

**Land at Keyo Agricultural Services, Ancholme Business Park, Europa
Way, Brigg, North Lincolnshire, DN20 8AR**

Heritage Assessment

NGR: SE 99411 07708
LPA: North Lincolnshire Council
Pre-App ref: PRE/2025/105
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Report prepared for
Keyo Agricultural Services Ltd.

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1.0 Introduction

PCAS Archaeology Ltd. was commissioned by Keyo Agricultural Services Ltd. to prepare an archaeological heritage assessment to inform proposed alterations and development to their yard off Europa Way, Brigg.

Research for this document was carried out by the author in December 2025/January 2026. The document collates research for a desk-based assessment (DBA) and Heritage Impact Assessment (HIA) of heritage assets. It will be used to inform and advise the planning process and any further archaeological investigation or mitigation that may be required in connection with development proposals.

2.0 Methodology

The methodology employed during this assessment follows current guidelines and best practice in accordance with:

- *Code of Conduct*, Chartered Institute for Archaeologists (2022);
- *Standard and Guidance for Archaeological Desk-based Assessment*, ClfA (2020);
- *Scheduled Monuments*. The Ancient Monuments and Archaeological Areas Act 1979. DCMS (2010);
- *National Planning Policy Framework*. Department for Communities and Local Government (2024);
- *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*, Historic England (2008);
- Historic Environment Good Practice Advice Note 3 ('*The Setting of Heritage Assets*' 2nd Edition), Historic England (2017);

2.1 Scope of assessment

This report incorporates **a)** a desk-based assessment which identifies all the known archaeological monuments in the vicinity of the site and assesses the potential for remains to be encountered within the site, and **b)** a heritage impact assessment which considers the impact of the proposals on identified heritage assets.

This assessment brings together relevant information from archaeological, historical, topographical and land-use sources. Its aim is to assist in the understanding of the potential and significance of any heritage assets within or surrounding the redline site at the Keyo Agricultural Services Ltd. yard off Europa Way, Ancholme Business Park, Brigg. The spatial scope on which this document is based is a 500m search radius centred on the approximate centre of the site (NGR SE 99411 07708).

The assessment identifies all known archaeological sites, events and find-spots recorded on the North Lincolnshire Historic Environment Record (NLHER) within 500m of the site. It also incorporates all other known designated and non-designated heritage assets within the study area, including Grade I, II* and II Listed Buildings, Scheduled Monuments, Conservation Areas; and Registered Historic Parks and Gardens, with information gathered online from Historic England and North Lincolnshire Council.

While the significance of designated heritage assets is assumed by their very designation, non-designated assets may have a local significance and prominence. Sources of this information are shown in the table below.

Baseline Topic	Data Source
Designated heritage assets of International & National Importance (as defined in NPPF Annex 2)	
World Heritage Sites	- National Heritage List for England; NMR, Historic England (HE);

	UNESCO; Magic/Defra;
Scheduled Ancient Monuments	- National Heritage List for England; NMR, Historic England; Magic/Defra; North Lincolnshire Historic Environment Record (NLHER);
Listed Buildings	- National Heritage List for England; NMR, Historic England; NLHER;
Registered Parks & Gardens	- National Heritage List for England; NMR, Historic England; Magic/Defra; NLHER;
Registered Battlefields	- National Heritage List for England; NMR, Historic England; Magic/Defra; NLHER;
Conservation Areas	- National Heritage List for England; NMR, Historic England; Magic/Defra; NLHER;
Non-designated Heritage Assets	
Non designated archaeological remains; Historic landscapes; Buildings of local historic interest;	- North Lincolnshire Historic Environment Record (NLHER) -Archaeological assessment of geotechnical data; -Aerial photographic data (RAF, NMR, NLHER); - Grey Literature Reports; -Historic Maps; -North Lincolnshire Council
Archaeological Events	NLHER, ADS; HE.
Ancient Woodlands	Defra / Magic; Published landscape character assessments; Historic Maps; Natural England.

Table 1: Sources of Baseline Information

In addition to investigating these sources, a map regression exercise was undertaken. A site visit was completed to identify any further archaeology, assess the site topography and record current land use and assess the potential development impacts.

2.3 Stages of assessment

2.3.1 Desk-based Assessment

Once the known archaeological monuments in the study area have been collated, the potential for archaeological remains of any given period being encountered within the site is assessed based on the distribution and character of known monuments. Consideration of the site topography and the history of activity at the site is also considered. Archaeological potential is measured as **Negligible, Low, Moderate** or **High**, based on available information.

2.3.2 Heritage Impact Assessment

Stage two of the assessment aims to identify and assess the consequences of the proposals on identified heritage assets. It is undertaken in the following stages:

- Identifying and describing the heritage assets and their extent in the vicinity of the site;
- Assessing the significance of the heritage asset – based on the designation of the asset and the heritage values (evidential, historic, aesthetic & communal) and setting that contribute to the overall significance of the asset;
- Assess the impact of the proposals – the likely effects of the proposals on the significance of the identified heritage assets;
- Suggested mitigation measures, should this be necessary.

Stage 1 of the HIA is completed as part of the desk-based assessment, collating the known archaeological monuments in the study area.

Heritage Asset Significance

While the significance of designated heritage assets is assumed by their designation, non-designated assets may have a local significance and prominence. Within this document, importance is classified as follows:

- Very High – World Heritage Sites recognised as internationally important;

- High – Scheduled Monuments, Grade I or II* designated assets including Listed Buildings, Registered Parks and Gardens, battlefields etc;
- Medium – Grade II designated heritage assets including Listed Buildings, Conservation Areas, non-designated assets of high local importance;
- Low – Locally important buildings or landscape features (non-designated), non-designated, locally listed heritage assets.

The Historic England document *Conservation Principles* (2008) bases significance on how heritage assets and places are valued by the current and future generations because of their heritage interest. This is based on the heritage asset's evidential, historical, aesthetic and communal values.

Proposal Impacts

The impact of the proposals on the identified heritage assets may be positive, negative or neutral, with effects including potential direct or indirect impacts to the heritage assets and their settings (see Appendix 1: Definitions). The scale of impact are assessed according to the following criteria:

- **Major** – Significant changes resulting from the proposals, where the significance of the asset is substantially changed or lost;
- **Moderate** – some changes to the heritage assets significance, where some elements of the asset or its setting are negatively impacted by the proposals;
- **Minor** – limited, small changes to the significance of the heritage asset;
- **Beneficial** – elements of the heritage asset or its setting are improved by the proposals resulting in an increase in the significance of the heritage asset;
- **Negligible** – No change to the heritage asset.

The assessment of archaeological potential, significance and impact of proposals is based on information that is currently available and the understanding of the author at the time of writing. The significance of heritage assets and the interpreted impact of the proposals may require revision if more information becomes available.

2.2.3 Potential Mitigation

Where considered appropriate this document may suggest some measures to mitigate against the identified archaeological impacts of the proposals. These may include the design of elements of the proposals to restore, enhance or negate the impacts of proposals, the redesign of proposals to be sympathetic to the historic environment (including measures such as the character and materials to be employed in construction), changes to the layout or operation of the site to minimise impacts to surrounding heritage assets or the creation of screening or buffer zones to limit the extent of impacts. Such measures may not be considered necessary based on the determination of impacts of proposals.

3.0 Planning Legislation and Proposals

3.1 Planning Legislation

The National Planning Policy Framework (NPPF) was updated in December 2024 (footnotes February 2025), and this document provides guidance for both planning authorities and for prospective developers. Section 16 relates to the historic environment and seeks to guide sustainable development while understanding the importance of the historic environment and preserving heritage assets relative to their significance.

Paragraph 207 of NPPF reads:

207. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

This document aims to collate the known historical and archaeological resources in order to assess the potential for archaeological remains to be encountered within the site and to assess the impacts of the proposals on the heritage assets.

3.2 Proposals

A planning application for the erection of 7 new industrial / commercial units, including associated site works and updates to the existing site at Keyo Agricultural Services, off Europa Way, Brigg, is currently being prepared for submission to North Lincolnshire Council.

Pre-application advice has been sought (ref PRE/2025/105) in relation to the proposals. The North Lincolnshire Historic Environment Officer has advised that as the site lies in an area where prehistoric archaeological remains can be anticipated, and that the application would need to be supported by a Heritage Statement identifying and describing the heritage assets in the surrounding area, and a programme of archaeological monitoring would be required during development groundworks.

4.0 The Site

4.1 Location (Figure 1)

Brigg is a historic market town lying in the administrative district of North Lincolnshire. The town is situated approximately 10km east of Scunthorpe and 14km south of Barton-on-Humber. The true course of the River Ancholme meanders through the western end of the High Street, with the canalised River Ancholme forming the boundary between Brigg and neighbouring Scawby Brook.

Ancholme Business Park lies immediately east of where the canalised river and natural river meander converge on the northwest side of Brigg. Atherton Way extends away from the A18 roundabout with Ancholme Way and Barnard Avenue. Europa Way branches west from Atherton Way in the northwest of the business park, with the Keyo Agricultural Services yard at the west end of the road. The local water recycling centre lies south of the yard, and to the north is a warehouse currently used as a children's playcentre.

The site is a yard covering an area of around 3acres, occupied by warehouse/offices of the business, with the majority of the remaining area tarmacked to provide parking and storage. The proposed new units would lie close to the southern site boundary, an area that is currently occupied by a low mound of redeposited topsoil from the landscaping of the rest of the yard during construction. The approximate central NGR of the site is SE 99411 07708.

The site lies on a bedrock geology of Oxford Clay formation - Mudstone, formed in a Jurassic shallow sea environment. The overlying drift geology is primarily alluvium, river terrace deposits of clay, silt sand and gravel resulting from episodes of flooding of the River Ancholme. (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). Lying on the banks of the River Ancholme the area is naturally low-lying and flat below 5mOD.

4.2 Site Visit

A site visit was undertaken by the author on 6th January 2026. At this time notes on the site and surroundings were made and digital photographs taken. Photographs and details are included where relevant throughout this document.

5.0 Identifying and Describing Heritage Assets

5.1 Designated Heritage Assets

5.1.1 Scheduled Monuments

There are no Scheduled Monuments within the study area.

The closest is the moated site 285m east of Castlethorpe House (List ID 1016429), which protects the earthwork and buried remains of a medieval manor. Investigations of the site have recorded a squared enclosure roughly 50m across that is slightly higher than the surrounding land, defined by a moated ditch up to 12m wide and 0.75m deep. Within this there are a number of building platforms, with others between the enclosure and the modern road to the south. A series of shallow ditches and banks are thought to represent medieval garden plots, and a large depression of a former fishpond. The complex lies on the north side of Scawby Road on the west bank of the canalised River Ancholme, nearly 800m southwest of the site. Castlethorpe is believed to have developed on an island of higher ground in the Ancholme valley, perhaps overseeing a wharf and the ford / bridge across the river.

5.1.2 Listed Buildings

Buildings are graded according to their importance:

- Grade I - buildings are those of exceptional interest;
- Grade II* - are particularly important buildings of more than special interest;
- Grade II - are of special interest, warranting every effort to preserve them.

There are more than 70 Listed Buildings in Brigg, the majority arranged along the main road through the historic core of the town, Bridge Street, Market Place, Wrawby Street and Bigby Street, roughly 650m from the site. The majority are Grade II, with The Exchange Hotel the only Grade II* Listed property in this cluster. The locations of Listed Buildings in Brigg are shown on Figure 5.

The proposed changes at the site will have no impact on any of the Listed Buildings around Brigg, with the site lying well outside of their setting and with no relationship between the historic core of Brigg and the modern industrial estate.

5.1.3 Other

A Conservation Area is *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* (Section 69 of the Planning Act, 1990). The Brigg Conservation Area (Figure 5) encompasses the historic core of the town including the commercial areas of Bridge Street, Market Place, Wrawby Street and the residential areas of Bigby Road, Albert Street and the surrounding area.

As with the Listed Buildings, the site is well removed and isolated from this heritage asset. There are no anticipated impacts resulting from the proposals.

5.2 Non-Designated Heritage Assets

See Appendix 2 for NLHER database search results summary tables, with locations shown on Figure 5. The NLHER searches are only valid for 12 months from the date of issue (28/11/25).

5.2.1 Prehistoric (c.500, 000 BC – 43 AD)

Brigg lies on a small spur of higher land at the narrowest point of the River Ancholme valley. Ground levels here are low and the river liable to break its banks and flood the surrounding area, often for prolonged periods. At other times lower water levels allowed activity focused on the higher ground, surrounded by marsh. The conditions have allowed for the preservation of organic artefacts in the peats that developed, a valuable resource in understanding ancient activity on the riverbanks.

Scatters of Mesolithic and Neolithic flint and stone tools have been recovered from along the riverbanks. Much of this material has been recovered from the island formed by the natural river course and the canalised section of the river to the southwest, including two stone tools recovered from the north of the island, on the riverbank immediately opposite the site (MLS1794/1796).

It is the post-medieval works developed on the island that have revealed much of the prehistoric activity. In 1884 digging at the brickworks revealed a timber causeway preserved in the peats. It was described as *rude oaken planks ... fastened side by side and ran across the road transversely*, below which *small trees and branches had been lain in the direction of the road* and had been preserved in alluvial clays and peat (HER ref MLS1783). This was a causeway that crossed the marsh and utilised a natural ford in the river, with historic mapping recording the timber track as lying roughly 150m south of the site. The feature has been exposed on to later occasions, in 1933 when it was photographed in situ beneath around 2m of peat, with animal bones and later Bronze Age flint tools and pottery providing dating. It was exposed again in the later 1960's when it was seen along the line of Spring Dyke encountered "a number of timbers ... one or two large timbers and what appears to be layers of smaller branches". The large timbers had flattened surfaces but were lying "haphazardly" just 0.60m below the land surface, suggesting they had been previously disturbed.

Post-medieval excavation also found two timber boats, known as the Brigg Boat (found 1886) and the Brigg Raft (found 1888). The Boat was hewn from a single large log, with evidence of a repair made with an oak plank indicating the vessel was valued and maintained. It was revealed between 3-9ft below existing ground level at the Gasworks which stood on the east bank of the river (behind the modern Riverside Surgery); it was sent to the museum in Hull where it was destroyed by bombing in WWII (MLS1789). The Raft was found at the north end of the island, just west of the site and on the north side of the projected timber causeway line. It consists of six oak planks secured with pegged cleats and stitched together and has been preserved for display at Brigg Heritage Centre. The name "raft" may be somewhat deceiving, as modern assessment of the remains suggests the vessel did have sides, but they have not survived intact. Radio-carbon dating of the wood has returned a late Bronze Age date (MLS1790 / MLS6682).

Archaeological investigations (MLS21338) ahead of the development of the Tesco store in Brigg found a sequence of alluvial deposits, the lower of which was a Bronze Age land surface with number of wooden stakes driven into the soft soils, and a spread of gravel on which several hazel rods (such as used for hurdle or basket weaving) were scattered, along with woodworking chips, animal bone and flint tools. The wood chips were identified as heartwood from a large trunk and may have derived from the hollowing out of a boat similar to the lost Brigg Boat. Radiocarbon dating of samples of the timber returned dates of 1440-1110 BC (cal.).

This Bronze Age surface was sealed by alluvium which suggests the riverbanks flooded again preventing the continuation of activity here. In a later layer of alluvium further hazel rods were preserved, these thicker and longer, and the remains of a possible fence. This wood was dated to the early-mid Iron Age, a later prehistoric phase of activity on the riverbank (MLS21338).

The peats and alluvium of the riverbanks show that the environment was constantly changing due to the risk of flooding from the river, but the very conditions that caused activity here to be abandoned has allowed for exceptional preservation of organic remains.

The archaeological works undertaken in connection with the development of Atherton Way and the Ancholme Business Park also recorded alluvium layers, but no peats nor any artefacts

were identified in the groundworks (Dennison, 2001). Ahead of the construction of Brigg Primary School, a borehole survey found a layer of peat at around 2.30m below existing ground level radiocarbon dated to the early Bronze Age. Subsequent monitoring did not record any features or artefacts, however the changing depths of the peat indicated the presence of a shallow channel in this area (MLS 21652). Investigations ahead of the construction of the units at No.9 Atherton Way, 185m south of the site, found no archaeological deposits or artefacts (Tann, 2004; Tann, 2006). Similar deposits were found in the evaluation at what is now the Waters Edge residential estate, with an isolated 19th century rubbish pit the only feature and no earlier remains identified within the alluvial layers (Tibbles, 2003). The prehistoric activity appears to have been focused on the riverbanks around the causeway, the ford continuing to be utilised throughout the prehistoric period and beyond when water levels allowed.

Based on the known monuments around the site, the potential for prehistoric activity is assessed as High.

5.2.2 Roman (43AD – 409AD), Early Medieval (410 AD – 1066 AD) & Medieval (1066 – 1539 AD)

The ever-variable environment of the riverbank means there is little evidence of Roman activity in Brigg. The town lies 4km east of Ermine Street (modern A15), however the ford across the river was undoubtedly utilised, connecting the farms and villas on the east bank with the main access road through the region. Evidence of two substantial, high-status properties have been found at Scawby to the west and Wrawby to the east (MLS2398/MLS2226), both on the higher ground flanking the river valley. A natural ford across the river would have connected the landscape. However, the only Roman dated monument in the study area is the findspot of a fibula brooch found on the periphery of the Waters Edge estate, buried deep in the alluvium (MLS1808).

There are no early medieval monuments at all in the study area; in the wider landscape a disperse scatter of artefacts shows a low-level activity, probably with the riverbanks being exploited by the population of the settlement that developed on the hill in Wrawby.

There is no Domesday entry for Brigg, the river was too unreliable for the banks to be settled. In the early medieval period, the old settlements at Wrawby and Castlethorpe remained the most important, the remains of the latter preserved as a Scheduled Monument (see 5.1.1 above), and with settlement features found east of the modern Castlethorpe hamlet (MLS1791).

Activity in Brigg is first mentioned in documentary sources in the later 12th century. Known then as Glanford, thought to derive from the Old English gleam (revelry) and ford (Cameron, 1998). It is thought water meadows alongside the river may have been used for summer games or fairs. In the early 13th century Hugo de Nevill was granted land with a market and a fair at the bridge of Glamford (<https://archives.history.ac.uk/gazetteer/gazweb2.html>), supporting this; and references to Paynell's Hospital "the hospital at the bridge of Glanford" is noted in 1235 (MLS1792). The bridge itself soon became part of the place name – Glanford Brigges appearing in court documents and the pipe rolls of the early 14th century (MLS18546). The location of the bridge or early market is uncertain, although it is assumed that the bridge lay to the south, the road across it on the line of Bridge Street / Market Place today, nearly 700m south of the site.

The importance of the annual market on the riverbanks and the bridge making the river crossing more reliable led to the development of the settlement. The Brigg Horse Fair, deriving from the rights determined in the early 13th century, continues to this day and draws thousands of visitors annually. The bridge and roads approaching it were the focus of the early settlement, with the areas around being utilised for agriculture.

The site lies outside of the historic core of the early settlement, on the riverbank that was probably regularly flooded.

Based on this the potential for Roman and early medieval remains is Negligible. The potential for medieval remains is a little higher (Low) but is limited to agricultural or drainage features.

5.2.3 Post-medieval (1540 – 1899 AD) – Modern (1900 – today)

The New River Ancholme, canalising sections of the River Ancholme, was constructed in the 17th century with the dual aims of improving access for river traffic and flood prevention to reclaim the riverbanks that were liable to inundation. Further improvements were enacted in the 18th and 19th century.

The resulting economic changes meant the development of more industries around Brigg, the brickworks and associated clay pits (MLS19938/MLS26934), iron works, a steam mill (MLS19935) and later the gasworks (MLS19944) on and around the newly created island, the digging for which revealed the Bronze Age features outlined above. Warehouses were built on both the original river and new canal section, and local industries included dressing rabbit skins. The activity was focused along the main road through the town, across the bridges linking the island to the banks either side.

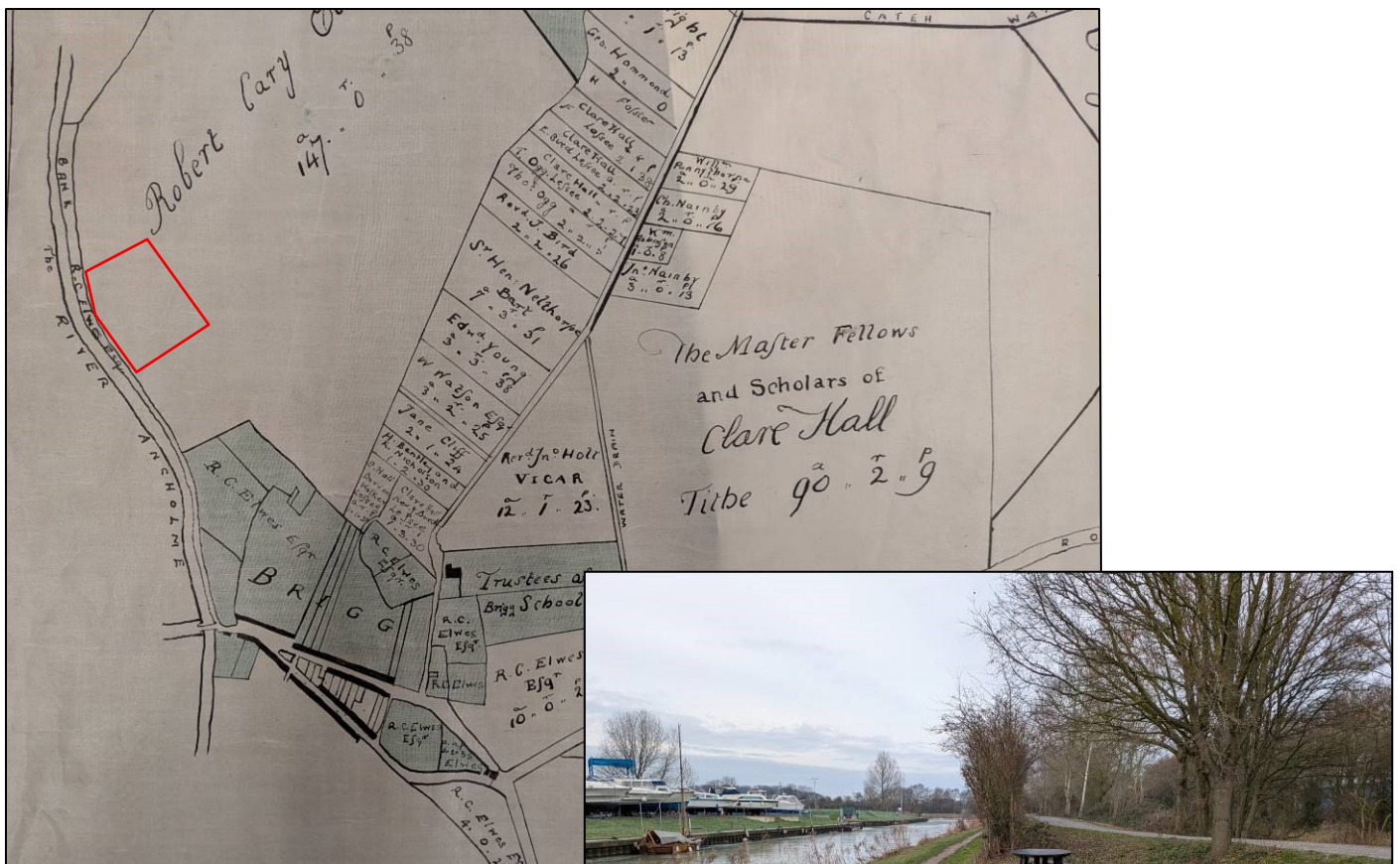


Figure 2: Extract from the 1805 Wrawby cum Brigg Enclosure map (Lincolnshire Archives ref LINDSEY AWARD/94) showing the approximate redline site. Not to scale. Right: Plate 1 Looking north along riverbank, immediately west of the site. Note the lower tow path on the left, and the higher footpath along the top of an earthwork bank, likely the relic of the bank shown on the Enclosure map.

Early mapping of Brigg indicates the area of the site was part of the agricultural land surrounding the town which was focused along the road leading to the bridge across the old river. The 1805 Enclosure mapping (Figure 2) does not record the area in detail, showing only that it is part of a much larger riverside meadow allotted to Robert Cary Elwes. The Elwes family had bought the Tyrwhitt estate including Brigg, Wrawby and Bigby, with the development of Brigg as a locally important centre initiated by his father in the mid 18th century. Along the western boundary of the meadow is a bank, probably designed to limit flooding; this earthwork survives at least partially along the section of the riverbank between the new A18 bridge almost to the M180 bridge. "Redcomb" Road is not shown on this map but is mentioned in the award as giving access to the riverside meadow.

The OS 25" mapping from 1887 (Figure 3) is the first to show the detail of the fields around Brigg. The bank recorded earlier in the 19th century is not shown on this map, having been replaced with a "towing path". By 1887 the meadow has been subdivided, perhaps now being used for arable agriculture rather than the more likely grazing of earlier centuries. Access to these fields is along the now plotted Redcombe Road. The natural course of the Old River Ancholme is preserved in a narrow brook that forms the western site boundary; today this has been diverted around the warehouse north of the site and into an underground pipe that extends beneath the motorway and beyond.

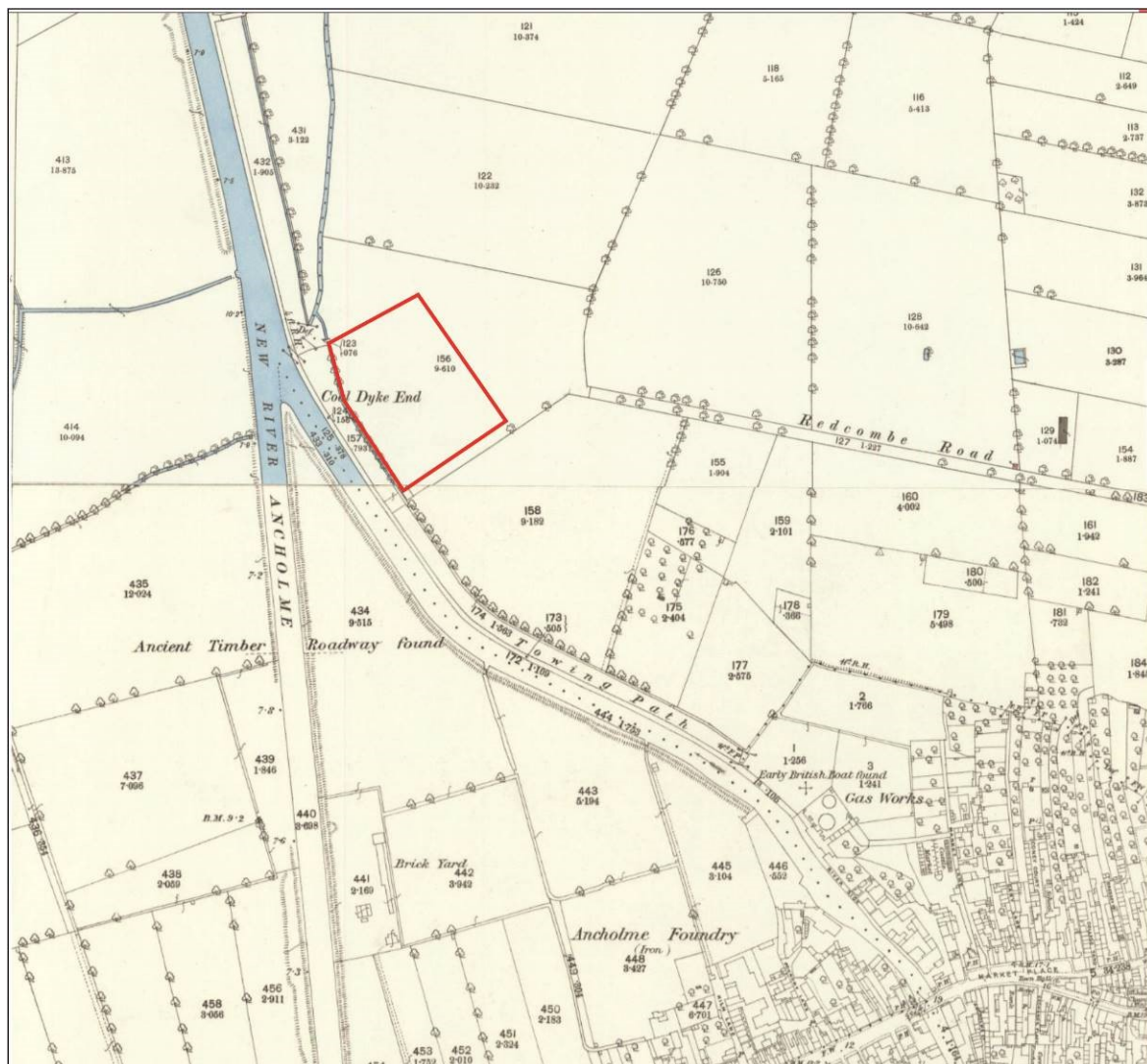


Figure 3: Extracts from the 1887 25" OS map sheets XIX.12 & XIX.16, showing the approximate redline site. The line of the Bronze Age causeway found shortly before the map was published is indicated on this map. Not to scale

The sewage works were constructed around the end of the 19th century in response to the growth of the town, positioned at the west end of Redcombe Lane in what had previously been meadows alongside the river that remained somewhat liable to flooding (Figure 4). Changes around the core of Brigg, including the construction of the A18 inner bypass and new bridge across the river between Lidl and Tesco, led to the establishment of the Ancholme Business Park in the early 21st century, and the development of the various premises in the decades that followed.

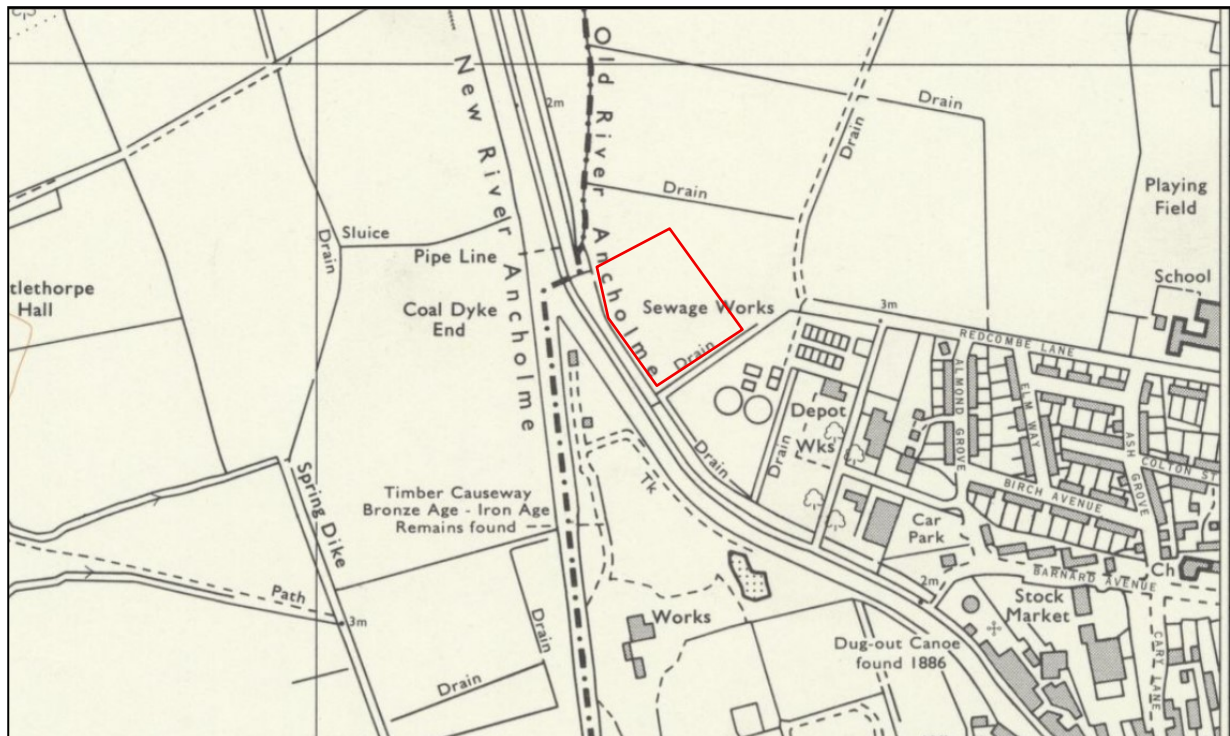


Figure 4: Extract from the 1972 OS map sheet SE90NE-A, showing the approximate redline site. Not to scale.

Based on this there is a Negligible – Low potential for post-medieval – modern dated remains at the site. Anticipated features include buried soils beneath the modern hardcore of the business park.

5.2.6 Archaeological Investigations

There have been no previous archaeological investigations within the site.

Archaeological works in the vicinity of the site include:

Groundworks monitoring at the ROCAL premises on Atherton Way 200m east of the current project (Dennison, 2001) identified only two layers of silt/clay beneath modern deposits, with boreholes identifying a layer of peat between 1.70-2m below existing ground level.

Southeast of the site, investigations at 9 Atherton Way (250m southeast; Tann, 2005) confirmed the pre-development use of the plot as council highways storage, noting modern concrete, gravel and stone chips among the silt and road waste material used to consolidate the area for this purpose. This covered a buried soil which had tile and cinder fleck inclusions, up to 0.40m thick, and a thin grey layer of alluvium that was interpreted as evidence of flooding. A possible pool filled with this material was noted on the west side of the monitored

foundations, close to the River Ancholme, with a bank to the south that may have been natural but could also have been a river-control measure.

East of Atherton Way (250m east of the site), investigations at the dance school Musilova (Atkins, 2005) identified the interface between a clay alluvium and a silty buried soil at around 1.125mOD. The deeper soakaway features revealed the buried soil to be around 0.35m thick, covering the sterile alluvium.

Also east of Atherton Way (CLS premises) (Atkins, 2006), monitoring during development groundworks found a natural alluvial clay at 1.15mOD (roughly 0.80m below existing ground level) covered by a shallow buried soil that was interpreted as possible pasture, however the landscaping to facilitate modern development may have truncated this deposit.

5.3 Site Today

The Keyo Agricultural Services site was developed in 2005/06 (PA/2005/1943). There was no recorded archaeological investigation or mitigation undertaken in association with the development.

The majority of the yard has been landscaped and is tarmacked, used as parking for the offices / warehouse that occupies a central position in the yard. There is a small artificial pool close to the northeast corner of the existing building that will be unaffected by the proposals.



Plate 2: Looking southwest towards Keyo Agricultural Services yard from Europa Way.

The area of the proposed new units is a low grassed mound (estimated less than 0.50m high) of dark silt. This appears to be redeposited topsoil, likely resulting from the landscaping of the rest of the yard during construction of the premises. There are overhead lights along the north edge of the mound lighting the adjacent HGV parking area.

Along Europa Way and Atherton Way steel security fencing marks the boundaries of the different plots. This fencing is visually semi-permeable, allowing for the warehouse/office buildings and the various storage / parking uses of open space of different businesses. The density of trees and shrubs along the old River Ancholme route, now a public footpath flanking

the New River Ancholme with a stream running through the centre, prevents the majority of views west from the site towards the open space on the north side of Brigg and the confluence of the Old and New Rivers.



Plate 3: Looking east across the mound where the new units are proposed.



Plate 4: Looking northeast along the topsoil mound where the proposed units would lie.



Plate 5: Looking southwest across the topsoil mound. The trees beyond mark the path along the riverbank.

5.4 Archaeological Potential

The archaeological potential and significance of the site is summarised on the table below.

Period	Potential	Summary
Prehistoric	High	Bronze Age – Iron Age riverside surfaces with associated activity buried in layers of alluvium and peat, with preservation of organic artefacts in the waterlogged conditions proven good.
Roman	Negligible	Possible artefact recovery, objects lost around the river crossing
Early Medieval	Negligible	Very limited potential.
Medieval	Low	Drainage and agricultural features possible connected with the early attempts to control the river in the landscape surrounding the growing market town.
Post Medieval	Negligible - Low	Possible buried meadow soil.
Modern	Negligible - Low	No significant activity.

Table 2: Archaeological potential and significance summarised

6.0 Impact of Proposals and Proposed Mitigation

6.1 Proposals

The proposals are for the construction of seven new industrial/commercial units, a row of buildings just inside the southern boundary of the site. Each unit will have a pedestrian entrance to office facilities and a roller shutter giving vehicle access into a workshop/warehouse space, and an emergency pedestrian access to the rear. The finished height of the building will be 6.46m at the apex of the roof. The building materials are not specified in the available plans, but is anticipated to include a steel frame with concrete foundations and insulated metal panels or cladding walls. The size and anticipated construction materials is consistent with the existing buildings in the surrounding area. Other changes around the site include new HGV parking along the western side of the site and to the south of the existing warehouse and associated access, utilising existing hardcore surfaces and therefore anticipated to require minimal additional groundworks in these areas. Draft proposals are shown on Figure 6.

6.2.1 Direct Impacts & Mitigation

The development proposals would require excavations for new building foundations and associated services and drainage which may include SUDS features such as attenuation tanks. Details of the building foundations, service layout etc. are not currently available, but development on the industrial estate usually involves landscaping to introduce a layer of hardcore around 0.40m thick (see section 5.2.6) through which the foundations of new structures are cut, negating the requirement for deeper excavations.

A similar arrangement is anticipated here, probably involving the removal of the tarmac surface. The underlying hardcore bedding may be sufficient to provide stability for the new structure, although new material may be introduced to increase the depth of this material.

The excavation of building foundations is anticipated to penetrate any existing (or thickened) hardcore layers, impacting into the soils beneath. Investigations in the surrounding area have identified the sequence of deposits; buried topsoil overlying alluvium, with peat layers more than 1.50m below existing ground level. The peat and associated clays are the layers that represent the prehistoric land surface, so any development groundworks that exceed roughly 1.50m below current ground level risk impacting on these important archaeological horizons. Above this level the risk of encountering significant archaeology is much lower, although there is the potential for previously disturbed prehistoric artefacts and/or the later medieval/post-medieval agricultural soil and associated features.

Confirmation of the foundation type and excavation depths required for the development would allow for assessment of likely impacts in comparison with previous archaeological recording in the surrounding area. Assuming the project groundworks would be limited to within 1.50m of the existing ground level, within the buffer zone of natural and modern layers above the archaeologically significant prehistoric horizons, a proportionate mitigation involving archaeological monitoring and recording has been recommended by the North Lincolnshire Historic Environment Officer. A caveat of being able to pause development groundworks to allow for thorough investigation and recording of any significant features/artefacts encountered, would ensure the preservation by record of the archaeological horizons. The results could add to the understanding of how this part of the riverbank was being utilised since prehistory and reduce the direct impacts of the proposals to **Negligible**.

6.3.1 Indirect Impacts

The position of the site on the periphery of modern Brigg, on an existing business park and with no intervisibility between this and any of the Listed or historic buildings in the core of the town, means there are no anticipated indirect (settings) impacts on above ground heritage assets in the surrounding area.

7.0 Conclusions

This heritage assessment has brought together archaeological, historical, topographical and land use sources to assess the likely potential and significance of any heritage assets within the proposed development site and to assess the likely impacts of the proposals on those heritage assets.

The assessment concludes that there is a high potential for prehistoric archaeological remains to be encountered around the site, but it should be noted that the Bronze Age and Iron Age features found in the surrounding area are protected more than 1.50m beneath the existing ground level due to the accumulation of peat deposits and silts in the marshland around the natural river course. Medieval and later activity has been concentrated around the bridges across the river, more than 500m south of the site, leaving this area as riverside meadow liable to flooding.

Confirmation of the depth of planned groundworks associated with the development proposals would assist in the design and management of any archaeological mitigation required. Should the groundworks not exceed 1.50m in depth, then the potential for encountering significant archaeological remains is low and a scheme of monitoring and recording would ensure the identification and recording of any later or disturbed horizons/artefacts, with a caveat that should significant remains be revealed there should be an allowance for a more robust strategy to be designed and implemented. Deeper groundworks may require a more intensive and focused excavation and recording strategy.

8.0 Acknowledgements

PCAS Archaeology Ltd. would like to thank Keyo Agricultural Services Ltd. for this commission.

9.0 Consultations and Searches, etc.

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Maps & Lincolnshire Archives Sources

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10-NOTT/2/119 – Plan of Wrawby and Brigg 1912

LCL/PLANS/3/21 – Plan showing the roads from Lincoln to Redbourne and Glanford Brigg to Barton upon Humber 1698

1886 6" OS map sheet Lincolnshire XIX.SE

1887 25" OS map sheet Lincolnshire XIX.12

1908 6" OS map sheet Lincolnshire XIX.SE

1907 25" OS map sheet Lincolnshire XIX.12

1948 6" OS map sheet Lincolnshire XIX.SE

1956 OS map sheet SE90NE - A

1969 OS map sheet SE9907 - AA

1972 OS map sheet SE90NE - A

Appendix 1: Definitions

The main archaeological periods referred to in this document are broadly defined as follows:

Palaeolithic c.500,000-10,000 BP;

-Mesolithic c.8,500- 4,000 BC;

-Neolithic 4,000-2,400 BC;

-Bronze Age 2,400-700 BC;

-Iron Age 700 BC- AD 43.

Roman AD 43 – 410;

Early Medieval AD410 – 1066;

Medieval AD1066 – 1539;

Post-medieval AD1540 – 1899;

Modern AD 1900 - date

NPPF (2024), Annex 2 (Glossary), describes a **Heritage asset** as, 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

A **Designated heritage asset** is: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2023, Annex 2).

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2023, Annex 2)

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (NPPF, 2023, Annex 2).

Direct impacts might involve the physical destruction of a standing heritage asset or the physical alteration or destruction of below-ground archaeological remains, as a result of development activities such as topsoil stripping and quarrying. This assessment does not consider direct impacts.

An **indirect impact** involves an effect on the setting of a designated heritage asset for example, damage due to drainage, vibration or subsidence; or increased dust, noise or pollution. Such impacts can be adverse or beneficial, temporary or permanent.

Appendix 2: North Lincolnshire Historic Environment database search results (summary). 500m search radius from proposed redevelopment site. Search dated 28/11/25; results valid for 12 months from date of issue.

NLHER ref:	Name / Description	NGR
MLS1783	Prehistoric timber causeway, Island Carr.	SE 9927 0749
MLS1789	Late Bronze Age boat, River Ancholme, 1886	SE 9975 0737
MLS1790	The 'Brigg raft', a sewn plank boat dated to the late Bronze Age, found near the Old River Ancholme in 1888. It was re-excavated and lifted by the National Maritime Museum in 1974	SE 9930 0762
MLS1794	A stone axe, said to have been found near the prehistoric timber trackway. Neolithic	SE 9931 0754
MLS1796	A polished hornstone 'celt' or axe, findspot uncertain. Neolithic	SE 9931 0751
MLS1799	Mesolithic-Iron Age occupation, former Brigg brickyard	SE 9941 0724
MLS6682	Prehistoric boat cleat. Probably the one from the Brigg Raft, mentioned in 1887 as being preserved by Mr Samuel Cole, which was later donated to Lincoln Museum	SE 9930 0750
MLS6690	Neolithic-Bronze Age Flint arrowhead	SE 9952 0734
MLS18398	Two wooden stakes and a possible notched stake were recovered from a lower layer of peat during a watching brief in 1995. The peat was thought to be Late Bronze Age	SE 9973 0730
MLS19381	Two flint flakes, west of New River Ancholme. Neolithic - BA	SE 9918 0758
MLS19382	Flint flake, west of New River Ancholme. Neolithic - BA	SE 9912 0808
MLS19426	Flint debitage, Coal Dyke End. Mesolithic – BA	SE 9903 0749

MLS19427	Mesolithic flint Microlith, debitage, north east of Castlethorpe	SE 9906 0792
MLS19433	Mesolithic – BA Two flint flakes and a flint chunk, east of the New River Ancholme	SE 993 073
MLS19948	Neolithic Blade-like flake, found during trial excavations at Water's Edge	SE 9909 0739
MLS20589	Rope and wood fragments, recorded during borehole investigations at the former gasworks site, Brigg. The depth of the deposits (>6m) suggests an ancient origin	SE 9974 0736
MLS21338	A Bronze Age land surface was recorded during an archaeological evaluation in 1998. Wooden stakes and other debris were radiocarbon dated to the Late Bronze Age	SE 9981 0738
MLS21539	A series of 6 environmental samples were taken during the excavation of an access shaft at the old stockmarket, 1995. They were analysed for insect remains, but the results were of limited use as the deposits were not dated	SE 9974 0734
MLS21652	A peat layer was identified by a coring survey and monitoring of trial pits in 2005. It was dated to the Early Bronze Age by radiocarbon dating	SE 9976 0802
MLS27343	Possible trackway, Bridge Street. A layer of horizontal wood sited on a former ground surface recorded within two boreholes	SE 9949 0722
MLS27344	Peat/alluvial deposits, Peat and alluvial deposits identified overlying a palaeosol during a 2017 borehole survey	SE 9947 0715
MLS1808	Roman fibula Early 2nd cent. bronze harp-shaped brooch found at depth of 6ft., 1884	SE 9892 0747

Prehistoric & Roman monuments recorded on the NLHER within 500m of the site

NLHER ref:	Name / Description	NGR
MLS1791	Castlethorpe Deserted Medieval Village (probable site), Castlethorpe. This was also the location of medieval and post-medieval stone-built manor houses.	SE 985 076
MLS19949	Fragment of a human skull, found during trial excavations at Water's Edge	SE 9919 0743

Medieval monuments recorded on the NLHER within 500m of the site.

NLHER ref:	Name / Description	NGR
MLS9481	New River Ancholme	SE 9919 0975
MLS15538	A post-medieval iron knife, found east of Old River Ancholme during fieldwalking in advance of the construction of the M 180	SE 9945 0826
MLS18097	Post Medieval land reclamation deposits, recorded during an evaluation at the Peacock & Binnington foundry,	SE 9971 0727
MLS19938	Site of Brigg Brickyard, shown on OS 6" 1889	SE 9934 0731
MLS19944	The site of the Brigg Gas Works, developed from c. 1850. A Bronze Age boat was discovered here during the construction of a new gasometer in 1886	SE 9975 0735
MLS19945	Four historic hedgerows, identified during a walkover survey on land at Yarborough Mills	SE 9915 0735
MLS19950	Assemblage of post medieval domestic refuse, found during trial excavations at Water's Edge	SE 9914 0737
MLS21975	Site of a windmill marked on an 1819 map	SE 9988 0797
MLS25880	The Glanford secondary school was built in 1957. It later became part of the Vale Academy. Due for demolition, 2015	SE 9995 0771
MLS26884	A series of perpendicular drainage ditches and a small pit are visible as cropmarks and earthworks on historical air photos	SE 9894 0803
MLS26934	A post medieval clay pit is visible as an earthwork on historical air photos near the meeting of the River Ancholme and New River Ancholme	SE 9944 0745

Post-Medieval and Modern monuments recorded on the NLHER within 500m of the site.

NLHER ref:	Name / Description	NGR
MLS9482	Old River Ancholme	SE 9897 0976
MLS15537	Ring ditch (cropmark), north east of Castlethorpe Hall	SE 9899 0798
MLS19946	Linear cropmark truncated by M180, Coal Dyke End area	SE 990 075
MLS19947	Double ditched cropmark, possibly a trackway, east of Castlethorpe	SE 989 078
MLS27545	A buried former land surface, timbers that may be the remains of buried prehistoric woodland or a potential trackway and a single undated NE–SW aligned gully	SE 9949 0709

Undated monuments recorded on the NLHER within 500m of the site.