

**Land East of Linchfield Road, Market Deeping,
Lincolnshire**

Archaeology and Heritage Assessment

Land East of Linchfield Road, Market Deeping, Lincolnshire

Archaeology and Heritage Assessment

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Contents

Section 1: Introduction and Methodology.....	1
Section 2: Policy Context	2
Section 3: Existing Baseline.....	4
Section 4: Site Visit	8
Section 5: Impact Assessment and Conclusions	9
Section 6: References and Sources	10

Appendix

Appendix 1: Lincolnshire Historic Environment Record Gazetteer

Figure

Figure 1: Site and Identified Archaeology

Plates

Plate 1: St. James' Church, looking north west

Plate 2: Map of Deeping St. Jams

Plate 3: South of site, looking south east from Linchfield Road

Plate 4: North of site, looking north east

Plate 5: Sheepskin Hall, looking north east

Plate 6: Sheepskin Hall, looking south from Towngate East

Plate 7: St. James' Church spire (zoomed) from south of site

Plate 8: View east from north east corner of site

Section 1: Introduction and Methodology

- 1.1. This archaeology and heritage assessment has been prepared by BSA Heritage Limited on behalf of Rosconn Group to support the allocation of an area of land lying east of Linchfield Road, Market Deeping, Lincolnshire for residential and related development.
- 1.2. The assessment considers a parcel of arable land as shown in Figure 1. The overall area considered totals approximately 40 hectares. The site's centre point is located at NGR TF 1525 1085. The site has a very slight slope down from the west to the east and from circa six metres Above Ordnance Datum to circa five metres AOD.
- 1.3. The site is bounded by Linchfield Road with residential development beyond to the west. Towngate East marks much of the site's northern boundary, with a complex of structures at Sheepskin Hall south of the road and excluded from the site. Fields west of Hall Meadow Road lie east of the site, whilst open land north of Spalding Road (B1525) lies south of the site.
- 1.4. The British Geological Survey records the site as having Oxford Clay Formation mudstone geology. Superficial deposits are sand and gravel River Terrace deposits in the north, with alluvial deposits across much of the south of the site.
- 1.5. A number of existing sources of information have been consulted to inform this assessment. These include the Lincolnshire Historic Environment Record (HER) which holds records relating to known or suspected archaeological and heritage sites, findspots¹ and the results of past archaeological investigations. Information held by Lincolnshire Record Office in Lincoln, including historic maps, were also consulted. Historic Ordnance Survey maps and useful secondary sources were also available online.
- 1.6. Both the HER and Historic England's online National Heritage List for England hold details of designated heritage assets including listed buildings and Registered landscapes. South Kesteven District Council (SKDC) was also consulted as to further information relating to planning policy and heritage information, including reports relating to conservation areas.
- 1.7. Section 3 summarises previously recorded archaeology and heritage for the site and a wider study area surrounding it, as well as summarising known historical land use. Section 4 summarises the findings of the site walkover. Section 5 confirms the site's likely archaeological interest, impact of the development and suitable mitigation of potential adverse effects in accordance with current policy and guidance summarised in Section 2.

¹ Findspots are the location of the recovery of archaeological material only, without associated features.

Section 2: Policy Context

Legislation

- 2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, provides duties for decision-takers to have special regard to preserving listed buildings and their settings (Section 66) and preserving or enhancing the character and appearance within conservation areas (Section 72). Section 102 of the Levelling-up and Regeneration Act 2023 will extend a special regard duty to other designated heritage assets, including Registered Parks and Gardens and scheduled monuments, but the provision is not yet in force (HMSO 1990 & 2023).
- 2.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge their responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework. By implication and subsequent legal decision, preserving the character and appearance within conservation areas also has to be given considerable weight.

National Policy

- 2.3. The National Planning Policy Framework (NPPF) has been revised six times since it was first published in 2012 (DCLG 2012, MHCLG 2024). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed.
- 2.4. Heritage assets are still defined in the NPPF glossary as (in essence) any designated or undesignated element of the historic environment meriting consideration in planning decisions given its heritage interest. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 212).
- 2.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of Grade II listed buildings or Grade II registered parks and gardens should be exceptional, and for designated heritage assets of the highest significance it should be wholly exceptional (Paragraph 213).
- 2.6. Paragraph 215 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing an optimal viable use. Paragraph 216 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a: '*...balanced judgement....having regard to the scale of any harm or loss and the significance of the heritage asset.*'
- 2.7. Where heritage assets are to be lost, Paragraph 218 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 2.8. The current local policy is contained within the 2020 *South Kesteven Local Plan* (SKDC 2020). The Local Plan includes Policy EN6: The Historic Environment which confirms that the Council will seek to protect and enhance heritage assets and their settings in accordance with the NPPF.
- 2.9. It is noted that substantial harm or total loss of heritage assets will be resisted and that the public benefits of proposals will need to outweigh harm for permission to be granted. Although preservation *in situ* of archaeological sites is noted to be preferred, the policy notes that archaeological investigation ahead of or during development may be an acceptable alternative.
- 2.10. The made *Deepings Neighbourhood Plan* contains Policy DNP8: Protecting Heritage Assets (SKDC 2021). Although most of the policy relates to the settlements' conservation areas, it also confirms that listed buildings and scheduled monuments within the '*immediate locality*' of new development should be sensitive to these designated assets and their settings. It also states that proposals with an unacceptable impact on such assets will not be supported.

Guidance

- 2.11. The Ministry of Housing, Communities and Local Government has produced Planning Practice Guidance which supports the NPPF (MHCLG 2024). This includes a section titled *Enhancing and Conserving the Historic Environment*. More recently, Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed the assessment.
- 2.10. Historic England's updated version of its *The Setting of Heritage Assets* is designed to guide their own staff, local planning advisors and specialists in determining what forms a setting and how it adds to or detracts from the significance of a heritage asset or assets (Historic England 2017). It also advises on assessing the effect of development proposals and how to avoid or minimise loss of or enhance significance.
- 2.11. The Guidance confirms that the consideration of setting is a matter of 'informed judgement' and sets out five stages involved in robust assessment of setting. The heritage assets which have a setting, whether designated or undesignated, have to be defined through a suitable level of research. However, the Guidance confirms that setting is not a heritage asset or designation in itself.
- 2.12. The Guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance. Given Appeal decisions in relation to the effect of development on highly visible assets such as churches, the revised Guidance includes specific reference to these and confirms that although churches may often be visible for long distances, they are unlikely to be affected by development unless it '*competes with them*' e.g. a tower block or wind turbine.

Section 3: Existing Baseline

- 3.1. This section details sites and finds recorded by the Lincolnshire Historic Environment Record (HER) for a kilometre radius study area centred on the site. These records were complemented by information available at the Lincolnshire Record Office in Lincoln and Historic England's National Heritage List for England, online. Historic maps and pertinent secondary sources were also available online. Figure 1 marks the location of sites and records mentioned below and an inset of an historic Ordnance Survey map of 1887.
- 3.2. The Lincolnshire HER includes a number of duplicate 'event' and 'monument' entries and the most appropriate record number is used below, whilst records located on the periphery of the study area are not detailed where they have no bearing on an assessment of the site's archaeological potential and would certainly not be affected by the proposals.

Designated Heritage

- 3.3. An initial search of the NHLE indicated that the only designated heritage asset located where it might be affected by the proposals is a scheduled area of previously identified Iron Age and Roman settlement at Hall Meadow, approximately 700 metres east of the site (Figure 1). The citation for this 'Iron Age and Roman settlement including a saltern on Hall Meadow' confirms an important multi-period site. The site has been characterised through fieldwalking, a site survey and borehole sampling and includes mounds surviving to a maximum of a metre above the current ground surface and building platforms which are still visible. Finds have included briquetage which reflects salt production and the scheduled area is known to include a palaeochannel watercourse which is now filled in, but is likely to preserve organic material in waterlogged deposits.
- 3.4. The site lay historically in Deeping St. James parish, although the conservation area designations which cover both this and Market Deeping's historic cores lie at a distance from the site and are separated from it by extensive later development. A further scheduled area, relating to a significant Roman site lies more than a kilometre south of the site at Priors Meadow, although this is an 'old' record and no details are provided (just off Figure 1 in south east).
- 3.5. Most of the settlements' listed buildings are located within the historic cores of the two settlements. Others are also separated from the site by both distance and later development. To the east of the site, the closest listed building is a Grade II listed milestone, more than a kilometre from the site on Towngate East. It was concluded that development of the site's level ground would not harm the significance of any designated heritage asset other than, possibly, the scheduled site at Hall Meadow to the east.
- 3.6. During the site walkover, it was noted that the spire of Deeping St. James' parish church could be discerned on the skyline (Figure 1, Plate 1, see below). This Grade I listed parish church was originally the 12th century priory church and this is reflected in its architecture, with limestone and a roof of Collyweston stone tiles. There have been subsequent extensions and alterations, including in circa 1730 and 1819. A Grade II* former farmhouse and three Grade II table tombs lie north and south of the church itself.

Other HER Records

- 3.7. Although the southern half of the site is devoid of any previously recorded archaeology or heritage, a total of seven records are located within or extend into the site area in the north (Figure 1). Most of these relate to three phases of archaeological investigation which included parts of the site.
- 3.8. As part of extensive investigations in the wider region in the early 1990s, the Fenland Project, several fields within the site were subject to background research and systematic surface connection (fieldwalking). The presence of soilmarks generated by richer soils reflecting past settlement coincided with concentrations of Roman pottery and other material which was taken to indicate the sites of occupation in that period (HERs 34054 & 34055).
- 3.9. Three foci of finds were identified in the north east of the site, but it is not clear why two are given the same HER number (HER 34055). Less certain as a 'site' located during the Fenland Project investigations was a smaller area of finds adjacent to Towngate East in the north of the site which did not coincide with a soilmark (HER 34056).
- 3.10. Later that decade, fieldwalking was undertaken ahead of a proposed new water main parallel and south of Towngate East and alongside Hall Meadow Road east of the site. Interestingly, this work only recovered three post-medieval finds and a single prehistoric flint within the site (HERs 82046, 82047 & 82066). Such a low level of finds does not suggest high potential.
- 3.11. Most recently, in 2011 and ahead of residential development west of the site and Linchfield Road, both geophysical survey and trial trenching were undertaken to understand the archaeological potential of the area (HER 11068). This work identified extensive archaeological remains which were dated to the Iron Age and Roman periods and included evidence for nearby stone buildings and salt production. The HER defines this area of activity as extending into the site itself.
- 3.12. HER 123834 relates to the farmstead at Sheepskin Hall enveloped by the site in its north east and adjacent to Towngate East. The site was identified by the Greater Lincolnshire Farmstead Project and the entry notes that the farmstead is 19th century and now less than 50% complete, with large modern structures adjacent.
- 3.13. Most of the records close to the site echo the records within it. The earliest record is to the find of a Neolithic polished stone axe south of the site (HER 33447). HER 33445, west of the site and Linchfield Road, records the find of a Bronze Age cinerary urn on a 'platform' during quarrying in 1898. Both find locations are to within a hundred metres' accuracy only.
- 3.14. Midway between the site and the scheduled site at Hall Meadow, HERs 168 & 4131 refer to a further Iron Age through to Roman mounded settlement site which was investigated as part of the Fenland Project in the early 1990s. Investigation confirmed the presence of a paleochannel and four-post timber structure and other features of Middle Iron Age date, as well as a continuation of occupation into the Roman period. It is possible that cropmark features including a trackway and enclosure located north of Towngate East are related to this (HER 83590).
- 3.15. A large number of the HER records for the study area are also linked to fieldwalking completed in 1998 to inform the route of a proposed water main. However, the majority of these records relate to recovery of relatively limited quantities of post-medieval material only (HERs 82048, 82053 & 82054).

- 3.16. HERs 82041 & 82042 record limited amounts of both medieval and post-medieval pottery west of the site, whilst HER 82051 records the find of a single sherd of 'Post-Roman pottery'.
- 3.17. The same survey also recorded single prehistoric worked flints east of the site (HERs 82067 & 68). None of these finds indicate high archaeological potential. More recently, a watching brief during groundworks adjacent to Towngate East and north west of the site only recorded a single undated ditch (HER 90652).
- 3.18. A number of investigations associated with small-scale development south of the site in recent decades have also not identified any significant archaeological remains. Watching briefs at the secondary school south of the site in 2004 and 2019 had negative results (HERs 6062 & 13405). Trial trenching and a watching brief north of Spalding Road in 2007 and 2010 identified undated, but likely modern features and a single prehistoric flint flake (HERs 97344 & 10758).
- 3.19. HERs 123823 and 123824 north west of the site record two further 19th century farmsteads: Swines Meadow Farm and 'Five Houses' respectively.

Historic Maps

- 3.20. As noted below, a 17th century map reproduced in a secondary source indicates that the site lay within the open fields of the Deepings. The earliest detailed map available was the map accompanying the 1815 Enclosure award for both parishes (Plate 2). This indicates that the site was open as now, but that there were more divisions. Each field was allocated to a different owner and the central part of the site appears to have been part of a larger field including areas to the east.
- 3.21. The area north west of the site was in place, whilst the official course of a modern Public Right of Way in the north echoes 1815 field boundaries. The two existing footpaths were in place on similar alignments by 1815. Three small buildings are shown at Sheepskin Hall.
- 3.22. The Ordnance Survey map of 1887 shows a similar situation to that early in the 19th century (Figure 1). More field boundaries are shown across the site, with the eastern boundary in place in the centre. An east to west strip of woodland is also shown in the centre. Sheepskin Hall had a greater number of structures, albeit still all small. A pond lay in the north west of the farm area. No substantive change is evident on maps of 1905 and 1952. Gravel works west of Linchfield Road confirm the location of the Bronze Age urn lay beyond the site.

Other Sources

- 3.23. Standard secondary sources include the Victoria County History second volume which details a priory at Deeping from the 12th century, but provides no detailed information for the site or its environs (Page 1906). Pevsner focuses on areas away from the site, whilst there is no place-name volume (Pevsner & Harris 1989).
- 3.24. An Extensive Urban Survey has been completed for the Deepings and confirms information from other sources (Historic England and Lincolnshire County Council 2023). 'Deepings' is thought to originate from 'Deep fen' and Market Deeping was Deeping St. Guthlac until the 13th century grant of a market. A map of the area of 1670 is reproduced and indicates the site would have lain within the open field system and presumably 'Linch Field'.

- 3.25. The citation for the Hall Meadow scheduled site notes that the area was extensively and densely settled in the Roman period at the edge of the Fen. Farmsteads or groups of farmsteads amidst their field systems were focussed on animal husbandry where the summer pasture and fodder of the freshwater fenland complemented year round pasture and arable on higher ground. Drove ways connected these areas and settlement was sometimes sited on raised mounds to protect from flooding. Salt was also produced from tidal waterways. Similar, yet less extensive settlement existed in the Iron Age, whilst Roman activity seems to have reached a peak in the 2nd century before worsening weather made the area less appealing.
- 3.26. The report on fieldwork within the site and beyond in 1992 confirms that the sites listed within the site by the HER were identified as Roman sites 1, 2a & 2b and 3 by the Fenland Project (Lane & Hayes 1992). These appear to have been in the most western of the areas surveyed within the two parishes. The report concludes that the land appears to have been drier in the Roman era, which may have been due to drainage improvements. Numerous sites dating to other pre-medieval periods were also identified.

Section 4: Site Visit

- 4.1. The site and wider area were visited in July 2025 in order to identify any hitherto unrecorded features of interest within the site and confirm its current land use. The wider area was also considered to inform an understanding of the relationship between the site and heritage assets which might be adversely affected by proposed development.
- 4.2. The walkover of the site confirmed that it now entirely consists of a single parcel of land which was under a cereal crop (Plates 3 & 4). No features at all were visible within the crop other than the lines of two Public Rights of Way which had been left as bare earth.
- 4.3. In the north east of the site area, the site encircles the square curtilage of 'Sheepskin Hall', a farmstead which includes a brick and pantile roofed farmhouse and some ancillary farm buildings (Plates 5 & 6). These latter include only one small single storey brick and pantile structure in the west which looks to be of any age and which is flanked by post war concrete faced structures. A concrete cart shed lies north of the farmhouse, whilst larger post-war, largely metal sheet sided barns lie in the south of the site.
- 4.4. The site is open, with no boundary vegetation between the site and Linchfield Road and the modern housing beyond (Plate 3). Hedgerows and a line of trees lie south and east of the site, with a strong treed boundary between the site and a parcel at the junction of Linchfield Road and Towngate East to its north west.
- 4.5. As noted above, the site visit indicated that the spire of St James' Church in Deeping St. James could just be seen from within the site (Plate 7). However, this landmark is not conspicuously higher than a number of trees in the same view and is unlikely to be noticed by most individuals. The site visit confirmed that both the church and other designated heritage assets to the south and west are screened from the site by modern development. In the level landscape, it is only the church spire which is visible at all.
- 4.6. Views from the north eastern edge of the site towards the scheduled monument at Hall Meadow were also considered and the monument visited (Plate 8). Despite the general openness of the area, intervening vegetation does filter views in this direction and there is a large modern property between the site and Hall Meadow Road. Given the scheduled site consists of a low grassed mound(s) bounded by hedgerows, it is not apparent from the site.

Section 5: Impact Assessment and Conclusions

- 5.1. This archaeology and heritage assessment supports allocation for residential and associated development of a parcel of land lying east of Linchfield Road, Market Deeping, Lincolnshire. The work has been completed on behalf of Rosconn Group and in accordance with current national and local policy and guidance.
- 5.2. The report has been informed by data obtained from the Lincolnshire Historic Environment Record, the county archives and online sources, including Historic England's National Heritage List for England. These sources informed a site walkover in July 2025.
- 5.3. The only designated heritage asset within a kilometre of the site is a scheduled Iron Age and Roman settlement site at Hall Meadow, more than half a kilometre east of the site. The site visit confirmed that the low mounds of the scheduled area are screened from the site by hedgerows and, given the distance, development of the site would not affect the significance of the scheduled monument.
- 5.4. No other designated or otherwise significant heritage assets would be affected by the proposals. All lie at a considerable distance and are screened from the site by later built development and vegetation given level topography. The spire of St. James' Church, in Deeping St. James to the south is visible from parts of the site. However, the site would not be visible from close to the church itself and this visibility does not mean that the site's development would harm the Grade I listed church's significance.
- 5.5. No features of archaeological significance survive above ground within the site. Some of the site boundaries reflect long-standing divisions, but all would be retained as part of the proposals. The site itself has lost all of the internal boundaries shown on historic maps and, given development west of Linchfield Road and to the north and south, the site does not have any special historic landscape interest.
- 5.6. There are indications of the area having been settled from prehistory, partly due to parish wide survey as part of the Fenland Project more than 30 years ago. Indeed, this regional investigation identified likely Roman settlement sites in the north of the site, as well as a less convincing 'site' to their north, close to Towngate East.
- 5.7. The area is known to have been intensively settled in the Roman period and the remains within the site are likely to reflect farmsteads and their surrounding field systems. Unlike Iron Age through to Roman sites to the east, remains were not mounded and will have been subject to a greater level of truncation from subsequent medieval and later ploughing which will have reduced the significance of these locally common site types.
- 5.8. Given the previously identified sub-surface archaeological deposits within the site, evaluation will be required as part of the planning process. Initial non-intrusive geophysical survey would complement work done to date and clarify the likely extent and nature of remains within the site. Trial trenching would subsequently clarify the significance of surviving deposits. All work would be agreed in advance with the archaeology officer and undertaken in accordance with a Written Scheme(s) of Investigation (WSIs).
- 5.9. Where significant sub-surface remains are revealed, it would almost certainly be appropriate for the impact of development to be mitigated through further investigation, as with the archaeological remains revealed west of Linchfield Road. This approach would allow the site to be developed in accordance with current policy and guidance.

Section 6: References and Sources

Bowman E. 1992 *Memories of Market Deeping* Market Deeping?

Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London

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Hall D. & Coles J. 1994 *Fenland Survey – an Essay in Landscape and Persistence* London

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Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* London HMSO 1990 *Planning (Listed Buildings and Conservation Areas) Act* London

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Lane T.W. & Hayes P.P. 1992 *The Fenland Project Number 5: Lincolnshire Survey, the South-West Fens* Sleaford (published by East Anglia Archaeology, Report No. 55)

Ministry of Housing, Communities and Local Government (MHCLG) 2024 *National Planning Policy Framework* London (7th edition)

Page W. (ed.) 1906 *History of the County of Lincolnshire*, vol. 2, London

Pevsner N. & Harris J. 1989 *The Buildings of England: Lincolnshire* London

South Kesteven District Council (SKDC) 2020 *South Kesteven District Council Local Plan 2011 – 2036* Grantham

South Kesteven District Council (SKDC) 2021 *Deepings Neighbourhood Plan* Grantham

Maps

Enclosure Award for Market Deeping and Deeping St. James of 1815 (LRO ref. PAR17/1)

Six inch to the mile Ordnance Survey maps of 1887, 1905 & 1950 (Sheet 147 SW)

Web Sources

Britain from Above website accessed at www.britainfromabove.org.uk

British Geological Survey online geology viewer at
<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

British History Online accessed at www.british-history.ac.uk

Fenland Project Number 5 report accessed through Archaeology Data Service (ADS) at
www.archaeologydataservice.ac.uk

Google aerial image accessed at www.google.com/maps/places/shenley

Historic England's National Heritage List for England accessed at www.historicengland.org.uk/listing/the-list

Maps of site accessed at National Library of Scotland at www.nls.uk

Street Map Ordnance Survey map of area accessed at www.streetmap.co.uk

Appendix 1: Lincolnshire Historic Environment Record Gazetteer

HER no.	NGR (TF prefix)	Period	Notes
168	1584 1154	Iron Age & Roman	Large mounded settlement site with MIA and continuation into Roman period. IA four post structure and other features and finds recorded in 1991 EH excavation as were Roman enclosures (See also HERs 4131 and 34043&44).
6062	1527 0999	N/a	Watching brief at school by APS in 2004 recorded nothing of note.
10758	1560 1022	Prehistoric	Five trenches by APS in 2010 revealed a pit and ditch and finds of medieval pottery, fired clay and one worked flint.
11068	1415 1091	Iron Age & Roman	Trial trenching in 2010/11 by APS revealed remains of long-standing settlement. Indications of stone buildings nearby and of salt production (briquetage). HER14508 relates to geophysical survey.
13405	1533 0997	N/a	2019 ULAS watching brief at school recorded nothing of note.
33445	1499 1042	Bronze Age	Cinerary urn recovered during quarrying in 1898 circa a metre below the ground surface.
33447	154 101	Neolithic	Polished stone axe findspot.
34054	1510 1097	Roman	Roman occupation site identified by Fenland Project fieldwalking in 1992. Soilmark and finds including pottery, bone, quern and tile indicated a site which might extend into field to south east. Likely related to HER 34055.
34055	1536 1114	Roman	Roman occupation site identified by Fenland Project fieldwalking in 1992. Soilmark and finds including pottery, bone, tile and a coin indicated a site with two foci and likely related to HER 34054.
34056	1521 1135	Roman	Possible Roman occupation site identified by Fenland Project fieldwalking in 1992. No soilmark and thin spread of finds including pottery, sparse bone and rubble.
82041	1437 1121	Medieval/PM	Pottery recovered during fieldwalking in 1998.
82042	1454 1129	Medieval/PM	Pottery recovered during fieldwalking in 1998.
82046	152 113	Post-medieval	A pot sherd and tile recovered during 1998 fieldwalking.
82047	154 113	Post-medieval	One sherd found during 1998 fieldwalking.
82048	1562 1136	Post-medieval	Five pot sherds found during fieldwalking in 1998.
82051	157 112	Post-Roman	Single sherd of 'Post-Roman' pottery recorded in 1998.
82053	159 108	Post-medieval	Fieldwalking finds in 1998 included one pottery sherd, tile pieces and a clay pipe fragment.
82054	1617 1065	Post-medieval	A dozen pottery sherds, tile and clay pipe fragment recorded in 1998.
82066	150 113	Prehistoric	Single worked flint find during 1998 fieldwalking.
82067	158 110	Prehistoric	Single worked flint find during 1998 fieldwalking.
82068	159 108	Prehistoric	Single worked flint find during 1998 fieldwalking.
83590	1541 1159	Undated	Cropmark features include a trackway and enclosure.
90652	1490 1135	Undated	Single ditch recorded during watching brief close to Towngate East in 2007. Likely related to road or field system. Also HER 7871.
97344	1604 1044	Undated	Four features including pits and ditches were recorded during a watching brief in 2007. Features were probably post-medieval. Also HER 9281.
123823	1488 1140	19 th century	Swines Meadow Farm was assessed as part of Lincs. Farms survey.
123824	1456 1138	19 th century	Five Houses is a farmstead which has lost more than half its original structures.
123834	1535 1133	19 th century	Sheepskin Hall has lost more than half of its original structures and has large sheds adjacent.

Figure 1: Site and Identified Archaeology

Plates



Plate 1: St. James' Church, looking north west

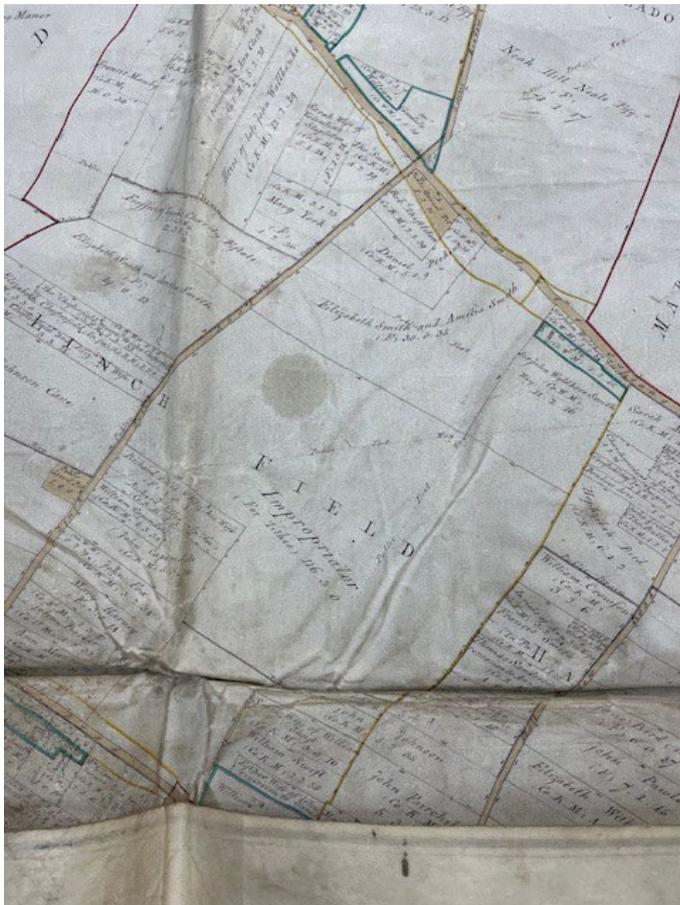


Plate 2: Map of Deeping St James



Plate 3: South of site, looking south east from Linchfield Road



Plate 4: North of site, looking north east



Plate 5: Sheepskin Hall, looking north east



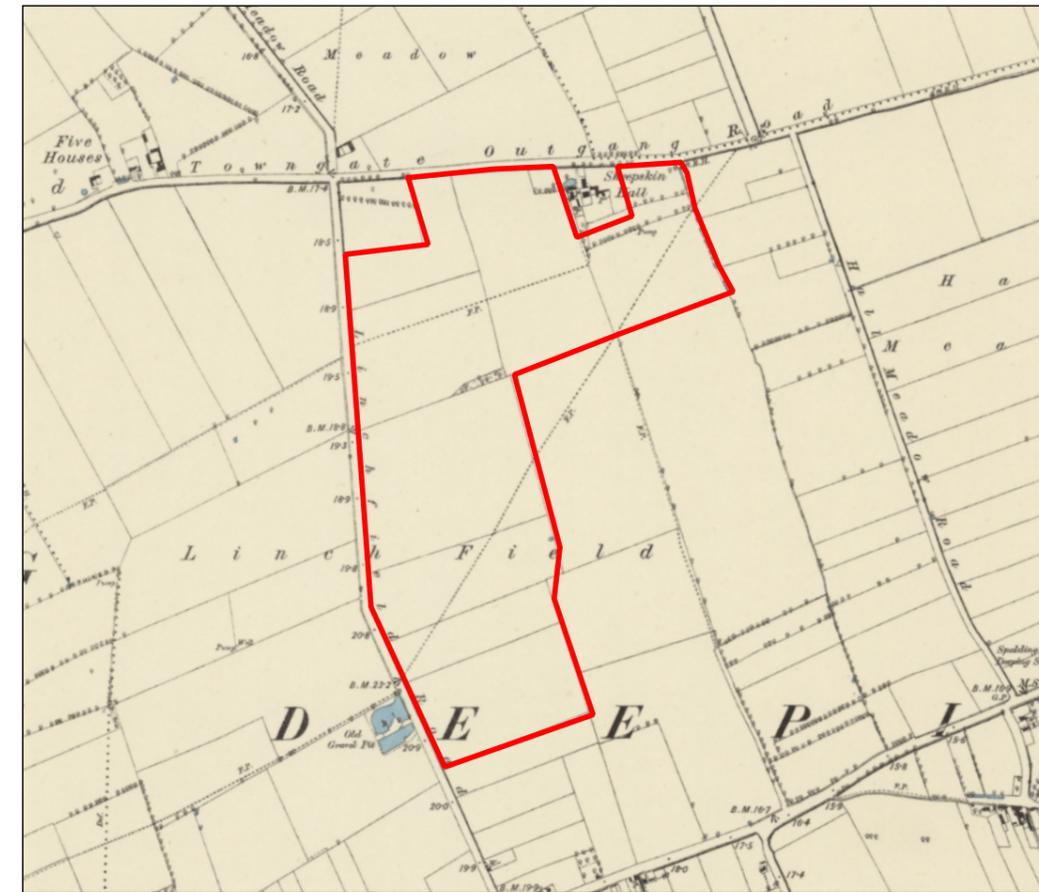
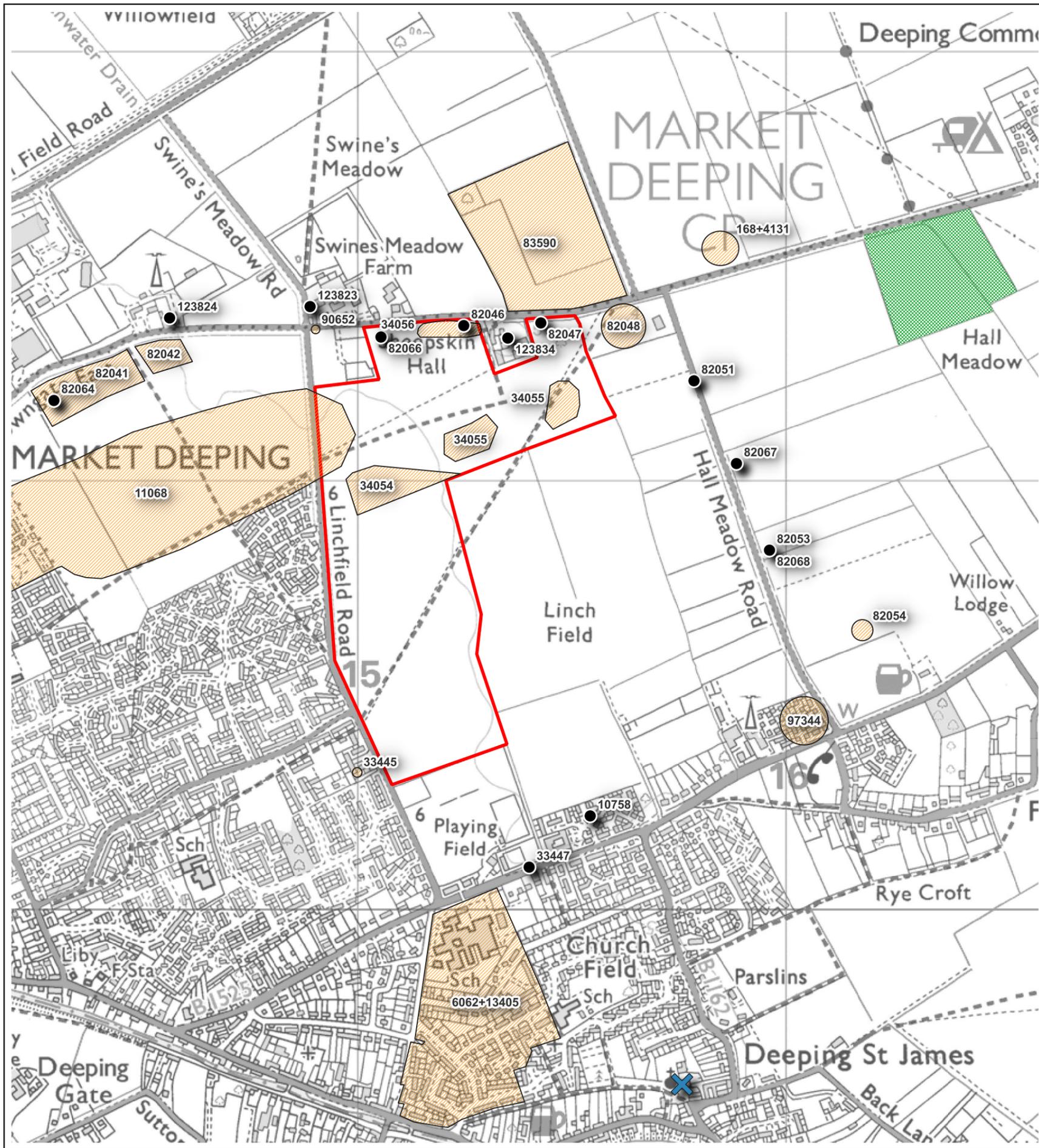
Plate 6: Sheepskin Hall, looking south from Towngate East



Plate 7: St. James' Church spire (zoomed) from south of site



Plate 8: View east from north east corner of site



First Edition OS Map 1887

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Legend

- Site area
- X Listed church
- Other HER record
- Scheduled monument

Project Details

Title: BSA2523 Land East of Linchfield Road, Market Deeping, Lincolnshire
 Figure 1: Site and Identified Archaeology
 Scale: 1:10 000 @A3
 Drawing Ref: BSA2523_1
 Date: August 2025
 Checked: AP

