

# **Land off Middlegate, Kirton in Holland, Boston, Lincolnshire**

## **Archaeological Evaluation Report**

NGR:	TF 3100 3935
Site code:	MKHE 18
PCAS job no.:	1818
OASIS ref:	preconst3-336232
Accession no.:	LCNCC 2017.10

Prepared for  
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**Fig. 2:** Plan of the proposed development site at scale 1:10,000, showing Area 1 – the current survey area – shaded orange and Area 2 shaded yellow.

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**Appendix 1:** Context Summary

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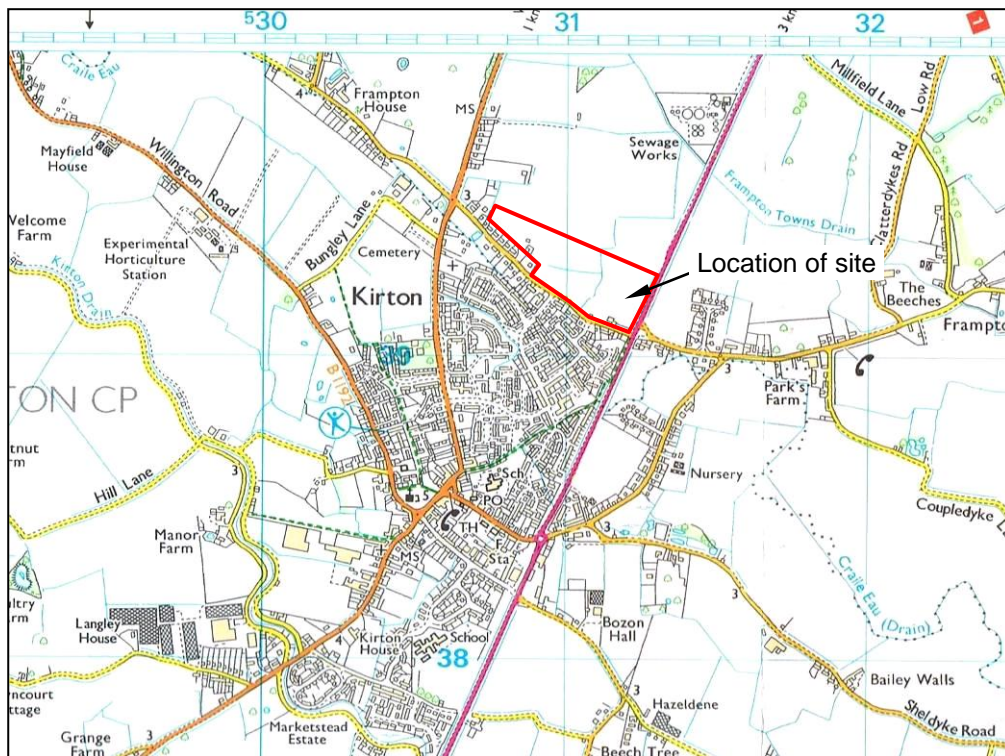
## Non-Technical Summary

PCAS Archaeology Ltd. was commissioned by Larkfleet Homes Ltd. to undertake a scheme of archaeological evaluation trenching on land off of Middlegate, Kirton in Holland near Boston, to investigate the potential for and survival of buried archaeological remains, with the aim of informing a forthcoming planning application for residential development.

The site lies on the northern periphery of Kirton in Holland, a village with late Saxon origins. In the Domesday Book an early church and two saltpans are recorded here, suggesting the village lay on the edge of a coastal salt marsh. Geophysical survey of the site identified potential linear features and a small number of discrete anomalies.

Trenches were targeted on geophysical anomalies, although all but one were devoid of any cut features. Trench 4 towards the centre of the site exposed a ditch corresponding with one of the linear anomalies, and with a field boundary or possible drain identified on historic OS mapping.

It is concluded that further archaeological intervention is unlikely to yield any useful results; that the proposed development is unlikely to impact any significant archaeological remains.



**Figure 1:** Site location plan at scale 1:25,000. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

## 1.0 Introduction

PCAS Archaeology Ltd. (PCAS) was commissioned by Larkfleet Homes Ltd. to undertake an archaeological evaluation on land off Middlegate, Kirton in Holland, to inform and advise a forthcoming planning application for residential development.

## 2.0 Location and description (Fig. 1)

The village of Kirton in Holland (so called to distinguish it from Kirton in Lindsey) is situated within the Borough of Boston in Lincolnshire, approximately 5km to the south of Boston town.

The proposed development site lies at the northern edge of the village, on the north side of Middlegate and the west side of the A16 (the modern main road between Spalding and Boston, formerly the course of the Great Northern Railway's Lincolnshire Loop Line). The site is bounded to the east by the A16, to the south by Middlegate, whose opposite side is fully developed, and to the south-west and west by the rear and side boundaries of residential properties along the north side of Middlegate. The site is approximately 10 hectares in total area, and consists of the southern parts of two arable fields (Areas 1 & 2) separated by a sinuous drain: both fields extend to the north of the proposed development site.

The approximate central NGR of the Site is TF 3100 3935.



**Figure 2:** Plan of the proposed development site at scale 1:10,000, showing Area 1 – the current survey area – shaded orange and Area 2 shaded yellow. OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

### 3.0 Geology and topography

The proposed development site is generally level, and lies at an elevation of between 2.5m and 3.0m above Ordnance Datum sea level (Bunn, 2016).

The drift geology of the area consists of clay and silt Tidal Flat Deposits, overlying a solid geology of Amptill Clay Formation mudstone (*ibid.*).

### 4.0 Planning background

The National Planning Policy Framework (NPPF) came into force in March 2012 (revised 2018), placing the responsibility for dealing with heritage assets affected by development proposals with the developer.

An extract of Section 189 of NPPF reads:

*128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected ... 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 site is currently being considered for a forthcoming planning application for residential development. To inform and advise the application this archaeological evaluation was undertaken to investigate the potential for and survival of any archaeological remains within the site that would be impacted by development proposals, and to inform and advise on any required archaeological mitigation strategy.

### 5.0 Archaeological and historical background

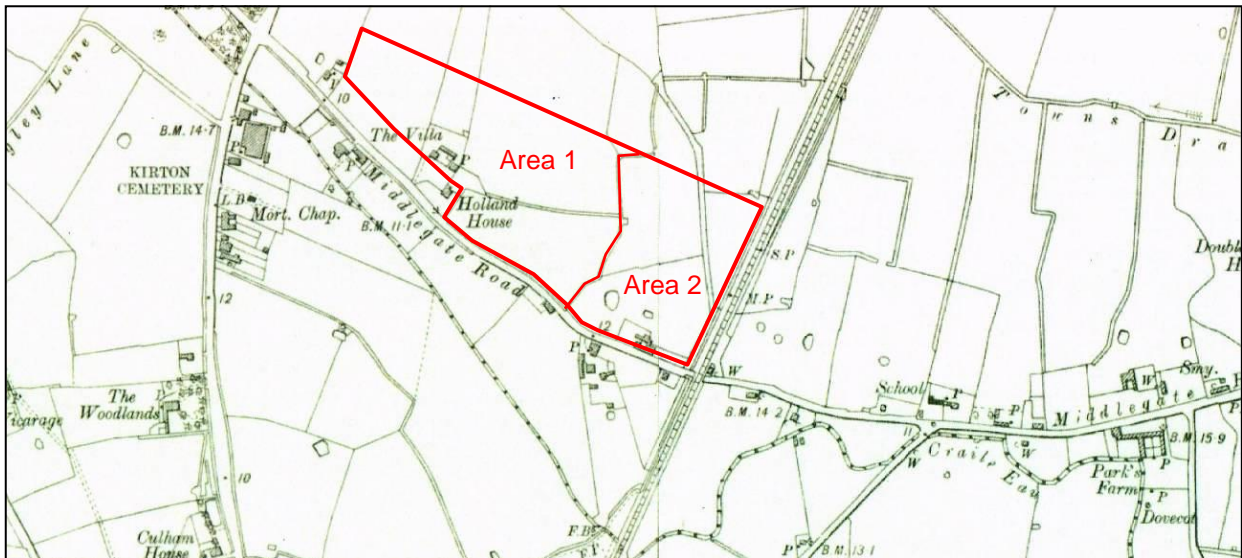
*Extract from the approved WSI (Savage, 2017).*

The settlement of Kirton appears to have been in existence from about 850AD or earlier, although the first documentary record of *Chirchetune*, 'the village with the church', is in the Domesday Survey of AD 1086. Kirton at the time of the Norman Conquest had a church and two salt-pans (indicating that it was then situated at the edge of the coastal marsh), with a recorded population of 52 households. No remains of the Domesday church survive: the earliest fabric in the present parish church of St Peter and St Paul dates to the late Norman period (approximately 1170). As no evidence for another church has been found in Kirton parish, it is postulated that the present church was probably built on the site of the early church (HER ref. 13589).

Previous archaeological works within Kirton village have encountered late Saxon and early medieval remains, including possible field boundaries and environmental evidence suggesting the presence of a farmyard, with finds indicating domestic settlement and metalworking. The evidence indicates that the earlier medieval settlement extended across a larger area than the later medieval village, and silt deposits found during archaeological investigation suggested that the area was subject to flooding in the later medieval period (HER ref. 13589).

A short distance to the west of the site, on the other side of the B1397 (the old Spalding Road) is the historic Frampton House Park, which is recorded on the 1<sup>st</sup> and 2<sup>nd</sup> edition Ordnance Survey mapping (HER ref. ML192279). Portions of the park have now been developed, but much of its layout remains identifiable on modern mapping; however, it is not a designated Historic Park.





**Figure 3:** Extract from 2<sup>nd</sup> edition 6 inch to the mile Ordnance Survey mapping from 1903-06, with the boundaries of both proposed development areas superimposed, showing field boundaries identified by the geophysical survey.

In the late 19<sup>th</sup> century and for much of the 20<sup>th</sup> century, the west side of the site was bounded by the Great Northern Railway's Lincolnshire Loop Line: following closure of the railway line in the late 20<sup>th</sup> century, its route was re-used for the present course of the A16. A crossing-keeper's cottage – a single-storey yellow brick building with a slate roof – stood at the point where the railway crossed Middlegate: it is uncertain whether this building survived the closure of the railway (HER ref. MLI13447).

The Lincolnshire HER records that fieldwalking carried out in 1995 by the Boston Community Archaeologist retrieved a few sherds of post-medieval pottery and some seashells on open land on the opposite side of the A16 from Area 2, while late post-medieval pottery and building material was seen at the southern edge of Area 1 during the same project (HER refs. ELI 8529-30).

A geophysical survey (fig. 4) has recently been carried out across Area 1, the portion of the site that lies to the west of the drain (survey was not possible in Area 2 due to the young crop that was present at the time). The survey recorded a small number of linear and discrete anomalies in the south-western corner that were considered to exhibit some potential as indicators of ditches and pits or the locations of features containing burnt materials, although a possible L-shaped ditch in the south-east corner of the survey area may also have been an earlier course of the extant drain forming the boundary between the two fields. A range of linear anomalies that correspond to recently removed field boundaries/back-filled drains, as depicted on historic maps, were also observed; a magnetically distinct, slightly curvilinear anomaly possibly reflects ferrous-rich infill of a recently removed ditch or, alternatively, a deep back-filled furrow (no such feature is depicted on sourced historic maps, but it is parallel with a known boundary that lies approximately 10m to its north). Widespread traces of cultivation, probably the remains of medieval to post-medieval 'ridge-and-furrow' strip ploughing, were recorded, running both east to west and north to south across the survey area, and some post-medieval field boundaries depicted on historic OS mapping were identified (fig. 3). Stronger magnetic variations were recorded in the vicinity of recently demolished buildings within a former rectilinear enclosure: some of these buildings stood until the late 20<sup>th</sup> century (Bunn, 2016).

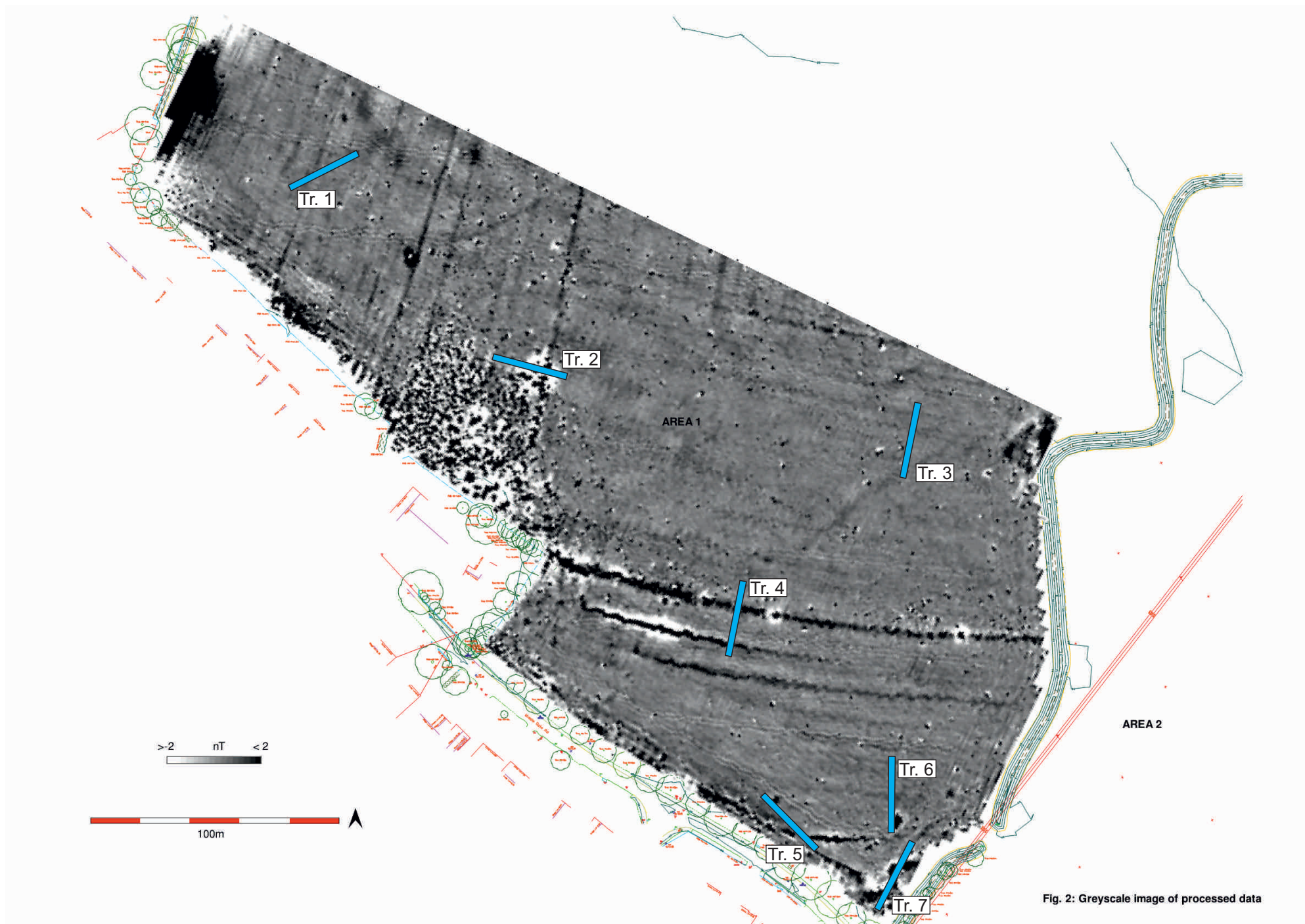


Fig. 2: Greyscale image of processed data

Figure 4a: Trenching plan overlain on greyscale geophysics (Bunn, 2016) (1:2000) A4



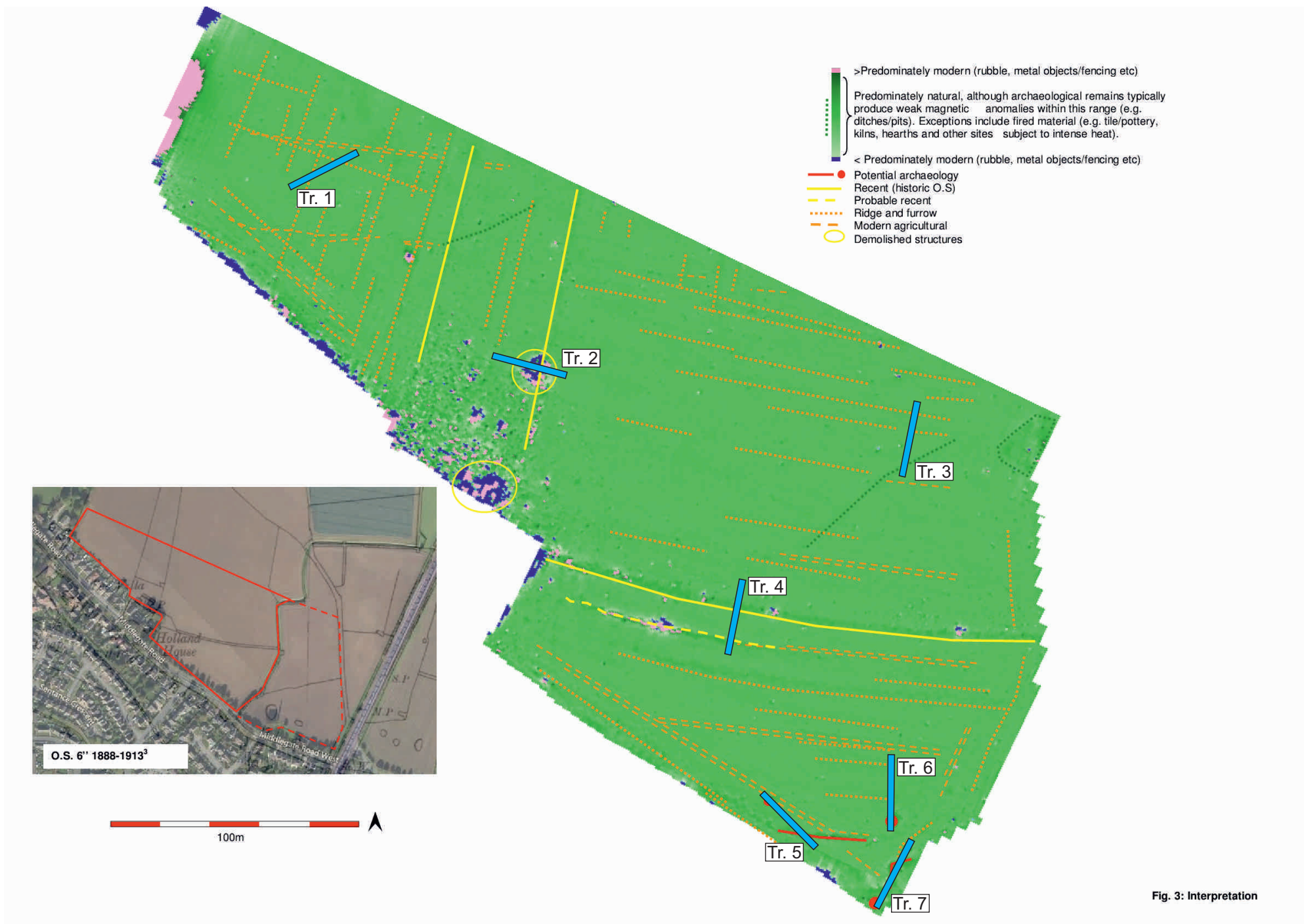


Figure 4b: Trenching plan overlain on interpretive geophysics (Bunn, 2016) (1:2000) A4



## 6.0 Methodology

The evaluation comprised seven 30m long trenches, variously positioned across the site. All site works were undertaken in accordance with an approved WSI (Savage 2017), and trench final positions were surveyed using GPS, accurate to 0.03m (Figure 4, Appendix 2).

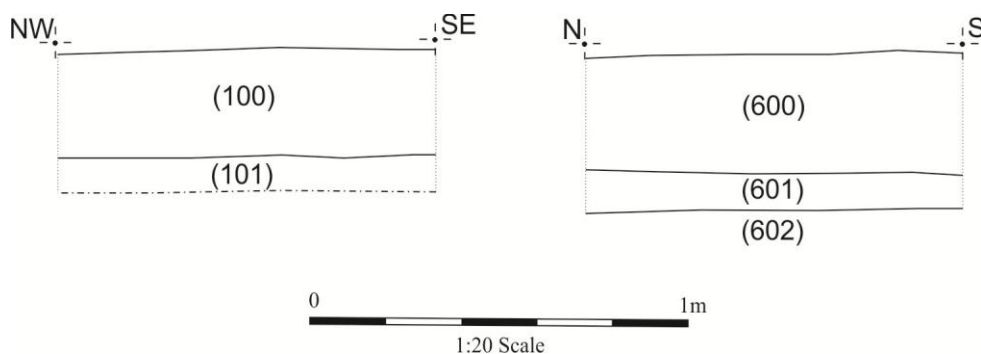
Trenches were initially machine excavated using a 6 tonne tracked 360 excavator fitted with a 1.60m smooth bladed bucket. They were subsequently manually cleaned, and archaeological features were excavated by hand. Sections (including representative sections) were drawn at a scale of 1:20 and features plotted on trench plans drawn at a scale of 1:200; where features were revealed in the trenches the plans were drawn at 1:100. The documentary record was supplemented by a photographic record in digital format, a selection of which is reproduced within this report. Contexts were recorded on standard PCAS record sheets, and an excavation site diary was also maintained. Finds were stored in labelled bags prior to their removal to the offices of PCAS for initial processing and dispatch to relevant specialists.

No artefacts or horizons suitable for environmental sampling were recovered during this scheme of evaluation trenching.

The fieldwork at the site was undertaken between 31<sup>st</sup> October – 1<sup>st</sup> November 2018 by P. Chavasse, and F. Johnson. Conditions at the time were good.

## 7.0 Results

*Of the seven trenches investigated, six were negative of any archaeological features or deposits. Trenches 1, 2 and 3 all lay in the northern part of the site, where the sequence of deposits comprised the modern ploughsoil directly overlying the natural geology. Trenches 5, 6 and 7 lay close together in the southern corner of the site, where magnetic anomalies were identified by geophysical survey. In this area, a thin subsoil was recorded separating the ploughsoil from the natural, but no features were revealed.*



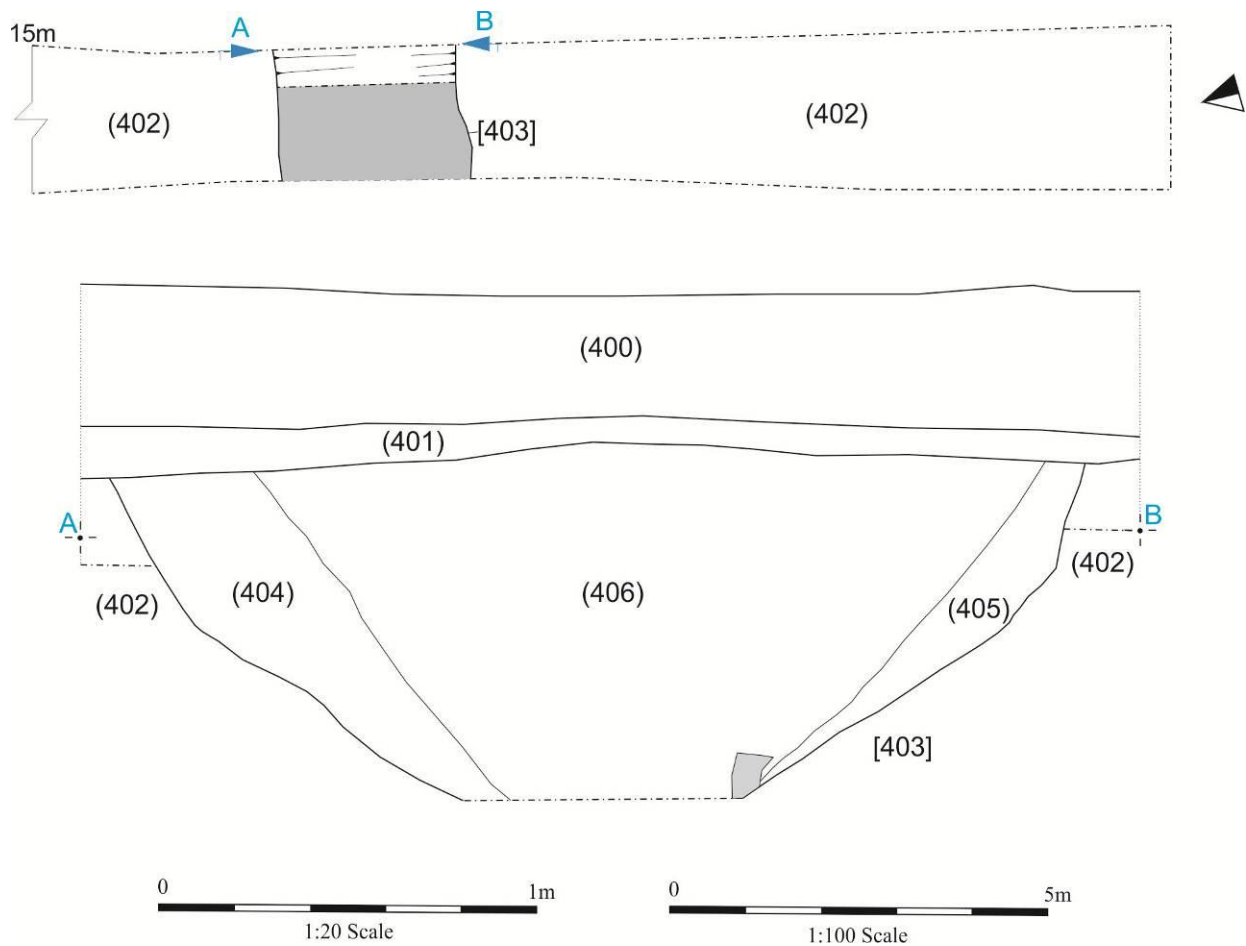
**Figure 5:** Representative sections for Trenches 1 and 6. 1:20

### Trench 4 (Fig. 6)

*Trench 4 lay towards the centre of the site, revealing a single wide ditch, corresponding with a field boundary recorded on historic OS mapping.*

Trench 4 was c.0.62m deep, exposing the natural geology. Cut into this towards the south end of the trench was a single feature, a ditch crossing the trench on a c. east-west alignment. Ditch [403] was over 2.50m wide and more than 1m deep (the base was not established due to health and safety considerations). There were slumps of redeposited natural material on both sides of the ditch (404) and (405), probably where the steep sides of the ditch collapsed soon after excavation. The main central fill (406) was a soft dark clay-sand, from which a single fragment of early modern ceramic drain was recovered (discarded on site).

The ditch is covered by the subsoil (401), which is covered by the topsoil (400).



**Figure 6:** Trench 4 plan (1:100) and section through ditch [403] (1:20)



Left: Ditch [403]

Below: Panoramic view across western part of field



## 8.0 Discussion & Conclusions

Trench 4 was the only trench to reveal any archaeological features. The wide ditch exposed here corresponds with a strong magnetic anomaly recorded by geophysical survey, and also with a linear feature depicted on historic OS mapping. It is not clear from the OS if this feature is a wide field boundary or a trackway approaching Holland House from the east; the exposed ditch indicates it is probably a drainage ditch. A single fragment of ceramic building material was recovered from this feature, identified on site as late 19<sup>th</sup> – early 20<sup>th</sup> century and discarded.



All other trenches were negative of any cut features: Trenches 1-3 lay in the northern part of the site, where faint magnetic anomalies were identified in the geophysical survey. No evidence of these features, provisionally interpreted as modern disturbance or the remains of furrows on the geophysical survey, were revealed in the trenches, and may survive as magnetic shadows only. Trenches 5-7 in the south corner of the site were all targeted on stronger anomalies that were thought to evidence archaeological features. However these trenches were also devoid of archaeological remains.

It is concluded based on the results of this evaluation and the preceding geophysical survey that the proposed development site has limited archaeological potential, and that further intervention is unlikely to yield any useful results.

## **9.0 Effectiveness of methodology**

This scheme of evaluation trenching has identified a single cut feature that corresponds with both the geophysical survey and historic OS mapping, however the remaining trenches were void of archaeological features. The body of data produced by this evaluation is considered sufficient to inform the planning and development process.

## **10.0 Project archive**

The site records, currently in the custody of PCAS, will be prepared according to published guidelines and deposited with a printed copy of this report at The Collection, Lincoln, under the accession number LCNCC 2017.10.

## **11.0 Acknowledgements**

PCAS Archaeology Ltd. would like to thank Larkfleet Homes Ltd. for this commission.

## **12.0 References**

Bunn, D., 2016, *Archaeological Geophysical Survey: Land off Middlegate Road, Kirton, Lincolnshire*. Unpublished client report by Pre-Construct Geophysics, commissioned by PCAS Ltd.

English Heritage (EH), 2011, *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-Excavation (second edition)*. English Heritage Publishing.

Ordnance Survey, 2006, *Spalding & Holbeach, Long Sutton and Kirton: 1:25 000 scale Explorer Series sheet 249*. The Ordnance Survey, Southampton.

Ordnance Survey, 1903-1906, 6" to the mile 2<sup>nd</sup> edition map sheets CXVII.NE and CXVIII.NW

Websites:

<http://www.heritagegateway.org.uk>

<http://list.historicengland.org.uk/mapsearch.aspx>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<https://www.old-maps.co.uk/>

## Appendix 1: Context Summary MKHE 17

Context	Type/relationship	Description	Finds/dating
100	Layer	Modern ploughsoil. Mid greyish brown compact clay-silt. 0.30m deep	
101	Layer	Natural gology. Mid orange brown compact clay-silt.	
200	Layer	Modern plough soil. See 100. 0.35m deep	
201	Layer	Natural geology. See 101	
300	Layer	Modern plough soil. See 100. 0.35m deep	
301	Layer	Natural geology. See 101	
400	Layer	Topsoil. Humic dark grey brown sandy clay. <0.40m deep	
401	Layer	Subsoil. Soft mid grey brown sandy clay. <0.10m deep	
402	Layer	Natural geology. See 101	
403	Cut	Cut of probable former field boundary. Steep straight sides, base not established. 2.56m wide, >1m deep	
404	Fill of 403. below 406	Probable bank slump on northern edge, soft mid orange yellow brown clay sand. 0.42m wide	
405	Fill of 403. below 406	probable bank slump on southern edge, soft mid ornage yellow brown clay sand. 0.24m wide.	
406	Fill of 403. Above 404 & 405	Main fill or possible recut, Dark brown grey clay sand, occasional sand patches. 2m wide.	
500	Layer	Modern plough soil. See 100. 0.30m deep	
501	Layer	Subsoil. Mid ornage brown firm and friable fine sandy silt. 0.10m deep	
502	Layer	Natural geology. Light yellowish brown fine mottled sandy silt.	
600	Layer	Modern plough soil. See 100. 0.30m deep	
601	Layer	Subsoil. See 501. 0.10m deep	
602	Layer	Natural geology. See 502	
700	Layer	Modern plough soil. See 100. 0.30m deep	
701	Layer	Subsoil. See 501. 0.10m deep	
702	Layer	Natural geology. See 502	

**Appendix 2: Trench locations and levels**  
*Easting, Northing, level mOD*

*Trench 1a - 530823.799, 339480.528, 2.834*  
*1b - 530880.127, 339399.051, 2.680*

*Trench 2a - 530880.127, 339399.051, 2.680*  
*2b - 530909.686, 339392.004, 2.546*

*Trench 3a - 531051.031, 339383.928, 2.856*  
*3b - 531045.593, 339353.248, 2.906*

*Trench 4a - 530982.176, 339311.381, 2.846*  
*4b - 530976.054, 339280.911, 2.822*

*Trench 5a - 530991.412, 339224.912, 2.835*  
*5b - 531013.151, 339204.142, 3.056*

*Trench 6a - 531042.943, 339241.410, 2.959*  
*6b - 531043.509, 339210.618, 3.010*

*Trench 7a - 531052.035, 339207.048, 2.977*  
*7b - 531038.627, 339179.819, 2.630*



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