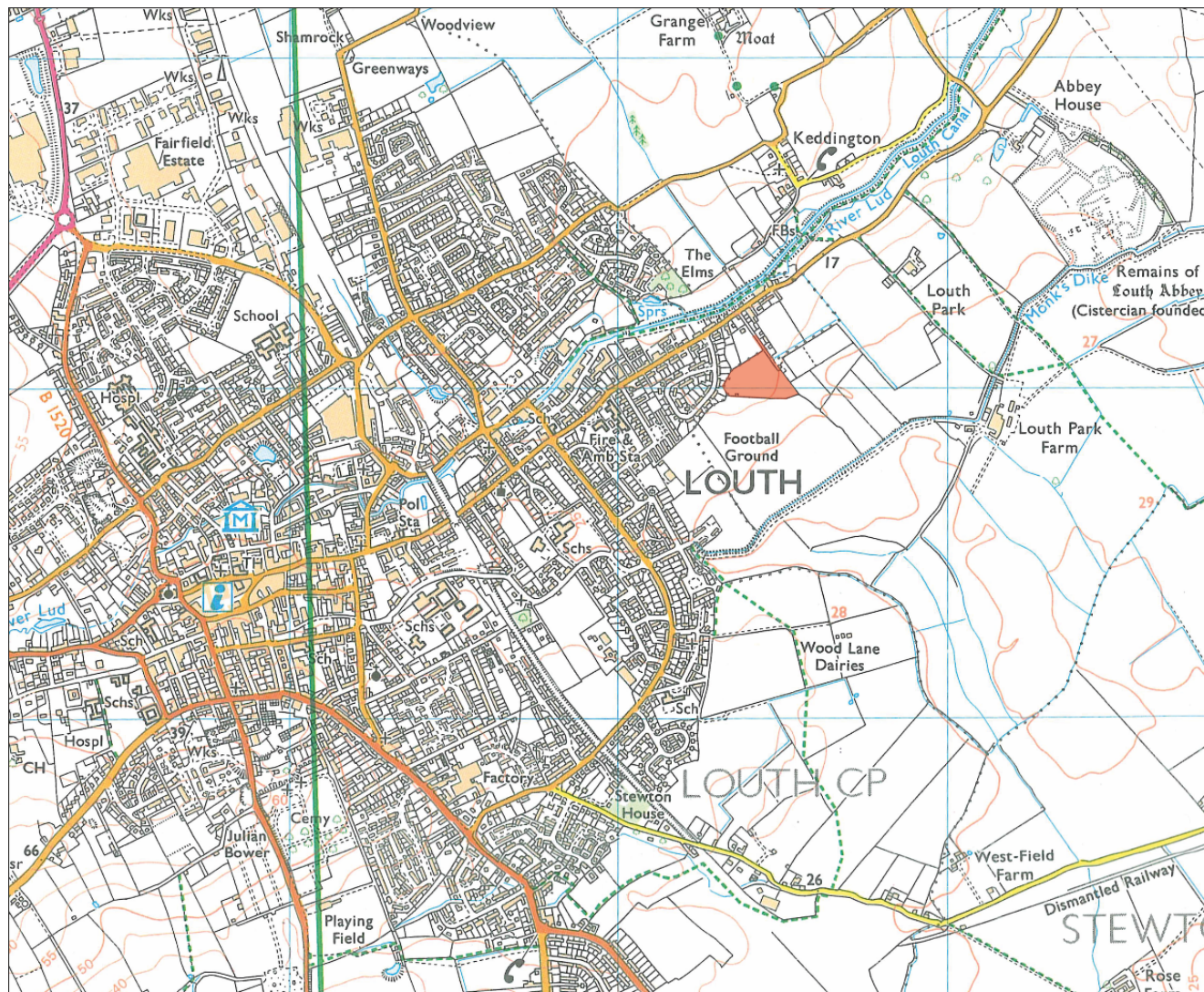


Fig. 1 Briggs Meadow, Park Row, Louth. Site location

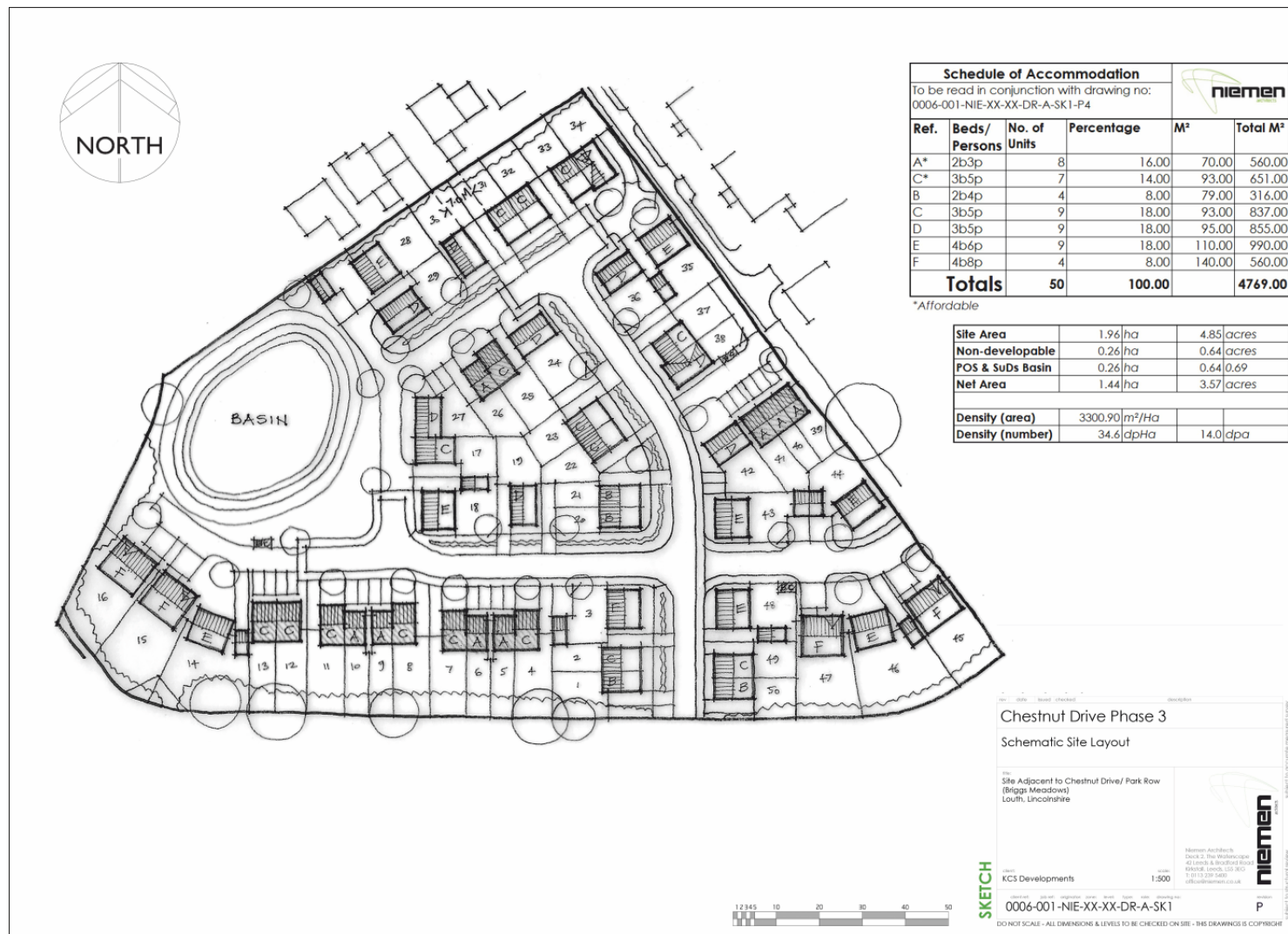


Fig. 2 Briggs Meadow, Park Row, Louth. Concept site layout (Drwg Sk1 rev. P, Nieman Architects)

