

Extract of the Heritage and Settings Impact Assessment by Phil Evans PCA October 2015 for the developers (Globe Consultants LTD) of Sudbrooke Park, WLDC Planning application no 133284 (extracted by B. Bingham for research purposes).

#### Situation

The proposed development site lies within the northern section of Sudbrooke Park, which was formed around the former Residence of Sudbrooke Holme. Sudbrooke Park lies to the east of the medieval and Post-medieval village of Sudbrooke (which lies to the west of Scothern Road) and also contains the majority of the modern village of Sudbrooke along the western side of the Park.

The village of Sudbrooke lies c. 3.5km to the north-east of Lincoln and the site covers an area of approximately 18 hectares.

#### Geology & Soils

The bedrock geology of the Site is recorded as the Kellaways Formation and Oxford Clay Formation of mudstone, siltstone and sandstone (bgs.ac.uk). The predominant soil type identified in the vicinity of the proposed development comprises of freely draining lime-rich loamy soils (Magic.co.uk).

#### 4.1.2 Prehistoric

The most significant site recorded lies within the wider study area, c. 170m to the north-west of the north-west corner of the proposed development. This asset (LHER56521) consists of the drip gully of a roundhouse, containing Iron Age pottery, alongside ditches, pits and a hearth. Possible Prehistoric cropmarks of an enclosure (LHER 52962) are also recorded c. 1km to the south-west of the proposed development area, and a linear cropmark of possible Prehistoric date (LHER 54171) is also recorded c. 1km to the south-west of the proposed development area. There are also six findspots recorded within the wider study area and these are summarised in Table 6 below

LHER Reference	Description	Distance & Direction from Proposed Development Area
50642	Prehistoric oval axe found near Northfield Farm, Scothern	c. 780m north-east
53059	Stone axe hammer found before 1930 in laying a drain on plot of land near lodge gates of Sudbrooke Park, Wragby Road.	c. 300m south
53063	Polished Neolithic flint axe with a prominent fossil inclusion found on the site of a new house in Park Close.	c. 125m south
53121	Iron Age/Romano-British beehive quern in the front garden of Graypool Cottage.	c. 995m north
53122	Iron Age/Romano-British beehive quern in the front garden of Graypool Cottage.	c. 995m north
55209	32 trial trenches were excavated at the proposed extension to Welton Gathering Centre, Reepham, prior to development. A ditch containing Bronze Age flints and possible Iron Age pottery was uncovered. A total of 17 pieces of struck flint were recovered, dating between late Mesolithic to early Bronze Age.	c. 875m south

#### 4.1.3 Roman

There are no heritage assets of Roman date recorded within the area of the proposed development and nine recorded within the wider study area (Purple on Fig. 3).

The most significant asset of Roman date is Sudbrooke Villa which lies c. 80m to the north-west of the proposed development area. The site occupies a rectangular field (approximately 530m x 130m), to the north of New Ten Acre Covert, a wooded area immediately north of the village of Sudbrooke, on the east side of Scothern Lane. The site has been the subject of numerous archaeological investigations since the 1980s, which have included geophysical surveys, fieldwalking, metal detecting surveys and excavation. Four trial trenches were excavated, by Pre-Construct Archaeological Services, in February 2005, focusing on the eastern end of the site. These excavations revealed evidence of a settlement, including wall foundations, beam slots, postholes and pits. The dating evidence from these features suggested occupation during the late 1<sup>st</sup> – 2<sup>nd</sup> centuries, although a few 4<sup>th</sup> century coins suggested some later activity at the site. A series of linear boundary/drainage features were also identified, suggesting the presence of field systems associated with the possible farmstead. Tentative evidence of metal working was also seen in an area sited away from the main focus of settlement.

Between 2005 and 2008 the site became the focus of a multi-season project of open area excavations, initiated by Bishop Grosseteste University College. During the first three seasons of open area excavation a number of features were revealed, recorded and investigated including a post and stake alignment, building debris dumps, construction/demolition features and in situ masonry structures comprising limestone foundation walls and the floors of two hypocaust (under-floor heated) rooms, additionally evidence for later demolition and robbing of walls was also revealed. A further opus signinum lined feature was interpreted as the base of a plunge-pool or room. There was also evidence for a further partially robbed out masonry building of later date. An earlier refuse-filled large ditch and an infant burial were also recorded. Artefacts recovered included pottery, iron nails, metal artefacts, painted wall plaster and quantities of redeposited tesserae and some very small displaced elements of mosaic (Spence 2009).

During 2008 further archaeological features were revealed, recorded and investigated including building debris/demolition dumps, additional extents of the principal masonry building including a 'stoke-hole' or furnace room associated with the hypocaust rooms, the full extents of the opus signinum lined plunge-pool or room complete with an intact stone and tile-lined drainage channel. The alignment of several robber trenches indicated the further southerly extents of the principal masonry structure and also further elements of the later robbed out westerly building. Additional evidence was recovered including the continuation of the early refuse-filled large ditch and further fragmentary infant burials (Spence 2009).

Immediately to the west (c. 75m) of New Ten Acre Covert, north of Poachers Lane, lie a number of features (LHER 56550), including demolished structures, pits and linear features identified during a geophysical survey by Allen Archaeological Associates in 2013. These features are likely to relate to the Villa (LHER 50991) to the north.

The Roman Road from Lincoln to Burgh le Marsh (LHER 50580) passes c. 300m to the south of the proposed development area. This section of this road runs from Lincoln to Newball. From the east gate of Lincoln, a main road was laid out apparently with the dual purpose of giving direct access to the Wolds district to the north-east, and then, by swinging round through east to south-east, to approach the northern shore of the Wash, at a point almost opposite the terminus of Peddars Way, at Holme on the Norfolk coast. Leaving Lincoln by the Wragby Road, the alignment is

followed rigidly, slightly east or north-east for 6 miles to Langworth, as a fine raised road, and parish boundaries accompany it. Just before the railway crossing is reached, the present road diverges slightly to the south and the alignment is marked by a hedgerow with clear traces of the agger, running behind the houses of the village to the point where a stream crosses it. Just beyond this the main road comes on to the line again as far as Bullington.

The remaining six assets of Roman date recorded within the wider study area all relate to findspots and are summarised in Table 7 below:

<b>LHER Reference</b>	<b>Description</b>	<b>Distance &amp; Direction from Proposed Development Area</b>
50231	Romano British pottery from Scothern. A large fragment of Romano British greyware pottery found on a building site	c. 1km north
53065	AE AS of Claudius found in building operations in Sudbrooke Park; obv: imp Caesar t (Claudius). Rev: felicitas (reipub)lica(e) s.c. found at the junction of Scothern Lane/Holme Drive.	c. 730m west
53107	Romano-British pottery sherd from garden.	c. 990m north
53124	A few Romano-British sherds collected from molehills. The field is under pasture and exhibits strong traces of ridge and furrow.	c. 755 north
55211	32 trial trenches were excavated at the proposed extension to Welton Gathering Centre, Reepham, prior to development. A single fragment of Roman tile was recovered from the upper deposit of a ditch.	c. 875m south
55212	32 trial trenches were excavated at the proposed extension to Welton Gathering Centre, Reepham, prior to development. A single piece of Roman tessera was recovered.	c. 875m south

#### 4.1.4 Saxon

There are no heritage assets of Saxon date recorded within the area of the proposed development and one in the wider study area (LHER 55210, Light Green on Fig. 3). LHER 55210 consists two sherds of unstratified Anglo-Saxon pottery recovered during trial trenching by Lindsey Archaeological Services c. 875m to the south of the proposed development area.

#### 4.1.5 Medieval

There is one heritage asset of medieval date recorded within the area of the proposed development (LHER 53066) and nine recorded within the wider study area (Dark Green Fig. 3).

Within the area of the proposed development (north-east corner) lies the settlement of Holme. The settlement of Holme is possibly in this area. It is referred to in 1086 (as a medium sized settlement with 32 freemen) with Sudbrooke and in The Nomina Villarum in 1316, but otherwise subsumed in the taxation returns for Sudbrooke. It seems that the village had disappeared by the seventeenth century and that the church was in a state of 'very great decay' in 1603.

The medieval village of Sudbrooke (LHER 53069) lies between c. 300m and 750m to the west of the proposed development area and was held from at least 1086 by Peterborough Abbey. It was populous before the Black Death, but decline followed.

The settlement appears to have been made up of two distinct elements, of which only the north one survives as a focus for dwellings. These are arranged on both sides of an east to west aligned street, which bends at the west end to skirt the churchyard. The tithe award map of 1838 (relating only to the old enclosures) shows a regular pattern of properties on the north side of the street and running east from the church and now obscured by modern development, still visible on aerial photographs of 1947.

The settlement of Scothern also dates from before the Norman Conquest (LHER 53131) and is located c. 700m – 1.3km to the north of the proposed development area. The settlement of Scothern appears as larger than average in the run of medieval documentation and not significantly or permanently affected by decline. There were five tenurial holdings in 1086 which probably resulted in its remarkable street pattern. There are several foci of settlement. One of the manors was granted to Barlings Abbey at the beginning of the 13<sup>th</sup> century by Robert Bardolf and held until the Dissolution when it included a capital messuage called 'le lordshipp'. This may account for the large block on the north side of High Street at its west end, centred on the present manor house, where

pasture fields contain slight and unsurveyed earthworks. The adjacent properties along the north side of High Street may have had a regular planned origin.

The site of Sudbrooke Grange (LHER 53067) lies c. 700m to the north-east of the proposed development area. The grange sat within a square enclosure and the original buildings were demolished and replaced in the 1970s. The Grange belonged to the Barlings Abbey, and was replaced by a Mansion House after the Dissolution. The remains of a medieval cross are recorded at St Edwards Churchyard, Sudbrooke, c. 600m to the west of the proposed development area. The cross is a Grade II Listed Building (Ref. 1064128). The cross consists of a 14<sup>th</sup> century cross base made of ashlar which was restored in 1861. The lower portion of the shaft and socket are medieval.

There are three sets of earthworks recorded as medieval within the wider study area. A trackway (LHER 53070) is recorded extending south-eastwards from the southern end of the eastern site boundary and two areas of ridge and furrow ploughing (LHERs 54173 & 55208) are recorded c. 1km to the south-west and south-east of the proposed development area.

The remaining asset of medieval date recorded on the LHER consists of four non-ferrous medieval artefacts found on land at Scothern Lane, Sudbrooke, c. 50m to the north of New Ten Acre Covert. A two day metal detecting survey was commissioned by Lincolnshire County Council as part of a series of investigations into the potential site of a Roman Villa. Four non-ferrous artefacts were positively assigned to the medieval period. The evidence for medieval occupation is slight, and previous work has shown the location of the medieval settlement to be further to the south and west of the site.

#### 4.1.6 Post-medieval

There is a single heritage assets of Post-medieval date recorded within the area of the proposed development (LHER 56489) and seven recorded within the wider study area (Dark Green on Fig. 3).

From the 17<sup>th</sup> century onwards there were some unexplained population fluctuations in the settlement of Sudbrooke (LHER 53071). During this period the village lay between c. 300m and 750m to the west of the proposed development area, to the west of Scothern Road. In 1662, 11 persons paid the Hearth Tax on a total of 17 hearths. By the early 18<sup>th</sup> century there was a decline from 17 to 11 but this had recovered by 1901.

The site of the former Sudbrooke Holme Residence (LHER 56489, Plate 1) is located in the north-west corner of the proposed development area. Sudbrooke Holme, now demolished, is recorded on the first and second edition Ordnance Survey maps and is remembered chiefly for its extensive and elaborate gardens (LHER 53073, Plates

2 & 3). The majority of Sudbrooke and Holme was monastic property which was acquired by the Grantham family. In 1618 Robert Grantham left his Sudbrooke Holme Estate to his nephew George Howe, who sold it to Christopher Beresford in 1629. At this time there was a house of some size on the property and the Beresford family lived at the property until 1736 when it was sold to Elizabeth Buckworth and then onto Richard Ellison in 1759. It was Richard Ellison who built the last house on the site to bear the name 'Sudbrooke Holme'. The house was demolished in about 1930.

Approximately 300m to the south of the southern boundary of the proposed development area lie the Gate and Piers and Lodges to Sudbrooke Holme (LHER 55972). The gate was constructed in 1795 and comprises gate piers in 1910. The gate piers consist of square ashlar piers which have plain roll moulded bases and vermiculated quoins. The entablatures have Greek key friezes and draped decoration and are surmounted by lions bearing shields. The c.1795 gates are in wrought iron with curlicue decoration to panels and strapwork top. The flanking pedestrian gates are more delicate decorative wrought iron. To either side are two sets of brick columns with vermiculated quoins, surmounted by large ball finials. In the walls are single oval openings with stone surrounds and the right hand pier is dated "CCS 1910". To either side is a lodge dating from c.1910 in red brick with a slate roof. The Gates, Piers and Lodges are Grade II Listed Buildings (1166024). It would appear from analysis of the historic maps that the gate may originally have been erected at the site of an earlier lodge, c. 280m to the south-west of the current location (see Section 4.1. 8 below).

A further pair of Listed Gate Piers (LHER 56128, LB 1309116) lie to the east of the Church of St Edward c. 677m to the west of the proposed development area. They consist of a pair of square, ashlar, gate piers built in c.1860 by John Dobson. St Edward Church (LHER 53072) is a Grade II\* Listed Building (Ref. 1064127) which lies c. 688m to the west of the proposed development area. The original church of St Edward was medieval, but was rebuilt in 1860 to 1862 by Richard Ellison (of Sudbrooke Holme). Changes in St Edward's reflect and underline the settlement's decline. It was not recorded in the Domesday Book, and was granted to the monks in Lessay, Normandy in the early twelfth century. In 1603 the parishioners claimed the great impoverishment of the parish as well as the utter decay of the fabric as reason for their insistent request to take down the existing south aisle and remove the lead from the tower. In 1752 the church and its tower were out of repair and in 1790 were demolished as in imminent danger of collapse and replaced by a small brick building said to be sufficient to contain the parishioners and inhabitants of the parish. The present church was rebuilt on the same site.

A windmill mound (LHER 53128) is recorded c. 660m to the north-west of the proposed development area. The mill was working up until 1910 when it was replaced by an oil-driven mill in the village. The remains of the mound are still shown on the Ordnance Survey map of 1981 but appear to have been levelled in the intervening years. It is possible that this is the mill 'with cottage and garden' listed among the appurtenances of Barling Abbey's Manor and may have had medieval origins.

The railway station at Langworth (LHER 53302) consists of yellow brick with slate roofs, a two-storey house, ticket office and toilets. There was also a disused weigh office in 1965. It was built by the Manchester, Sheffield and Lincolnshire railway as part of line from Barnetby to Lincoln, and it was opened in 1848. The station was closed after 1965.

#### 4.1.7 Modern

There are no heritage assets dating from the Modern period within the area of the proposed development and there are three recorded in the wider study area.

Approximately 77m to the south of the southern boundary of the proposed development lies the Grade II Listed Sudbrooke Park Bridge (LHER 56490, LB 1391395) which was built in 1907 to span Nettleham Brook. On Monday 10 February 1941 a Hampden bomber from 29 Squadron at Scampton was shot down, near Sudbrooke (LHER 55254), by a German plane (probably a Ju88 or Me110). Two crew members parachuted from the plane and landed near Sudbrooke Grange while the plane, which was on fire, crashed 200 yards north of Sudbrooke Lake after hitting a large tree. Two crew members perished in the crash. The location of the crash site is approximate but given as being approximately 725m to the north-west of the proposed development area. A World War Two Searchlight Battery (LHER 50264) is also recorded c. 200m to the west of the proposed development area.

Figure 3: Plan detailing known heritage assets recorded within the 1km study area). OS mapping © Crown copyright. All rights reserved. PCAS licence no. 100049278.

The next available map to cover the area of the proposed development is the 1838 Tithe Map for the Parish of Sudbrooke (Fig. 5). This is the first available map to detail the buildings of Sudbrooke Holme, built by Richard Ellison in 1759. The map gives almost inverse detail (of the Sudbrooke Holme Estate and surrounding lands) to the Enclosure map of 1768 (Fig. 4). The map shows the main house of Sudbrooke Holme as well as the coach house and other ancillary buildings to the north. Beyond these are areas, to the north and east, of enclosed farmland occupying the majority of the area of the Estate shown on the 1768 map. To the south and east there are the first indications of formal parkland between the main house and The Lake. By this time Richard Ellison (1788 - 1859) also owned all of the land to the south and west of the proposed development, which along with the Sudbrooke Holme Estate was to develop into what became known as Sudbrooke Park during the latter half of the 19<sup>th</sup>/beginning of the 20<sup>th</sup> centuries.

Richard Ellison (1788 1859) lived at Sudbrooke Holme until his death and his wife continued to live at Sudbrooke until her death in 1873. At that time the estate passed onto Richard's sisters, Mrs Humphrey Waldo Sibthorp and Mrs Martin. Mrs Sibthorp's share passed onto her only daughter, who was doubly descended from the original purchaser of Sudbrooke. Being unmarried, in 1877, she sold her interest in Sudbrooke to Coningsby Charles Sibthorp upon whom it had been entailed by Richard Ellison (he had already purchased Mrs Martin's share). The Sibthorps lived in the house during the late 19<sup>th</sup>/early 20<sup>th</sup> century, despite having another house in Canwick and it was Coningsby Charles Sibthorp who undertook a great deal of the work undertaken at Sudbrooke, especially in the large gardens (Leach, T, L & Pacey, R, 1990).

The Ordnance Survey map of 1886 (Fig. 6) details the extensive works undertaken by Sibthorp, which ultimately resulted in the formation of Sudbrooke Park (although not annotated as such on the historic maps until 1904). The map shows details of both the gardens surrounding the house (including what appears to be formal gardens to the east of the house and kitchen gardens to the north-east) and the wider parkland, including the western side of the proposed development area not shown on the earlier maps. The map shows the line of an Old Fishpond which corresponds to the curving line of the western boundary shown on the earlier maps of the estate. The earlier maps show this curving line to be due to the course of the Nettleham Beck in the late 18<sup>th</sup>/early 19<sup>th</sup> centuries and it is not clear when this was changed. It would appear that at some point between 1838 and 1886 that a fishpond had been developed to the west of the main house, on the line of Nettleham Beck,

fed by Nettleham Beck as it flowed from the north, and which probably took up its course again on the southern side of the fishpond to feed into The Lake. The life of this pond would appear to have been short lived and a new fishpond was created further to the west, along the western boundary of the proposed development. It was at some point during this period that Nettleham Beck was redirected/canalised to both feed this new western pond and into a drain at the northern end of the 'old' pond which then ran south before turning at a right angle to continue to the east below The Lake; which was no fed by a drainage run from the southern end of the new pond. The 1886 map also shows the development of woodland along the northern boundary (Ten Acre Covert), Southern boundary (Turnpike Belt – probably grown for privacy from travellers along the road), western boundary (Shepards Plantation), and Station Plantation to the east. Two entrances to Sudbrooke Holme are also now shown, the western access detailed on the Tithe Map, and a southern entrance with a Lodge, to the south of Old Fox Covert. It should be noted that the position of the Lodge shown on the 1886 map is in an entirely different position to that recorded on the later maps and by English Heritage as the location of the 1795 gateway. It would appear that the gate originally lay c. 280m to the west, where the lodge is depicted on the map of 1886; where there is still a track through Fox Covert with a lodge building to the west. The gate appears to have been moved to its current position at the time the two lodges and piers were built (1910) shortly after a new road (Main Drive) to the house was also constructed (1907); the new road and lodges are not shown on the Ordnance Survey map of 1904.

The Ordnance Survey Map of 1904 (Fig. 7) is the first of the maps to show Sudbrooke Park as a whole, stretching from Scothern Road in the west to Station Plantation in the east. The general layout of the house, park and gardens appears to stay the same as that depicted in 1886, although the kitchen gardens are shown in less detail and an Icehouse and Pheasantry have been added at the northern end of the park.

By the time of the Ordnance Survey map of 1946/48 (Fig. 8) there have been some considerable changes to Sudbrooke Holme/Sudbrooke Park. New lodges, gates and other works were undertaken until the ground became one of the most elaborate settings for a county house in the county. Not surprisingly, in 1919 Sibthorp decided he could not afford to keep up Sudbrooke and Canwick; Sudbrooke and its 1938 acres were offered for sale. After numerous vicissitudes the house was demolished (Leach, T, L & Pacey, R, 1990).

The 1946/1948 map shows that although the overall layout of the park and gardens have remained the same, the main house has been demolished (c. 1930) with only the coach house and other outbuildings to the north of the main house remaining. The 1946/48 map also details the use of Sudbrooke Park by the military during the Second World War; numerous camp buildings and new tracks are shown in the central portion of the site, to the west of the former Sudbrooke Holme. There is also a new road (Main Drive) depicted running from the house to Wragby Road, c. 280m to the east of the road shown on the earlier maps. This road was constructed in c. 1907 shortly before the gate piers and lodges, to either side of the road, were constructed in 1910. It is also likely that at this time the gate was moved from the 'original' lodge to the west (see above).

Later 20<sup>th</sup> century Ordnance Survey maps (not illustrated) show the military buildings remaining within the site until at least 1956, but gone by 1971. The map of 1971 also show the beginning of development within the boundaries of Sudbrooke Park with the construction of dwellings along the north side of Wragby Road, east side of Scothern Road and the infilling of the southwest corner of the park with housing associated with St Edward's Drive and The Paddocks.

Within the area of the proposed development poultry houses are shown at what is now (1971) called Hall Farm, to the south of the Old Coach house, called Old Hall

House at this time. The woodland on the western side of the proposed development area has also become fully established by 1971. No further changes are shown on the subsequent maps of 1976 and 1989, but the remainder of the housing to the west of the woodland on the western side of the proposed development and Scothern Road, has been constructed by the time of an aerial photograph of 1999. There are also no changes shown on the aerial photographs covering the area of the proposed development between 1999 and the current Google Earth photograph of 2011 (Plate 4).

#### 4.1.9 Historic Landscape Character

The area of the proposed development falls within the Lincolnshire Historic Landscape Character Area of The Lincoln Satellite Settlements within The Northern Cliff Character Area (NCL1). The following extract is taken from The Lincolnshire Historic Landscape Characterisation (HLC) project (Lord & MacIntosh 2011).

The settlement pattern of this character zone owes much of its present character to its proximity to the City of Lincoln. The historic settlements of Welton, Dunholme, Nettleham, Sudbrooke, Reepham, Cherry Willingham and Fiskerton have all been heavily developed over the twentieth century, to the extent that several of them are now approaching the size of small towns rather than villages.

This development is largely residential in nature, with associated infrastructure such as schools and recreational facilities. Housing developments from the early to mid twentieth century were generally built along the roads connecting one village to another, typically taking the form of detached or semi-detached housing on large plots. These houses are typically of irregular design, reflecting the greater individuality with which houses used to be designed. Later development, from the nineteen-eighties onwards, is in the form of discrete housing estates, with sinuous street patterns and uniform, brick-built, detached housing. These estates are often set back from main roads behind the 'ribbon' development of the earlier periods of expansion. The rural landscape of this zone is characterised by flat fields with wide views across large areas. The pattern of fields is generally rectilinear, reflecting the regular planned enclosure of this landscape during the eighteenth and nineteenth centuries. The planned enclosure pattern survives largely intact around the villages of Nettleham, Scothern and Welton, but elsewhere has been superseded by larger modern fields formed by the amalgamation of smaller historic fields, such as the planned enclosures.

The nearby City of Lincoln was a major Roman settlement, and it is likely that this zone formed part of its hinterland. Although there are no Roman remains to be seen above ground today, the modern Wragby Road, the A158, follows the course of a former Roman road. After the Roman occupation, new settlements were established by Anglo-Saxon and later Danish settlers. These were the forebears of most of the current settlements, which are mentioned in the Domesday survey of 1086. Like most other Midland's settlements, these would have been set among two or three large open strip fields, with common grazing on land that was unsuitable for cultivation, such as dry upland heath. In this zone, it is likely that such land was found immediately adjacent to the Roman road, which may explain why the historic settlements are found at some distance from the road itself. The medieval landscape may also have been influenced by the proximity of religious foundations, such as Barlings Abbey, whose holdings extended into the zone. It is possible that farms such as Scothern Grange and Reepham Grange were once operated as farming estates on behalf of these abbeys. On the dissolution of the monasteries in the fifteen-thirties such farms would have been sold to local gentry, and it is possible that the name 'grange' is indicative of this process. The zone was subject to planned enclosure in the eighteenth and nineteenth centuries. This process removed the medieval system of open field farming and common grazing, and replaced it with enclosed fields,



which were allocated to the village landowners according to the extent of their former holdings. These fields have a characteristic rectilinear form, with straight boundaries and right angled corners, resulting from the division of the former landscape by professional surveyors. The pattern of isolated farms seen in the modern landscape is partially a result of the enclosure process, as those farmers who formerly lived in the villages moved outside to be closer to their new holdings.

The twentieth century saw further change to the landscape of the zone. The primary change being caused by the amalgamation of fields, either to facilitate the use of mechanised techniques or by the purchase of adjacent farmland by farmers looking to increase their holdings. As described above, the villages in the zone expanded greatly with the addition of many new houses. This expansion was primarily caused by the need to provide housing for those who worked in the City of Lincoln, but choose not to live within its boundaries, although there is also a sizable number of bungalows in the zone, which suggests the presence of a significant retired population.

Although somewhat masked by peripheral modern development, the medieval nucleated settlement pattern remains largely intact. However, it is possible that some villages may in the future be merged with each other if care is not taken to prevent development stretching along connecting roads. The extensive survival of planned enclosures provides a high degree of legibility of the eighteenth-century landscape. This is enhanced by the presence of Sudbrooke Park, which was established in the eighteenth century and retains much of its original form (Lord & MacIntosh 2011).

#### 4.2 Assessment of the Impact on Designated Heritage Assets

There are no designated heritage assets within the area of the proposed development and five recorded in the wider study area, these assets are shown as triangles, by period colour, on Fig. 3. As all of the designated heritage assets lie outside the area of the proposed development there will be no direct impact on these assets.

##### 4.2.1 Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within the area of the proposed development or the wider study area. The nearest Scheduled Monument, Stainton by Langworth Village Cross (Ref. 1010683) lies c. 2.5km to the north-east of the proposed development area.

The monument includes Stainton by Langworth village cross, a standing stone cross located in the front garden of a cottage on the south west side of the present village green. The cottage was built on part of the village green in the last century, and the cross stands in its original position on the former green. The cross is medieval in date and is constructed of limestone. The monument includes the base, comprising a socket stone, and part of the shaft. Stainton by Langworth village cross is a good example of a medieval standing cross with a quadrangular base and octagonal shaft. Situated on the former village green, it is believed to stand in or near its original position. Limited activity in the area immediately surrounding the cross indicates that archaeological deposits relating to the monument's construction and use are likely to survive intact.

During the walkover survey (Plates. 5 – 24, Appendix 1) undertaken as part of this assessment it was determined that there is no intervisibility between the Scheduled Monument and the proposed development area due to distance and intervening vegetation, buildings, topography and other landscape features. This monument is of **National** Significance and has a High impact sensitivity. However, the lack of intervisibility between the monument and the area of the proposed development means there would be a Stage 2 Impact Magnitude of **No Change**, resulting in a Stage 3 Impact Significance of **Neutral**.

Other nearby Scheduled Monuments, such as the Bishop's Manor, Nettleham (Ref. 1018897, c. 3.2km west) and Barlings Priory (Ref. 1005003, 5.2km south-east) were also assessed but found to lie beyond the zone of intervisibility with the proposed development area.

Three of the Listed Buildings (LHERs 50629, 53072 & 56128) lie on the western side of the medieval/Post-medieval village of Sudbrooke and east of the modern village, which lies between Scothern Lane and the proposed development area. It was determined during the site walkover survey (Plates 5 – 24, Appendix 1) that the intervening modern village and the woodland to the west of the proposed development area screen any views between these Listed Buildings and the proposed development area.

All three of these assets are of **National** importance with **Medium – High** sensitivity to impact. However, the lack of intervisibility between these Listed Buildings and the area of the proposed development means there would be a Stage 2 Impact Magnitude of **No Change**, resulting in a Stage 3 Impact Significance of **Neutral**.

The two remaining Listed Buildings, within the wider study area (LHER' 55972 & 56490), are of **Medium** sensitivity and both lie to the south of the proposed development area on Main Drive. Neither of these assets shares any degree of intervisibility with the area of the proposed development. However, both assets were constructed as part of the Sudbrooke Park Improvements at the beginning of the 20<sup>th</sup> century and Sudbrooke Park would therefore have formed part of their immediate historic setting.

Approximately 77m to the south of the southern boundary of the proposed development lies the Grade II Listed Sudbrooke Park Bridge (LHER 56490, LB 1391395, Plate. 22) which was built in 1907 to span Nettleham Brook (drainage channel). The bridge is composed of red brick with stone dressings. The bridge consists of a single brick arch with a stone plinth and parapets above. The parapets have a central stone balustrade with stone piers to each end. Flanking these central sections are brick walls with stone copings and end piers with pyramidal caps. One of the central piers has a date plaque which reads "CCS 1907", CCS being the initials of the then owner, Charles Coningby Sibthorpe. He built the bridge as part of his improvements to Sudbrooke Park, which were then the grounds of a now demolished 18<sup>th</sup> century Manor House. This bridge has close architectural and historic links, and forms a group with, the already listed entrance gates, gate piers and lodges to Sudbrooke Park. The bridge derives its significance from the evidential, historical and aesthetic value of its built fabric, and the associated parkland contribute to the aesthetic and historical value of the bridge, as they are elements of its historic setting.

As can be seen from the analysis of the historic maps in Section 4.1.8 above, the bridge was constructed towards the very end of Charles Coningby Sibthorp's improvements to Sudbrooke Park. Prior to the construction of Main Drive (in c. 1907), on which the bridge lies, the main southern entrance to the House and Park lay c. 280m to the west of the current entrance, to the south of Old Fox Covert.

The historic setting of the bridge consisted of its position at the southern end of the open/slightly wooded parkland on what became the main southern entrance to the House and Park, and the Listed gate, gate piers and lodges c. 200m to the south. The current setting still maintains the association with the southern entrance but the bridge now lies to the east of a modern housing development, at the southern end of a tree lined Main Drive, a small area of open grassland (parkland) within which lie the remains of WWII camp foundations, poultry sheds and farm buildings. The relationship with the Main House (Sudbrooke Holme) has gone with its demolition in the early part of the 20<sup>th</sup> century. However, its position within the 'fossilised' park (which can still be seen in documentary and cartographic sources) remains.

The proposed development will not impact on the historic association with the gates, piers and lodges as the development would lie to the north of the bridge, beyond the visual zone. Although the development of modern buildings within the parkland (which has already occurred to the west) would be a change of use of this space, it, along with the construction of a 'new' Sudbrooke Holme (in the position of the 18<sup>th</sup> century House) would give back that sense of purpose as part of a formal entrance to a main residential area; thereby it would, in part, restore part of the historic setting, which does not exist at present.

Although the proposed new development could potentially increase traffic along Main Drive and past the Listed Bridge, access to Main Drive will be restricted by means of a controlled bollard system and the main roads serving the development would be West Drive and Holme Drive. There will therefore be little additional traffic (and associated noise) past the bridge.

Taking the above into account it has been assessed that the proposed development would have a Stage 2 Magnitude Impact of **Negligible**, resulting in a Stage 3 Impact Magnitude of **Slight/Neutral** on the Listed Building of Sudbrooke Park Bridge.

As stated above the current southern entrance to Sudbrooke Park lies c. 300m to the south of the proposed development area at the point where Main Drive meets Wragby Road. The entrance is marked by the Listed Building consisting of the Gates, Gate Piers and Lodges (LHER 55972, LB Ref 1309116, Plates 23 & 24).

As with Listed Bridge above, the Gate, Gate Piers, and Lodges were erected in their current location during Sibthorp's Sudbrooke Park improvements at the beginning of the 20<sup>th</sup> century. The lodges and piers have a date of 1910 inscribed, but the gate is said to date from 1795. Study of the historic maps (Section 4.1.8) suggests that the Gate may originally have lain at an earlier south entrance to Sudbrooke Holme, 280m to the west of their current position; there are no gates, gate piers or lodges marked on the 1904 map in the current location of the Listed Building, and an earlier lodge is shown to the west of the current lodges on the Map of 1886.

The English Heritage Listing describes the gate, gate piers and lodges as: c.1795 and 1910 additions and alterations. Ashlar, wrought iron, red brick and slate roofs. The c.1795 square ashlar piers have plain roll moulded bases and vermiculated quoins. The entablatures have Greek key friezes and draped decoration and are surmounted by lions bearing shields. The gates are in wrought iron with curlicue decoration to panels and strapwork top. The flanking pedestrian gates are more delicate decorative wrought iron. To either side are 2 sets of brick columns with vermiculated quoins, surmounted by large ball finials. In the walls are single oval openings with stone surrounds and the right hand pier is dated "CCS 1910". To either side is a lodge c.1910 in red brick with slate roof, 3 moulded brick stacks, and decorative plaster and applied timbering to the gables. The gate, gate piers and lodges derives their significance from the evidential, historical and aesthetic value of their built fabric, and the associated parkland contributes to the aesthetic and historical value of the gate, gate piers and lodges, as they are elements of its historic setting.

Both the historic and current setting of the gate, gate piers and lodges is similar to that of the Listed bridge (above). The proposed residential development will not impact on the historic association with the bridge as the development would lie to the north of the bridge, beyond the visual zone. Although the development of modern buildings within the parkland (which has already occurred to the west) would be a change of use of this space, it, along with the construction of a 'new' Sudbrooke Holme (in the position of the 18<sup>th</sup> century House) would give back that sense of purpose as part of a formal entrance to a main residential area; thereby it would, in part, restore part of the historic setting, which does not exist at present.

Although the proposed new development could potentially increase traffic along Main Drive and through the gate, gate piers and lodges, access to Main Drive will be

restricted by means of a controlled bollard system and the main roads serving the development would be West Drive and Holme Drive. There will therefore be little additional traffic (and associated noise) past through the entrance.

Sudbrooke Park (LHER 53073) is an unregistered park of Local value. The area of the proposed development encompasses c. 18ha in the centre of the 175 hectares recorded on the LHER as Parkland. The proposed development would have a *Direct Physical Impact* on this section of the park, which the historic maps have shown covered an area which was once the western boundary of the Sudbrooke Holme Estate and later an area that contained parkland features, such as a large north/south orientated fishpond.

#### *Indirect Visual Impacts*

As stated above Sudbrooke Park (LHER 53073) is an unregistered park of **Local** value. The area of the proposed development encompasses c. 18ha in the centre of the 175 hectares recorded on the LHER as Parkland. The Park boundary has been defined by that shown on the historic maps of the 19<sup>th</sup> century (see Section 4.1.8 above), c. 63ha of which is now occupied by the modern village of Sudbrooke.

As can be seen through the analysis of the historic maps, Sudbrooke Park (as defined on the LHER) developed throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries from an area around the late 18<sup>th</sup> century Sudbrooke Holme, with its formal and kitchen gardens to the north and more open parkland and ponds to the south and east (all of which were surrounded by enclosed farmland in the 18<sup>th</sup> century), to a much larger park through the work of Sibthorp in the late 19<sup>th</sup>/early 20<sup>th</sup> century.

It was during Sibthorp's work that the park grew to encompass, not only the area of the old estate of Sudbrooke Holme, but the previously enclosed lands between the western boundary of the estate and Scothern Road. Following the demolition of Sudbrooke Holme in c. 1930 the parkland lost its role as the immediate setting of a large country house and gradually retracted back towards the area of the former estate with the infilling of the western section of the park by the development of the modern village of Sudbrooke in the late 20<sup>th</sup> century. Other internal characteristics and views within the parkland also changed, with the growth of, and extension southwards, of the woodland on the western side of the proposed development area; which now acts as a screen to the modern village to the west.

As stated above, although the main house has been demolished there are still contemporary structural remains within Sudbrooke Park. These include part of the coach house and the Grade II Listed Gate, Gate Piers, Lodges and the Bridge over Nettleham Beck (assessed above). In addition there are other landscape features (such as the ponds/lakes, Fox Covert, Ten Acre Covert) and other garden features (Ice House) that still survive within the grounds of the former park. The proposed development will not directly impact on any of these features and the current layout of the park, with its woodlands and tree lined drives (which have developed since the main house was demolished), already break up/screen views between these various elements of the park. The majority of this screening within the park would remain and the addition of new buildings within this section of the park will not create any additional changes to the originally intended views throughout the park than those that have already taken place. The development of structures within this section of the park would however change the open space of the original park plans, just as the development of the modern village of Sudbrooke has at the western end of the park. As stated above Sudbrooke Park is a non-designated heritage asset of **Local** importance.

#### **References**

Countryside Commission. 1996. *Views from The Past: Historic landscape character in the English Countryside*,

DCMS: Department for Culture, Media & Sport. March 2010. *Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979.*

Department of National Heritage, 1996. *Protecting Our Heritage: A consultation document on the built heritage of England and Wales.*

DoE. 1997. *The Hedgerow Regulations.* 1997, No. 1160. Regulation 1.

English Heritage. 1991. *The Management of Archaeological Projects. Second Edition* (MAP2) English Heritage, London

English Heritage. 1995. *Development in the historic environment: an English Heritage guide to policy, procedure and good practice.*

English Heritage, 1996. *Frameworks for Our Past: a review of research frameworks, strategies and perceptions.*

English Heritage. 1997. *English Heritage Archaeology Division Research Agenda* (Draft),

English Heritage. 1997. *Sustaining the Historic Environment: new perspectives on the future,*

English Heritage. 1998. *Exploring Our Past, Implementation Plan 1998 (EOP98).*

English Heritage. 2006. *Management of Research Projects in the Historic Environment.* The MoRPHE Project Managers' Guide. English Heritage, London

English Heritage. 2008. *SHAPE: A Strategic Framework for Historic Environment Activities & Programmes.* Guidelines for Grant Applicants.

English Heritage. 2011. *The Setting of Heritage Assets, English Heritage Guidance.* Online publication at [www.english-heritage.org.uk/professional/advice/advice-by-topic/setting-and-views/setting](http://www.english-heritage.org.uk/professional/advice/advice-by-topic/setting-and-views/setting).

Highways Agency. 2007. *Design Manual for Roads and Bridges (DMRB) Section 11.3.2 Cultural Heritage*

Highways Agency. 2001. *Design Manual for Roads and Bridges. Volume 10, Section 6, Part 1: Trunk Roads and Archaeological Mitigation*

HMSO. 1979. *Ancient Monuments and Archaeological Areas Act 1979* Her Majesty's Stationary Office

HMSO. 1990a. *The Town and Country Planning Act 1990* Her Majesty's Stationary Office.

HMSO. 1990b. *The Planning (Listed Buildings and Conservation Areas) Act 1990* Her