# Specification for an Archaeological Evaluation and Level I Historic Building Recording at the Former Village Post Office/Store, 110-112, Barrier Bank, Cowbit, Lincolnshire (Version 2).

**Prepared for Mr. Peter Flavill of Seven22 Architecture Ltd. on behalf of his client - Mr. James Doolan of Scenic Homes Ltd.**

**National Grid Reference: TF 2583 1804**
**Site Code: BBCT25**
**Accession No: LCNCC: 2025.120**
**Planning Reference: H01-0517-22**

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## S Non-technical summary

*S1* *This document comprises a specification or a written scheme of investigation for an archaeological field evaluation and Level I historic building recording at the former Village Post Office/Store, 110-112, Barrier Bank, Cowbit, Lincolnshire.*

*S2* *The proposed development site lies within an area of high archaeological potential, within the historic cores of the medieval and post-medieval settlements and lying to the west of the medieval parish church. Iron Age salterns were recorded in detail to the west in 1992 and the cropmarks of a Romano-British settlement site lie to the south-west. It is considered likely that such multi-period settlement activity and finds could extend into the area of this proposed development site. The specific objectives of this archaeological field assessment will be to record any further evidence for archaeological features, deposits, structures and finds that could be attributed to this potential multi-period settlement activity.*

*S3* *The former village post office/store building is featured on the First Edition Ordnance Survey map of 1888, which was the earliest map available for consultation. So it is considered that this building is of at least late 19th century origin, if not earlier. The specific objectives of the Level I historic building recording will be to provide an historical background to this former village post office/store building, as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed demolition works. This will provide an assessment of the impact of development on the historic fabric of the building, and will provide an understanding of how the building has developed.*

*S4* *On the completion of the field evaluation and the Level I historic building recording, two separate reports will be produced detailing the results of the archaeological investigations. The reports will consist of a narrative supported by illustrations and photographs.*

## 1. Introduction

1.1 This document comprises a specification or a written scheme of investigation for an archaeological field evaluation and Level I historic building recording at the former Village Post Office/Store, 110-112, Barrier Bank, Cowbit, Lincolnshire.

## 2. Site location [Figures 1 and 2]

2.1 The proposed development site is situated on land off the northern frontage of Barrier Bank and includes the former Village Post Office/Store, which is in turn situated at this northern site frontage. The proposed development site is located within the historic core of the modern settlement of Cowbit at National Grid Reference TF 2583 1804 and at a height of approximately 3mAOD. The settlement of Cowbit is located within the modern civil parish of the same name and in the administrative district of South Holland, county of Lincolnshire.

## 3. Planning background [Figure 3]

3.1 An application for outline planning consent for a proposed new residential development with associated access on land at the former Village Post Office/Store, 110-112, Barrier Bank, Cowbit,, Lincolnshire was submitted to and granted consent by South Holland District Council, the Local Planning Authority in 2022 [Planning reference: H1-0517-22].

3.2 However, as this proposed development site is perceived to be situated within the historic core of the medieval and post-medieval settlements of Cowbit and thus within an area of

high archaeological potential, various archaeological conditions (Nos. 6-8) were attached to this granting of outline planning consent.

3.3 Following consultations between the author and Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team (on behalf of the Local Planning Authority), it was established that the requirements for the archaeological programme of works for this site would comprise a combination of post-determination archaeological field evaluation of potential below ground archaeological remains along with Level I historic building recording of the standing former village post office/store on the proposed development site, prior to its demolition.

3.4 Should the results of this archaeological field assessment yield significant results, further archaeological mitigation work may be required following this initial field evaluation.

3.5 If archaeological mitigation id required, a separate written scheme of investigation document (WSI) will need to be prepared, agreed upon with the Local Planning Authority archaeological advisor, and formally submitted to the planning portal before any mitigation work begins.

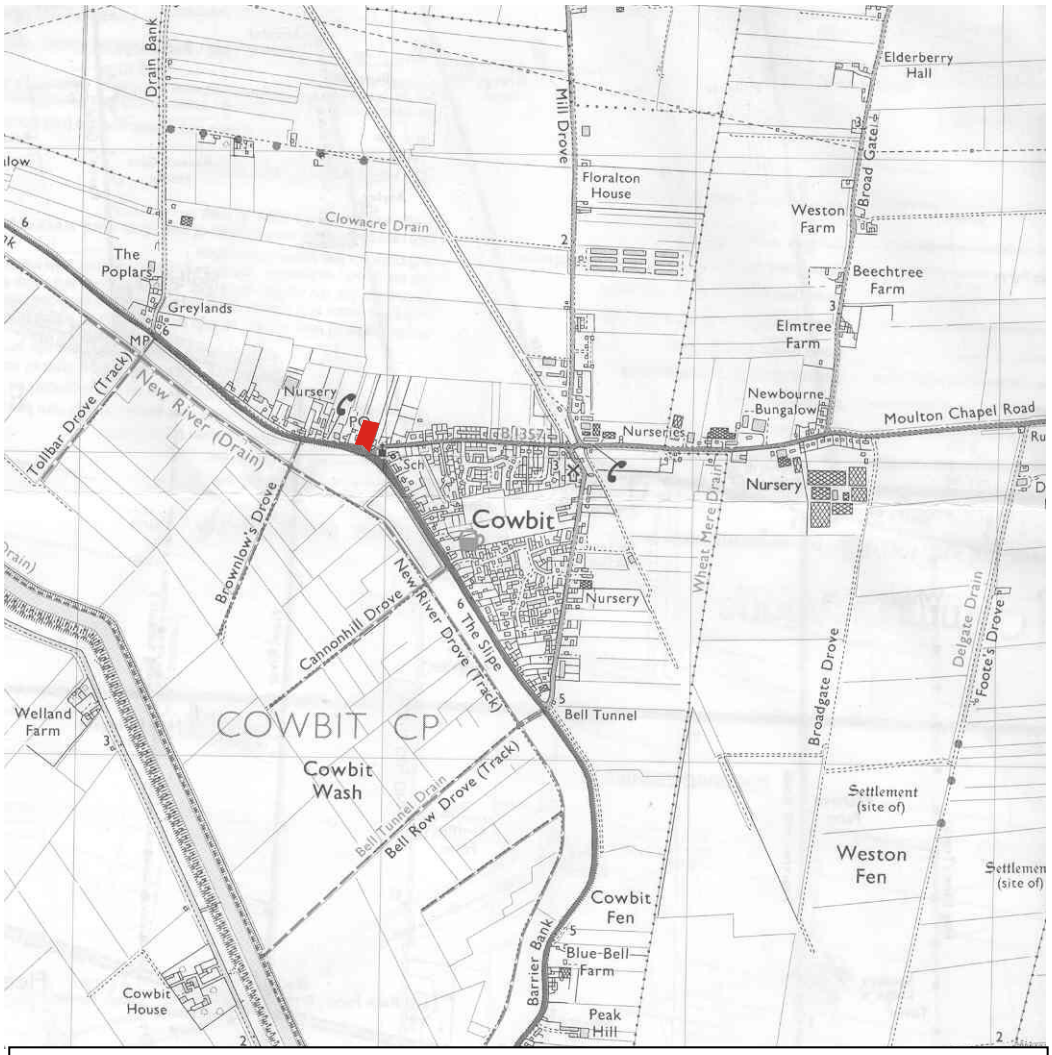



**Figure 1:** Site location at scale of 1:25,000. The site is shown in red. (O.S. copyright licence no. 100048723)

3.6 This written scheme of archaeological investigation document is referred to in Condition 6 of the outline planning consent H01-0517-22 and will be submitted to the Lincolnshire County Council Historic Places Team and to the Local Planning Authority for approval in order to comply with this condition and to enable its discharge.

3.7 The combined programme of archaeological field evaluation and Level I historic building recording shall be carried out in accordance with this written scheme of archaeological investigation document. The Local Planning Authority shall be notified of the start of the site groundworks to be monitored with a notification period of not less than fourteen days as required by Condition 7 of the outline planning consent H01-0517-22, to enable its discharge. This document sets out in detail how this will be accomplished.

3.8 Following the completion of the various archaeological site works, two written reports on the results of the Level I historic building recording and also on the results of the archaeological field evaluation, will be submitted to the Lincolnshire County Council Historic Places Team and to the Local Planning Authority for approval following the completion of these site works, as required by Condition 8 of the outline planning consent H01-0517-22 in order to comply with this condition and to enable its discharge. This document sets out in detail how this will be facilitated.

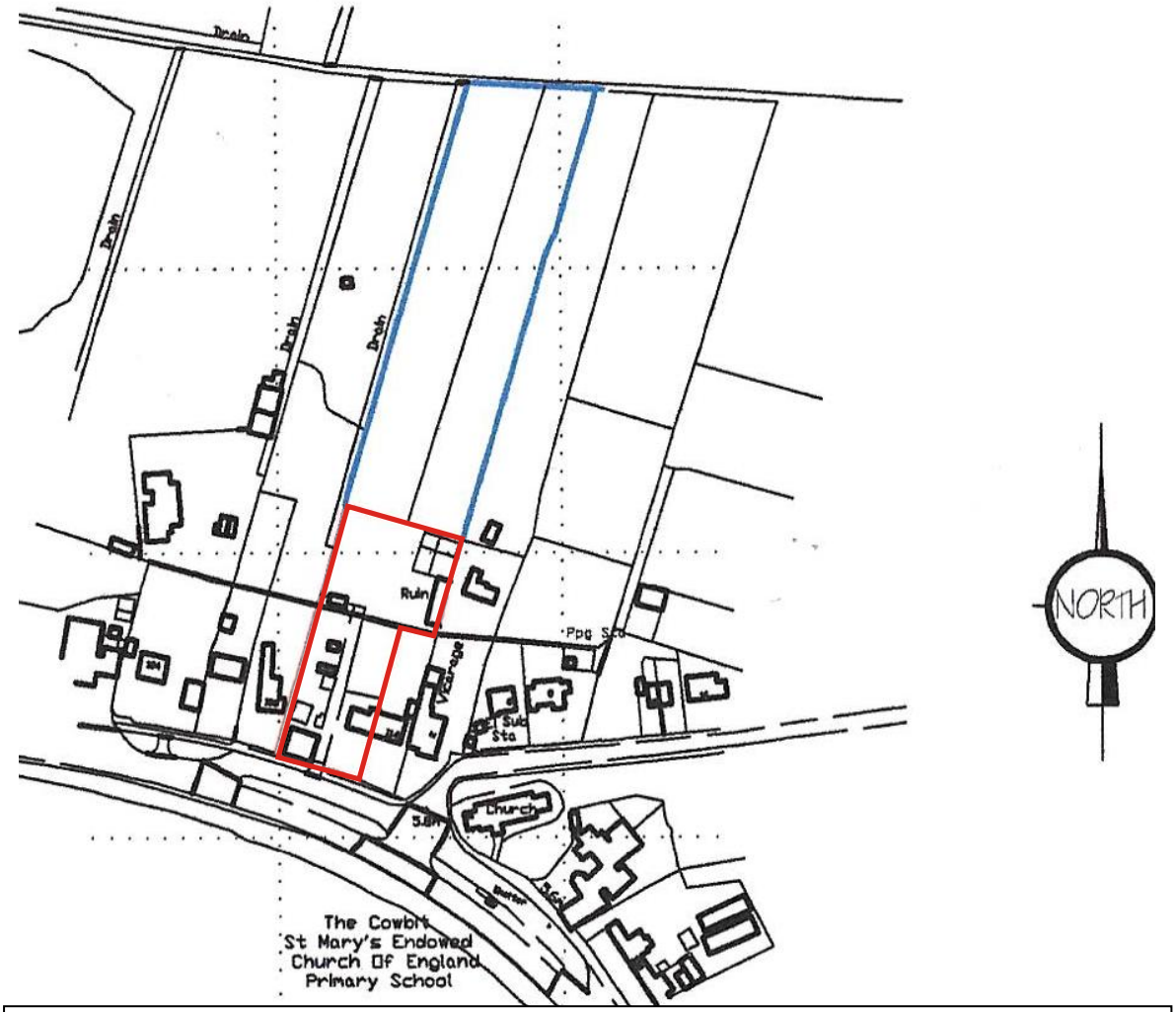



**Figure 2:** Site location at an original scale of 1:2,500, (extract from Architects plan). The proposed development site is shown outlined in red.

3.9 The project archive including the reports and any finds evidence recovered from the site will be deposited with the Lincoln Museum as required by Condition 8 of the outline planning consent H01-0517-22 in order to comply with this condition and to enable its discharge. This document sets out in detail with a methodology of how this will be facilitated.




**Figure 3:** Block plan showing the proposed layout of the development site at an original scale of 1:500, (extract from Architects plan).

## 4. Soils and Topography

4.1 Topographically, the proposed development site is situated on a slightly elevated level, which is in turn surrounded by the flat, low-lying Lincolnshire Fens at a height of approximately 3mAOD. The development site is located on deep calcareous clayey and silty soils of the Wallasea 2 Series, which have developed on marine alluvial deposits known as Terrington Beds. These deposits in turn overlie the solid geology, which comprises Oxford Clays and Kellaway Beds of the Upper Jurassic.

## 5. General Historical and Archaeological Background

5.1 Background research sources were consulted at the online National Library of Scotland and the Lincolnshire County Council Historic Environment Record (HER). A search of the Lincolnshire HER was conducted within a 0.5km radius of the development site. The National Heritage List of Historic England was also consulted.

5.2 The cropmarks of a possible Iron Age saltern site have been have been plotted from aerial photographs to the west of the proposed development site (HER MLI20327).

5.3 An area of Iron Age saltmaking activity has been located to the south of Cowbit (HER MLI23095). This was indicated by surface spreads of briquetage and of sherds of Iron Age pottery and animal bone.

5.4 The site of an Iron Age saltern site occurs to the north of Cowbit (HER MLI23105).

5.5 An Iron Age settlement and saltern sites are situated at Tyrell's Farm (HER MLI23131). These were indicated by the presence of a diffuse surface scatter of contemporary pottery and of animal bone fragments located on a roddon.

5.6 A Iron Age saltern site occurs to the east of Cowbit (HER MLI23133);. This was indicated by the presence of a small quantity of briquetage on a silty roddon.

5.7 An Iron Age settlement and saltern sites have been identified to the east of Cowbit (HER MLI23135). These were suggested by surface finds of a contemporary pottery scatter and briquetage fragments.

5.8 Several scatters of sherds of Iron Age pottery have been found to the east of Cowbit on a roddon (HER MLI23138).

5.9 An Iron Age saltern site has been identified to the south-west of Cowbit, indicated by surface finds of pottery sherds and abundant briquetage fragments (HER MLI23146).

5.10 An Iron Age saltern site has been identified to the north of Cowbit, which was noted by surface finds of briquetage fragments (HER MLI23112).

5.11 An Iron Age saltern site has been identified to the south-west of Cowbit on the Cowbit Wash by surface finds of briquetage fragments and of animal bone fragments (HER MLI23128).

5.12 A scatter of five sherds of Iron Age pottery were found to the east of Cowbit (HER MLI20320);.

5.13 An area of cropmarks of possible prehistoric activity, comprising industrial activity, linear features and settlement activity have been have been plotted from aerial photographs to the east of Cowbit (HER MLI20314).

5.14 The cropmarks of parts of possible enclosures and of various linear features of possible Roman date have been plotted from aerial photographs to the south of Cowbit (HER MLI20313).

5.15 The cropmarks of a possible Romano-British settlement site that includes the remains of salt making have been plotted from aerial photographs to the south of the proposed development site (HER MLI20325).

5.16 Sherds of Roman pottery have been found near Acre Lodge to the north-west of the proposed development site (HER MLI20318).

5.17 To the south-west of Cowbit in Cowbit Wash, cropmarks were first noted in 1952 as an area of peaty clay soil with raised silt, peaty and clayey patches. At Cowbit Bell Tunnel nearby, occur the cropmarks of a loose group of enclosures and fields on a grid layout, two with concentric internal enclosures, which are believed to be of Romano-British date. There are also the cropmarks of multiple parallel ditches here, which may be either prehistoric or Roman linear features such as drove roads or the remains of medieval/post-medieval dykes (HER MLI22081).

5.18 A scatter of Romano-British pottery was found in Cowbit Wash by fieldwalking in 1965 (HER MLI22099).

5.19 The location of a Romano-British saltern site occurs to the north-east of Cowbit (HER MLI23100).

5.20 A Romano-British settlement site is situated to the north of Cowbit (HER MLI23110). This was indicated by surface finds of contemporary pottery, fired clay fragments, animal bone fragments and a sparse spread of briquetage.

5.21 A possible Romano-British settlement site occurs to the north of Cowbit (HER MLI23103). This was indicated by surface finds of sherds of pottery, animal bone fragments, and an iron nail that were found adjacent to a narrow roddon.

5.22 An area of Romano-British salt making occurs to the north of Cowbit (HER MLI23107). This was suggested by surface finds of briquetage, a quern stone and animal bone fragments.

5.23 A Romano-British settlement and saltern sites are situated to the east of Cowbit (HER MLI23137). These were indicated by abundant surface finds of briquetage fragments, of contemporary pottery sherds, of animal bone fragments and of isolated saltern hearths.

5.24 The site of a possible Romano-British farmstead was identified in 1965 from surface finds of contemporary pottery in scatters, from animal bone fragments and from two quern stone fragments made to the east of Cowbit (HER MLI22098).

5.25 A Romano-British settlement site was identified from surface finds of much domestic debris that comprised pottery sherds, querns, tile fragments, animal bone fragments, an iron nail and fired clay fragments to the north of Cowbit (HER MLI23101).

5.25 Evidence for Roman settlement from surface finds of pottery and animal bone on the eastern bank of a roddon were found to the east of Cowbit (HER MLI23134).

5.26 A sherd of possible early Anglo-Saxon pottery has been found to the north of Cowbit (HER MLI23102).

5.27 The settlement of Cowbit itself was founded in the late 13$^{th}$ century as an outlying hamlet of Spalding along Stone Gate and the New Fen Dyke (HER MLI23106). Cowbit at that time was a remote part of the parish of Spalding. The earliest documentary reference to Cowbit or *Conbith*, *Conbiht* dates from AD1267. Later medieval documentary references variously detail: *Kinbuth* (*c.*AD1331), *Conbyth* (AD1332) and *Conbight* (AD1361). Cowbit is derived from *cor* from the Old English ‘cow’ and *byht* – a bight or bend. Thus it would appear that the place name has a topographical derivation denoting a bend in the River Welland with nearby pasture for cows. The development site lies within the area of the medieval and post-medieval settlements of Cowbit (HER MLI23106).

5.28 The Grade I listed church in Cowbit, dedicated to St. Mary on Barrier Bank (HER MLI22168, NHL 1064482) is reputed to have been built around AD1380 soon after the founding of the medieval settlement itself as a chapel in the parish of Spalding. The chancel and tower were added in AD1487, and the nave extended in AD1480-6. The church was restored in 1882.

5.29 Fragments of medieval dylings survive in a small disused field close to the railway crossing in Cowbit (HER MLI20323).

5.30 A dense scatter of medieval pottery sherds and of animal bone fragments have been found close to Acre Lodge and to the north-west of this proposed development site (HER MLI23114).

5.31 The remains of possible post-medieval extraction pits used for the construction of the nearby flood bank have been plotted from aerial photographs to the south of the proposed development site (HER MLI20326).

5.32 A Grade II listed tower windmill that was constructed in 1798 is situated of Backgate (HER MLI20328, NHL 1359258). This building was later raised by a floor probably prior to 1815. The windmill worked until the mid 1930s and then continued by engine and finally by electric motor until 1969, when it was closed down. The building is currently used for storage.

5.33 The Railway Station at Cowbit was constructed in 1867 by the Great Northern Railway to a standard design (HER MLI23554). The railway station was closed to passengers in 1961 and to goods in 1964. The line was closed in 1982 and the rails removed. The site consists of platforms, a station house and offices, a signal box (constructed in 1890) and a crossing cottage. There was also a level crossing with a crossing keeper's cottage. The goods shed was constructed by the Great Northern Railway in 1867 to a standard design (HER MLI126584) and was the subject of a programme of historic building recording in 2024. The signal box was similarly the subject of a further programme of historic building recording in 2005 (HER ELI7491, Site code: CSB05).

5.34 A former United Free Methodist Chapel is located at 142, Barrier Bank (HER MLI97685). This is shown on the O.S. map of 1904. The first chapel was constructed on this site in 1842. In 1861, there was either a new building or a conveyance to the Free Methodists. In 1912, a new chapel was built alongside. This was closed in 1983 and is now a residential dwelling.

5.35 The Paddocks at Cowbit is a redeveloped 19th century farmstead (HER MLI122799). This was arranged around a loose courtyard with the courtyard formed by working agricultural outbuildings. The farmhouse was detached from the main working complex. The farmstead was within an isolated location.

5.36 Fairview Farm at Cowbit was a 19th century farmstead (HER MLI122802). This was arranged around a regular courtyard with an 'L'-plan range with further detached outbuildings to the third side of the yard. The farmhouse was detached from the main working complex. The farmhouse is the only surviving historic structure. The farmstead was within an isolated location.

5.37 An unnamed farmstead at Cowbit is a redeveloped 19th century farmstead (HER MLI122803). This was arranged in a row with additional detached elements. The farmhouse was detached from the main working complex. The farmstead was within an isolated location.

5.38 The Poplars at Cowbit was a 19th century farmstead (HER MLI122804). This was arranged around a regular courtyard in an 'L'-plan. The farmhouse was detached from the main working complex. The farmhouse is the only surviving historic structure. The farmstead was within an isolated location.

5.39 An unnamed farmstead at Cowbit is a redeveloped 19th century farmstead (HER MLI122973). This was arranged in a parallel form. The farmhouse was detached from the main working complex. The farmstead is within an isolated location.

5.40 A 19th century primary school building is situated on Stonegate and is still in use (HER MLI126655). The building has late 20th and 21st century additions. A Free School was founded in Cowbit in 1712. A schoolhouse was added in 1800 and in 1849, this was replaced by a schoolroom and a house for the teacher. The current building on the site was erected in 1870.

5.41 The cropmarks of two undated parallel curvilinear features, which are sub-dived by straight ditches have been plotted from aerial photographs to the north of Cowbit (HER MLI20316).

5.42 The cropmark of an undated rectangular shaped enclosure has been plotted from Google maps to the south-west of Cowbit (HER MLI907889).

5.43 There have been other previous archaeological investigations within the HER search area. In 2009-0100, a programme of archaeological monitoring took place on the groundworks for a new residential dwelling on Plot 1, Backgate (HER ELI10967, Site code: BCCO09). This revealed only 19th or 20th century features, deposits and finds.

5.44 In 2016, a programme of archaeological monitoring and recording was carried out on the groundworks for a new residential dwelling on land adjacent to 35, Mill Drove South (HER ELI12818, Site code: MDCO15). Some modern disturbance was recorded at the south-eastern corner of the site, but no archaeological features, deposits or finds were encountered.

5.45 In 2019, a programme of archaeological monitoring took place on the groundworks for a new residential dwelling and a detached garage on land adjacent to 5, Stonegate (HER ELI13260, Site code: SGCO17). No archaeological features, deposits or finds were encountered.

5.46 In 2018, a programme of archaeological monitoring and recording was carried out on the groundworks for a new residential dwelling with a detached garage on land adjacent to Lapwing, 72, Backgate (HER ELI13355, Site code: BACO17). A backfilled drainage dyke of probable late post-medieval or early 20th century date was identified, bit no archaeologically significant features, deposits or finds were encountered.

5.47 In 2005, an archaeological watching brief was undertaken on the groundworks for a new detached dwelling at Stonegate (HER ELI6523, Site code: CSG04). No archaeological remains or finds were made during this investigation.

5.48 In 2006, an archaeological watching brief was undertaken on the groundworks for a new office extension at 66, Backgate (HER ELI7398, Site code: COBG06). No archaeological finds, features or deposits were encountered.

5.49 A programme of archaeological monitoring and recording was carried out on the groundworks for a new residential dwelling and attached garage on land to the rear of 83, Backgate in 2017 (HER ELI3659, MLI126064, Site code: BGCO16). A pond infill deposit was identified in the eastern part of the site. This deposit produced finds of one sherd of

mid 15th-16th century pottery, possibly dating its use to the late medieval period. No further archaeological features were identified.

5.50 An archaeological evaluation of two trenches was carried out in 2022 on land adjacent to 128, Barrier Bank in advance of a new residential development (HER ELI3689, Site code: BBCO22). No archaeological features, deposits or finds were encountered.

5.51 Between 2014 and 2015, an archaeological watching brief was mounted on the groundworks for a new detached bungalow on land off 43, Backgate (Site code: BGCO13). One sherd of 13th-14th century pottery and three 14th-15th century brick fragments were recovered from a peat deposit of medieval origin.

5.52 In 2018, a programme of archaeological monitoring and recording took place on the groundworks for two new dwellings at 55, Backgate (HER ELI12848, MLI124854, Site code: COBG16). This recorded five ditches and four pits, one of the pits was of modern origin. Four of the ditches shared the same orientation as adjacent field boundaries and were thus probably part of the same post-medieval field system. There were no finds.

5.53 In 2017, an archaeological evaluation took place on land on Moulton Chapel Road in advance of a new residential development (HER ELI4055, MLI127078, MLI127079-80, Site code: COMC17).This recorded a Roman pit and a ditch, which were the earliest features on the site along with a medieval tree throw and two further undated ditches and an undated tree throw. An assemblage of 2nd-3rd century AD pottery was recovered along with four sherds of medieval pottery.

5.54 This was followed in 2020 by a programme of archaeological monitoring and recording, which was mounted on the groundworks for the new residential development here (Site code: MLI127078, ). The archaeological monitoring of the road construction recorded a gully of late Iron Age-early Roman date, which had been recorded in the prior evaluation here in 2017. Other findings comprised an early modern refuse pit along with two modern linear trenches. Finds comprised sherds of late Iron Age-early Roman pottery and early modern pottery and glass fragments.

5.55 In 2017, an archaeological evaluation took place on land at Paul Cott Transport, Barrier Bank in advance of new residential development (Site code: BBCO17). This recorded a series of undated alluvial flood deposits along with two possible roddons. Three post-medieval archaeological features were also recorded. The first comprised an east-west aligned drainage dyke, which produced finds of nine sherds of 15th-16th century pottery. The second feature comprised a posthole which yielded finds of one sherd of 18th-19th century and one sherd of 18th-20th century pottery and the third consisted of a pit which yielded fifteen sherds of 17th-18th century pottery. A second pit was also found which produced a further ten sherds of 15th-16th century pottery.

5.56. In 2022, a programme of archaeological monitoring and recording took place on land to the rear of 75, Backgate on the groundworks for a new residential development (Site code: COBG20). This recovered one single abraded sherd of Roman pottery. Several linear features and pits of medieval and post-medieval date were also recorded. The finds comprised sherds of medieval and post-medieval pottery, cbm and animal bone and clay pipe fragments.

5.57 Between 2016-2017, a programme of archaeological monitoring and recording took place on the groundworks for a new residential development on land at Backgate (Site code: COBE16). This recorded a small cemetery of six cremation deposits, only one of which produced finds of sherds of Roman pottery with other settlement features of 3rd-4th century AD date recorded nearby. A pattern of realigned medieval and post-medieval boundary ditches and three post-medieval rings gullies (associated with haystacks) were

also found. Finds consisted of sherds of Roman and medieval pottery, post-medieval cbm fragments, burnt human bone fragments, animal bone and a possible Roman quern stone fragment.

5.58 In 2021, a programme of archaeological monitoring and recording took place on the groundworks for a new residential development on land at 22, Backgate (Site code: CBBG20). This recorded two linear features, the first of which was parallel to Backgate with the second comprising a field boundary ditch. Both features were of modern date. Finds comprised a single sherd of medieval pottery.

5.59 In 2018, an archaeological evaluation took place on land off Backgate in advance of new residential development (Site code: COBA17). This recorded five Roman ditches, four of which were dated to the 2nd-3rd centuries AD and the fifth to the later 3rd century AD. There were in addition various post-medieval archaeological features , which were largely represented by a series of parallel east-west aligned boundary ditches. Finds comprised pottery from the Iron Age, Roman, medieval and later periods, cbm fragments, animal bone, glass and clay pipe fragments. Undated ditches, an undated pit and a modern pit were also found.

5.60 In 2001, a geophysical survey took place on land at Curlew Drive (HER ELI1717). This recorded a number of possible archaeological anomalies, which included two linear anomalies and two large discrete anomalies, all of possible archaeological origin. This was followed in 2002 by an archaeological evaluation in advance of new residential development (HER ELI3104, MLI81603, MLI81606, Site code: CCB02). This recorded post-medieval drainage features that were interpreted as field boundary and/or drainage ditches. Two other undated linear features were also of possible post-medieval origin and were interpreted as further drainage features. Finds comprised Roman, medieval and post-medieval pottery.

5.61 In 2002, an archaeological watching brief was carried out on the groundworks for a new classroom extension at St Mary's Primary School (HER ELI3796, MLI83877). This recorded a series or dumped deposits that were associated with previous construction and demolition works on this site. No archaeological features or deposits were recorded. Finds comprised post-medieval pottery and glass fragments and a single sherd of 16th-17th century pottery. The Roman pottery was unstratified.

5.62 In 2011, an archaeological watching brief was mounted on the groundworks for a new dwelling and attached garage on Plot 2, Barrier Bank (Site code: BGCO09). This recorded a series of four pits, one of which produced four sherds of 10th-11th century AD pottery. It was considered that the other three pits were contemporaneous, forming a cluster of such settlement features.

5.63 In 2011, an archaeological evaluation took place on land off Backgate (HER ELI11956, MLI23106, MLI81603, Site code: COBG11). This recorded deposits of Roman, medieval and post-medieval date. The Roman remains were related to domestic and/or agricultural use that were associated with nearby contemporary settlement. The features from this period comprised ditches and pits. Finds comprised pottery sherds, animal bone, a loomweight, fired clay fragments and wall plaster fragments. The medieval and post-medieval features consisted of a series of closely spaced east-west aligned ditches, which were part of a wider system of land division.

5.64 In 2011, a programme of archaeological monitoring and recording took place on the groundworks for a new dwelling on land at 18, Stonegate, to the east of this proposed development site (HER ELI11039, MLI23106, Site code: COST11). This recorded an undated pit and two undated ditches, one of which followed the line of a boundary

marked on early edition O.S. maps. Sherds of medieval and post-medieval pottery were also recovered.

5.65 In 2009, an archaeological watching brief was mounted on the groundworks for two new dwellings and a garage on land adjacent to Highgate House, Backgate (HER ELI11368, MLI23106, MLI98782, Site code: CBHH09). This recorded evidence for domestic occupation and industrial activity dating to the 1st-2nd centuries AD. The Roman features comprised a pit, a gully and a pond. Finds consisted of contemporary pottery, animal bone, iron smithing slag and fired clay were also found. Several undated features and deposits were also identified, which may have been contemporary with these Roman remains. Several pits of 16th-18th century date with finds from this date and later were also encountered.

5.66 In 2008, an archaeological evaluation was excavated prior to the construction of a new extension on land at 78, Backgate (HER ELI9183, Site code: BCC08). This recorded an undated open drain that had been backfilled in the modern era.

5.67 In 2001, geophysical and fieldwalking surveys took place on land at Backgate (HER ELI1935-7, MLI81603, MLI81606, Site code: BGC01). The geophysical survey identified a number of archaeological anomalies, some of which were thought to represent buried field ditches and pits, possibly of Roman date. This was followed by the fieldwalking survey. This located a concentration or a dense cluster of Roman pottery sherds within the eastern portion of the site. These finds suggested the presence of a small domestic Roman settlement site. A slight concentration of finds of medieval pottery sherds within the western area of the site was also recorded. A programme of targeted trial trenching was subsequently recommended.

5.68 In 2001, an archaeological excavation and archaeological watching brief took place during a housing development on land at Backgate (HER MLI85678-80 and MLI85682, MLI23106, ELI4452-3, Site code: CBG00, CBG01). This watching brief and excavation identified a number of Romano-British archaeological features within the central area of the development site. This concentration appeared to form a nucleated settlement site consisting of ditches, enclosures, buildings, pits and associated industrial activity. This settlement site was located on a slightly elevated bank of silt that were probably levees of a salt marsh creek. Several of the ditches were fed by this creek and may have formed a series of channels associated with salt production. The ditches could also have drainage and/or a boundary function and also for possible refuse disposal. Gullies that formed two enclosures were located within the central part of the site, though no associated internal features were recorded, so a possible agricultural or pastoral function was surmised. Structural standing building remains and features were also found with postholes and external drip gullies. A large kiln or oven was found in close association with the buildings. Finds of briquetage around the kiln/oven suggested that salt production had occurred here. The combined evidence from the site work suggested the site of a small farmstead.

5.69 This watching brief and excavation also identified a number of medieval archaeological features dating to the 12th-14th centuries mainly comprising linear boundary or drainage ditches and sub-circular shaped pits. The features and in particular, the pits indicated that this area may have been gardens and/or back plots associated with dwellings fronting onto the River Welland.

5.70 This watching brief and excavation further identified a number of post-medieval archaeological features within the south-western portion of the development site. Although there was no evidence for any structural remains, a number of linear ditches were recorded. The ditches had a similar orientation to that of the earlier recorded medieval ditches on the site and may have had a similar function as field or property

boundaries. A number of semi-circular shaped pits were also found here. The finds mostly consisted of early-mid medieval pottery along with handmade brick and tile. The absence of any finds later than the 18th century suggested that there was a cessation of activity on the site at that time.

5.71 This watching brief and excavation further identified a number of undated archaeological features throughout the development area. A number of natural features such as former watercourses and creeks were found. Although no sequential chronological order could be deduced for this undated archaeological features, they tended to fall into two distinctive categories, linear and sub-circular. The linear features, which were interpreted as ditches appeared to have formed field boundaries utilised for drainage; whilst the sub-circular shaped archaeological features probably functioned as pits. These undated features may have had associations with adjacent dated archaeological features. In spite of the lack of dating material from this site, several of these undated archaeological features were truncated by post-medieval remains and so were no later that this period.

5.72 In 2008-9, an intermittent archaeological watching brief took place during the construction works on the A1073 road (HER ELI11138, Site code: SPEY08). Simultaneously with this, a series of set piece archaeological excavations also took place along the line of this route between 2008-9 (HER MLI11136, Site code: SPEY08). During one of the excavations, a slot that formed two sides of a probable early Roman timber built domestic building was revealed. This was interpreted as an outbuilding rather than a dwelling. This structure lay within a rectangular enclosure from which sherds of contemporary pottery were recovered. A concentration of 2nd-3rd century AD settlement features, that included a series of pits and ditches were also recorded (HER MLI23134, Site code: SPEY08). A large assemblage of pottery dating from the 1st-2nd centuries AD was recovered from one of the ditches and from a palaeochannel. Further finds comprised a bone awl and a bronze brooch along with fragments of fired clay with salt beeching, which suggested that they were associated with salt making. This site was intrepeted as a small farmstead that was located by the palaeochannel. In addition, two stock enclosures and some further small timber built structures with an oven or kiln that may have been used for salt making were also found. During the watching brief undertaken after the excavation, briquetage fragments were found.

5.73 During a further archaeological excavation on the line of this route, nine roughly circular shaped ditches and/or gullies were recorded (HER MLI86344, Site code: SPEY08). These were interpreted as hayrick drainage ditches.

5.74 During a further archaeological excavation on the line of this route, an 'L'-shaped ditch was recorded (HER MLI98453, Site code: SPEY08). This was interpreted as a stock enclosure. The ditches produced finds of 12th-14th century AD pottery. A 14th-15th century ditch was recorded above the levels of the stock enclosure, which also yielded finds of contemporary pottery.

5.75 In 2003, an archaeological evaluation took place to the east of Cowbit and along the line of the proposed route of the A1073 trunk road between Spalding and Eye (HER ELI5106, Site code: LNEYS03). A large number of trenches were targeted on the results of prior geophysical surveys undertaken earlier in 2002 (HER ELI3257-8).

5.76 The evaluation identified the remains of two undated ditches on land to the east of The Paddocks (HER MLI86329), Site code: LNEYSD03). No finds were recovered from either feature. The evaluation on land to the west of Floralton House, also identified two post-medieval ditches, one of which produced finds of post-medieval brick and animal bone and which had probably functioned as a boundary ditch (HER MLI86331, Site code: LNEYSD03). The evaluation on land to the west of Paradisi Cottage recorded a single north-south aligned ditch, from which no finds were recovered (HER MLI86332, Site

code: LNEYSD03). This related to a cropmark recorded to the north. The evaluation on land to the south-west of Paradisi Cottage recorded three ditches and a single ditch terminal (HER MLI86336, Site code: LNEYSD03). Although undated, it was considered possible that the ditches belonged to a know Roman site to the immediate north. A single modern ditch was also recorded nearby (HER MLI86337, Site code: LNEYSD03).

5.77 This evaluation on land to the west of the Wheat Mere Drain also identified three undated ditches (HER MLI86338, Site code: LNEYSD03). Although undated, it was considered possible that they may have been associated with a nearby known Roman site. This evaluation on land to the north of the Moulton Chapel Road recorded three undated ditches, that included a curvilinear ditch. Although this had no datable finds, this produced environmental data. The other two ditches also did not yield any finds (HER MLI86339, Site code: LNEYSD03). This evaluation on land to the south of the Moulton Chapel Road identified a single east-west aligned broad and deep ditch, which was a post-medieval dyke (HER MLI866340, Site code: LNEYSD03). This evaluation on land to the east of Backgate recorded two ditches and a truncated pit that produced pottery dated to the Saxo-Norman period (AD975-AD1150) (HER MLI86341, Site code: LNEYSD03).

5.78 This evaluation on land to the east of Backgate identified a ditch that yielded finds of medieval pottery (AD1250-AD1400), (HER MLI86342, Site code: LNEYSD03). This evaluation on land to the east of Backgate also recorded an undated ditch, which did not produce any finds (HER MLI86443, Site code: LNEYSD03). This evaluation on land to the east of Backgate also identified two post-medieval ditches (HER MLI86344, Site code: LNEYSD03). One of the ditches produced finds of post-medieval brick.

5.79 In 1992, a programme of topographical survey, of fieldwalking, of geophysics and of excavation were undertaken to the west of this development site at Tollbar Drove (HER ELI4074-5 and 4077, ELI4079). This took place on three saltern sites of Iron Age date, which were firstly subjected to topographical survey. These saltern sites were noted on the ground as slightly mounded sites. The fieldwalking here located finds and spreads of small briquetage fragments and Iron Age pottery (HER MLI23119). The subsequent archaeological excavation took place in 1992 on two of the three identified mounds. The remains of a hearth or oven was identified within one of them. A pennanular ditch lay on this mound, bit was not thought to be contemporary with the hearth/oven. A second length of pennanular ditch was also recorded here. Finds of briquetage here suggested that both salt production and processing had been taking place here. The Iron Age pottery assemblage found was domestic in nature (HER MLI23119).

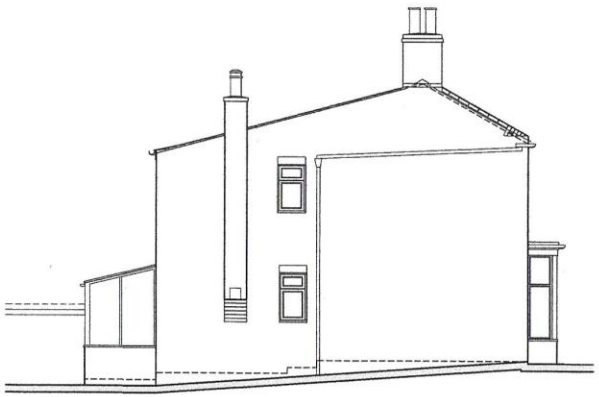
## 6. Level I Historic Building Recording Historical Background

6.1 Copies of manuscript and published Ordnance Survey (O.S.) maps were obtained from the Lincolnshire Archives and the online National Library of Scotland. The earliest maps consulted comprised a tracing of a plan of the parish of Cowbit of 1819 (Archive ref: HCC Plans 252) and from the enclosure award map for the parish of Cowbit of 1810 (Archive ref: Holland Award 10). However, in neither case was the contemporary settlement of Cowbit nor the area of this proposed development site featured on both.

6.2 An extract from the First Edition 25 inch to one mile scale O.S. map of 1888 is the earliest map to feature the area of this proposed development site and the then contemporary settlement of Cowbit [**Figure 6**]. This map shows the former village post office/store building at the northern frontage of Barrier Bank with four associated outbuildings to the rear of the property within a single enclosure. To the right (east), and included within the bounds of this proposed development site, is the western half of a pair of cottages that also front onto the same street frontage. A small outbuilding lies to the rear of this property, all within a second enclosure. To the north and at the rear of the proposed



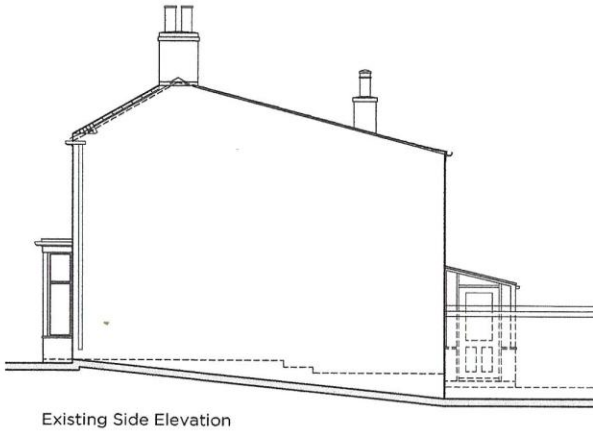
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation

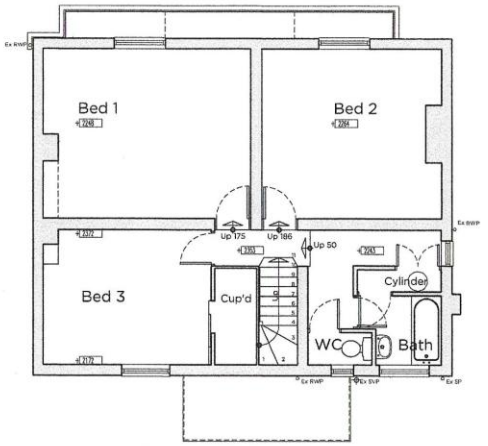


Existing Side Elevation

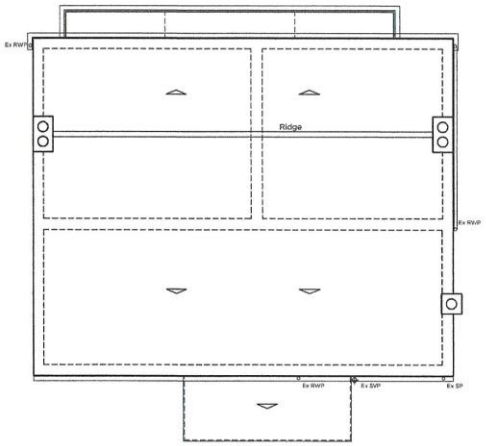
**Figure 4:** Plans showing the existing elevations of the former village Post Office/Store at original scales of 1:100 at A3, (extracts from Architects plans).




Existing Ground Floor Plan




Existing First Floor Plan




Existing Roof Plan

**Figure 5:** Plans showing the existing layouts of the ground floor, first floor and roof space of the former village Post Office/Store at original scales of 1:100 at A3, (extracts from Architects plans).

development site, is the southern portion of a larger enclosure that extends further to the north-east, which was an open space.

6.3 An extract from the Second Edition 25 inch to one mile scale O.S. map of 1904 comprises **Figure 7**. This map shows some limited change having taken place to the layout of this development site. The former village post office/store building is shown with two of the four rear outbuildings remaining. A new and third outbuilding is shown to the rear of the property. The former post office is designated as such on this map for the first time. Otherwise, the layout of this proposed development site, remained the same between 1888 and 1904.

6.4 An extract from the Provisional Edition six inch to one mile scale O.S. map of 1952 forms **Figure 8.** This map shows that no change had taken place to the layout of this proposed development site between 1904 and 1952.

6.5 An extract from the 1:10,560 scale O.S. map of 1959 similarly shows that no change had taken place to the layout of this proposed development site between 1952 and 1959. This forms **Figure 9**.

6.6 An extract from the 1:2,500 scale O.S. map of 1969 shows the area of the proposed development site in greater detail [**Figure 10**]. The former village post office/store building is shown at the northern frontage of Barrier Bank with one outbuilding to its rear, a second new outbuilding to the north-west and one further new outbuilding further to the rear within the property. To the right (east) and within the eastern portion of the site, a new outbuilding is shown at the northern frontage of Barrier Bank within the second property of the western half of the pair of cottages. At the rear of this proposed development site, a series of four new outbuildings are shown within the former open space here.

6.7 **Figure 2** features the current layout of the area of this proposed development site.

## 7. Aims and objectives of the project

7.1 The general aim of the archaeological evaluation of this site will be to ensure that sufficient information is generated from the results of this work, which will enable the Historic Environment Officer (Lincolnshire County Council Historic Places Team), (on behalf of South Holland District Council), to formulate a policy for the management of the archaeological resource (if any) on the site in the event that further archaeological work may be required.

7.2 The objectives of the project will be to:

To establish the presence/absence of archaeological remains within the area of the development site.

To determine the type, extent, condition, nature, character, quality, function, and date, of any archaeological remains encountered.

To allow the preservation by record of archaeological deposits.

7.3 The proposed development site lies within an area of high archaeological potential, within the historic cores of the medieval and post-medieval settlements and lying to the west of the medieval parish church. Iron Age salterns were recorded in detail to the west in 1992 and the cropmarks of a Romano-British settlement site lie to the south-west. It is considered likely that such multi-period settlement activity and finds could extend into the area of this proposed development site. The specific objectives of this archaeological field

assessment will be to record any further evidence for archaeological features, deposits, structures and finds that could be attributed to this potential multi-period settlement activity.

7.4 The general aim of the Level I historic building recording of the exterior elevations and interiors of the existing former Post Office/Store at 110-112, Barrier Bank, Cowbit, Lincolnshire, will be to undertake this work prior to any demolition works commencing on the site.

7.5 The objectives of the Level I historic building recording will be:

To obtain a complete and detailed photographic, drawn and written record of the interiors and of the external fabric of the existing former Post Office/Store at 110-112, Barrier Bank, Cowbit, Lincolnshire.

7.6 The former village post office/store building is featured on the First Edition Ordnance Survey map of 1888, which was the earliest map available for consultation. So it is considered that this building is of at least late 19th century origin, if not earlier. The specific objectives of the Level I historic building recording will be to provide an historical background to this former village post office/store building, as an aid to its interpretation and on this basis to provide a full photographic, drawn and written record of same prior to the proposed demolition works. This will provide an assessment of the impact of development on the historic fabric of the building, and will provide an understanding of how the building has developed.

## 8. Evaluation Methodology [Figure 11]

8.1 Prior to the commencement of the archaeological evaluation, the proposed layout of the trial trenching shall be submitted to and agreed with the Historic Environment Officer (Lincolnshire County Council Historic Places Team) (on behalf of the Local Planning Authority) to ensure that this proposed scheme of archaeological works fulfils their requirements.

8.2 The total site area of the proposed development site comprises 3,305.5m². The required and typical 5% sample by area of this would comprise 165m² by area of trenching. This would in turn be made up of four proposed archaeological trial trenches [to be designated as **Trenches 1-4**]. The proposed location of each of these four trial trenches are shown on **Figure 11**. Each of the four trenches would measure 1.8m in width by 25.0m in length. This would give a total assessment area of trenching of 180m².

8.3 In addition, provision will be made for an additional contingency of 1% of trenching by area to elucidate initial findings, if required. This would comprise an additional 33m² by area of additional trenching, in agreement with the advising Historic Environment Officer for further investigation or clarification of initial results to extend trenches over whole features and to check orientations of extents of significant remains should this prove necessary.

8.4 The trenches will be excavated to a safe working depth of up to 1.20m. Beyond this safe working depth or when required, provision following the current H & S regulations will be made for safe excavation (shoring/stepping) as well as water management. This is in order to expose the first archaeologically significant or natural horizon (Lincs Archaeology Handbook 2019 (revised 2024).

It is anticipated that machine excavated sondages will be excavated and recorded at the ends of all trenches to confirm the full stratagraphic sequence and to identify any deeply buried former land surfaces.

8.5 All work will be carried out according to the Chartered Institute for Archaeologists (CIfA) standards and in accordance with guidelines outlined in the Lincolnshire Archaeology Handbook 2024 (revised 2019).

8.6 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the investigation including the *Health and Safety at Work Act* (1974). Due consideration shall be given to keeping the assessment site secure at all times particularly if the field assessment is to continue overnight into a second day.

8.7 A Risk Assessment will be prepared for the site.

8.8 Any and all artefacts found during the investigation and thought to come under the provisions of the *Treasure Act* (1996), will be removed from the site to a secure location, and will be promptly reported to the appropriate coroner's office. The local Finds Liaison Officer will also be contacted in the first instance for advice.

8.9 All features must be investigated and recorded unless otherwise agreed with the LCC HEO. Excavation of the archaeological features and/or deposits exposed will be undertaken as far as it is required to determine their date, sequence, density and nature. The investigation will also determine, as far as is reasonably practicable, the level of the natural and undisturbed subsoil deposits to ensure that the depth of the archaeological sequence present on the site is established.

8.10 The removal of the topsoil and/or of any other overburden will be undertaken by a tracked 360° mechanical excavator of sufficient power using a toothless ditching bucket. This will be carried out under constant archaeological supervision. Following the removal of topsoil and/or other overburden, the nature of the exposed and underlying deposits will be assessed by hand excavation. The trenches will then be cleaned by hand to enable the identification and analysis of any archaeological features and/or deposits exposed.

8.11 Machine assistance may be required (with the approval of the Historic Environment Officer of Lincolnshire County Council), for the excavation of very large/deep features.

8.12 The spoil generated during the investigations will be mounded at a minimum distance of 1.0m from the edges of each trench with the topsoil being retained separately from other excavated material for subsequent backfilling.

8.13 Archaeological excavation may sometimes require the use of manual work by mattock and shovel, or by the occasional further use of a mechanical excavator. This will only be employed to remove homogeneous and/or non archaeological layers and with the approval of the LCC HEO.

8.14 The hand excavation of any exposed archaeological features and/or deposits will be undertaken to determine their date, form and function etc. This work will consist of the half sectioning or a 50% sample of discrete individual archaeological features, the hand excavation of at least 10% by length of discrete linear features and the sectioning of discrete individual archaeological layers as required. Sections through linear features will be at a minimum of 1.0m in length. Should archaeological features be located, which are deemed to be worthy of preservation *in situ*, then hand excavation will be limited to the absolute minimum necessary to interpret the form, function, date etc. of the features. Intersecting features will be excavated to determine the relationship between them. The full section evidence will be shown of trenches - e.g. for sections at trench edges, the vertical sequence to the top of the plough or topsoil should be cleaned to establish the presence/absence of vestigial old land surface soils and other stratified deposits, photographed, drawn and discussed in the report. As a minimum 1 metre wide representative section will be cleaned and recorded in each trench.

8.15 All archaeological features and/or deposits will be recorded on *pro-forma* context recording sheets.

8.16 All archaeological features and/or deposits and the trial trenches themselves will be drawn at a scale of 1:20, and sections (including representative sections of deposit sequences within each trench) at a scale of 1:10.

8.17 Throughout the investigations, a digital photographic record will be maintained, and will comprise an overview of the site prior to work starting and during as well as after completion of the work, and will include any excavated features, sections and other relevant details that aid interpretation.

8.18 All archaeological features and/or deposits, as well as sections will be levelled in, in relation to a Temporary Site Benchmark (TBM), which will be turn be surveyed in from a nearby Ordnance Survey benchmark. The site grid will be tied into the National Grid.

8.19 The precise location of each trial trench will be measured in using a hand held GPS device.

8.20 Should human remains be encountered, they will be left *in situ*, and will only be excavated if absolutely necessary. Proper respect will be accorded to these remains, which will be cleaned to allow positive identification. Should the remains either be left *in situ* or should removal be required, the appropriate Ministry of Justice Licence will be obtained prior to the removal of the remains. In addition, any remains will be reported to the local Environmental Health Department, coroner and the police will be informed, where appropriate.

8.21 Any finds recovered will be bagged and labelled according to the individual context from which they were recovered for later washing and further analysis. All relevant finds will be ordered into an archive. Most modern material will not be retained, although notes will be made of the appropriate context. An appropriate sample of materials such as ceramic building materials will be made.

8.22 All finds shall be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation *First Aid for Finds* (1998).

8.23 Environmental sampling will be undertaken (where appropriate) of the fills of relevant archaeological features and/or significant archaeological deposits. Sample sizes of not less than 40 litres will be taken from each fill/deposit or a 100% sample from smaller features.

8.24 If appropriate, during the investigation, specialist advice will be obtained from an environmental archaeologist, who will prepare a report detailing the nature of the environmental material present on the site and its potential for additional analysis should further stages of archaeological work be required. The results of this specialist assessment will be incorporated into the final evaluation report. A site visit by the nominated environmental specialist (Val Fryer) may be required. Where appropriate, further advice may be sought from the Historic England Regional Scientific Advisor.

8.25 The fieldwork will be undertaken by Witham Archaeology. Additional personnel may be appointed if required.

8.26 Trenches and spoil heaps will be metal detected. The use of metal detectors on site to aid the recovery of artefacts is required and should be performed by a competent metal

detector user. The metal detector should not be set to discriminate against iron, Metal detected finds should be plotted on suitable plans within the report.

## 9. Level I Historic Building Recording Methodology

9.1 The Level I historic building recording will be undertaken by Neville Hall prior to any demolition works at the site and shall take full responsibility for the setting out of the project and for the adequacy, stability and safety of site operations and methods of archaeological site recording.

9.2 All work will be carried out according to the Chartered Institute for Archaeologists (CIfA) standards and to the guidance, standards and requirements as detailed in *Historic Buildings: A Guide to Good Recording Practice*, Historic England (2016).

9.3 All work will be undertaken following all statutory Health and Safety requirements and legislation in operation at the time of the monitoring.

9.4 A Risk Assessment will be prepared for the site.

9.5 The Proposed Development Site Methodology will comprise:

The recording of the interiors and of the existing external build fabric of the existing former Post Office/Store at 110-112, Barrier Bank, Cowbit, Lincolnshire, to comprise a full written, drawn and photographic record of same.

9.6 The written record of the Level I historic building recording shall include:

The precise location of the building, including parish and National Grid Reference;
A note of the listing designation (if appropriate);
The date of the written record, the name of the compiler and the nature of the archive content and location;
A summary of the buildings type and purpose, including past historical and present usage, building materials and possible date;
A note of the buildings past and the its present relationship to its setting, its relationship to local settlement patterns and landscapes, and of its visual significance; and
A gazetteer of the photographs taken.

9.7 The drawn record of the Level I historic building recording will be undertaken and shall include:

Scaled plans of the existing floors showing the location of any structural features of historical significance e.g. blocked in windows, former fireplace openings etc.;
Scaled plans of the existing elevations showing the location of structural features of historical and architectural significance;
Site location plans at suitable scales; and
A scaled plan showing the location of the various images taken.

9.8 The photographic record of the Level I historic building recording shall include:

The photographic record shall provide both a general and a detailed record of the building;
The photographic record shall comprise digital photography utilising a 20 megapixel digital camera, high quality images will be taken with the digital images being submitted in a compressed .tiff format on archival quality CD/DVD.

The photographic record shall include:
General photographs of the exterior and setting of the building. Two x 2 metre ranging rods shall be included in general shots to ensure that all elements of the buildings will be established;
A record of any external detail, structural or decorative, which is relevant to the design development of the building;
A record of any external detail, structural or decorative, which is relevant to the building's design, development and use and which does not adequately show on general photographs;
A record of any dates, inscriptions etc. which would contribute to an understanding of the building;
Copies of maps, drawings, views and photographs illustrating the development and/or use of the building; and
A selection of photographs in the report which show the building in its context and the main focus of the survey, including areas subject to demolition/alteration.

9.9 Resources in terms of building recording have been estimated at up to one day fieldwork/site attendance and up to four days for reporting.

## 10. Evaluation Post-fieldwork methodology

10.1 On the completion of the fieldwork, all of the written, drawn and photographic records produced by the archaeological evaluation will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive, whose integrity shall be maintained. A stratigraphical matrix of the archaeological features and/or deposits present on the site will be compiled.

10.2 All finds recovered during the fieldwork will be washed, marked and packaged according to the individual context from which there were recovered. They will also be ordered into (and form part of) the site archive. An assessment of significant finds will be made in light of general site information. Any finds requiring specialist treatment and/or conservation will be sent to the Museum of London Conservation Services (MOLA) and in consultation with the relevant curator.

10.3 The site archive will be examined to enable the determination of various phases of activity on the site (if appropriate).

10.4 Relevant finds will be sent to specialists for identification and dating.

## 11. Level I Historic Building Recording Post-fieldwork methodology

11.1 On the completion of the site fieldwork, all of the written, drawn and photographic records produced by the historic building recording will be checked, ordered, labelled (where appropriate) and catalogued to compile a distinctive site archive.

11.2 An assessment of significant finds will be made in light of general site information.

11.3 The site archive will be examined to enable the determination of various phases of activity on the site.

## 12. Evaluation Monitoring arrangements

12.1 Provision will be made for the Historic Environment Officer (Lincolnshire County Council Historic Places Team) (on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

12.2 A minimum notice period of fourteen days will be given to the Historic Environment Officer (Lincolnshire County Council Historic Places Team) of the start date of works on the site.

12.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.

12.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with the Historic Environment Officer (Lincolnshire County Council Historic Places Team).

12.5 Should the Historic Environment Officer (Lincolnshire County Council Historic Places Team) require any additional investigation which is beyond the scope of this document, then the cost and duration of these supplementary works will be negotiated between the client and the contractor.

12.6 Arrangements will be made for the representative of the Historic Environment Officer (Lincolnshire County Council Historic Places Team) for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.

12.7 The Historic Environment Officer (Lincolnshire County Council Historic Places Team) shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological investigations.

12.8 No mechanical excavators, earthmoving or other vehicles travelled within any excavated trench until it has been signed off by the Historic Environment Officer. Unless safety considerations require otherwise, no backfilling of trenches will take place until the Historic Environment Officer has visited the site and confirmed that the evaluation has been carried out to acceptable standards.

## 13. Level I Historic Building Recording Monitoring arrangements

13.1 Provision will be made for Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team (on behalf of South Holland District Council, the Local Planning Authority) to monitor the works during the fieldwork stage and any other aspect of the archaeological project as required including the post fieldwork analysis and report preparation stages of the project.

13.2 It is understood that the programme of site historical building recording will begin as soon as possible following the agreement of this document with Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team. A period of not less than fourteen days notice will be given to same of the start date of this site historical building recording works programme.

13.3 All aspects of the archaeological programme will be undertaken in accordance with this project specification.

13.4 Any variation to the project programme in terms of works or recording on or off site will be fully discussed and agreed with Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team.

13.5 Arrangements will be made for Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team for access to the site to undertake monitoring visits, and such visits will be accounted for in the final report preparation.

13.6 Mr. Ruben Lopez-Catalan of the Lincolnshire County Council Historic Places Team shall be kept fully informed of any unexpected or unforeseen discoveries made during the course of the archaeological monitoring and recording programme.

## 14. Evaluation Archive preparation and deposition

14.1 The documentation and records generated by the archaeological evaluation including all written records, drawings, photographic images and the project report will be sorted and ordered in the format acceptable to the Lincoln Museum, and to the standards and requirements as laid out in their *Conditions for the Acceptance of Project Archives*.

14.2 The archive will be deposited at the Lincoln Museum.

14.3 A unique accession number will be obtained from the Lincoln Museum for the site archive. This is **LCNCC: 2025.120**.

14.4 It is anticipated that the preparation of the project archive for deposition will take one working day.

14.5 It is anticipated that the project archive will be deposited with the Lincoln Museum, Lincoln by June 2026.

## 15. Level I Historic Building Recording Archive preparation and deposition

15.1 The documentation and records generated by the historic building recording will be sorted and ordered in the format acceptable to the Lincoln Museum, and to the standards and requirements as laid out in their Guide Book.

15.2 A unique accession number will be obtained from the Lincoln Museum for the site archive. **This is LCNCC: 2025.120.**

15.3 It is anticipated that the archive will be deposited at the Lincoln Museum by June 2026.

## 16. Evaluation Reporting procedures

16.1 A report detailing the findings of the archaeological evaluation will be completed within two months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

16.2 It is anticipated that the report preparation will take 2-3 working days to compile.

16.3 The report will consist of:

A title page with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the evaluation;

An introduction, site description and location;

Planning background to the project;

A section on the archaeological and historical background to the project;

A description of the methodology used in the project;

A section describing the results of the evaluation;

A section on the discussion and results of the project including a consideration of the archaeological potential of the assessment site and its environs and a consideration of these findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

A full bibliography of all published references and other references consulted;

Illustrations including site location plans, plans of the areas which have been investigated including the position of the trial trenches, individual trench plans, plans of all archaeological features and sections thereof (including trench representative sections) with levels and horizontal and vertical scales, as appropriate; and

Appendices comprising appropriate photographs of the site including pre-site works, working shots and of specific and significant archaeological features (to include representations of breaks of slope) and representative sections, a list of contexts and of any artefacts recovered from them, a stratagraphic matrix, a summary of archive contents, their location and the date of deposition, a photographic register and any specialist reports on finds from the site.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) http://ads.ahds.ac.uk/project/oasis/index.cfm.

## 17. Level I Historic Building Recording Reporting procedures

17.1 A report detailing the findings of the historic building recording will be completed within three months after the finalisation of the fieldwork. Any delays will be related to the relevant authorities.

17.2 The report will consist of:

A title page, with project name and location, national grid reference, planning reference, site code, accession number, client name, author and date;

A contents page listing report sections, illustrations and appendices;

A non-technical summary of the results of the historic building recording;

An introduction, site description and location;

Planning background to the project;

A section on the historical background to the project;

A description of the methodology used in the project;

A section describing the results of the historic building recording;

A section on the discussion and results of the project including a consideration of the findings of the project in a local and regional context;

A consideration of the effectiveness of the project methodology and a confidence rating of the results;

Illustrations including site location plans, scaled ground plans and elevations, plans showing the positions from which photographs have been taken, and

Appendices comprising appropriate photographs generated by the historic building recording, a list of archive contents, a photographic register, a copy of the approved specification and an OASIS V form.

An electronic copy of the report will be deposited with the OASIS project (On-line Access to the Index of Archaeological Investigations) http://ads.ahds.ac.uk/project/oasis/index.cfm.

## 18. Publication and dissemination

18.1 Copies of the final reports will be deposited with the clients, the local curator (on behalf of the local planning authority), the planning department of South Holland District Council and with the Lincolnshire Heritage Environment Record (including a digital copy in a .pdf format).

18.2 A note will be placed in 'Lincolnshire History and Archaeology' describing the results.

18.3 The deposition of the site archives will be in accordance with guidelines outlined in the Lincolnshire Archaeology Handbook 2019 (revised 2024).

18.4 Should the results of the archaeological investigations merit it, a note will also be placed in appropriate national journals e.g. *Medieval Archaeology.*

## 19. Other factors (including contingency)

19.1 In the event of the discovery of any unexpected remains of archaeological importance, or of any changed circumstances, it is the responsibility of the archaeological contractor to inform the Historic Environment Officer (Lincolnshire County Council Historic Places Team).

19.2 Where important archaeological remains are discovered and deemed to merit further investigation, additional financial resources may be required to provide an appropriate level of investigation, recording and analysis.

19.3 Any additional financial contingency requirement for additional fieldwork or post-excavation analysis outside the scope of the proposed scheme of works will only be activated following full consultation with the Historic Environment Officer (Lincolnshire County Council Historic Places Team).

## 20. Variations to the proposed scheme

20.1 Variations to the proposed scheme will only be made following written confirmation with the archaeological curator.

## 21. Evaluation Resources

21.1 The fieldwork is expected to take between 1-2 working days, and will be undertaken by Witham Archaeology using standard archaeological field techniques.

21.2 Post-excavation analysis will be undertaken by Witham Archaeology and is expected to take up to two working days. Where available specialist analysis will be carried out by:-

| | |
|---|---|
| Paul Blinkhorn | Anglo-Saxon, Medieval and Post-medieval Ceramics |
| Ian Rowlandson | Roman Ceramics |
| Andrew Peachey | Neolithic, Iron Age and Bronze Age ceramics |
| Val Fryer | Environmental Sampling Processing & Analysis |
| Julie Walker | Animal bone and human remains |
| Andrew Peachey | Lithics |

21.3 Small finds requiring conservation will be conserved by the Museum of London Conservation Services (MOLA).

21.4 Recognised specialists will be sought in the event that other data are retrieved in the course of the investigations.

## 22. Level I Historic Building Recording Resources

22.1 The historic building recording will be undertaken by Neville Hall using standard archaeological field techniques. It is estimated that the site work will take up one day fieldwork/site attendance and up to four days for reporting.

## 23. Insurance statement

23.1 Public indemnity of £2,000,000 and private indemnity insurance of £250,000 with Towergate Insurance.

## 24. Copyright

24.1 Copyright will remain that of the author. Licence will be given to the client to present any reports, copyright of the author, to the planning authority in good faith of satisfactory settlement of account.

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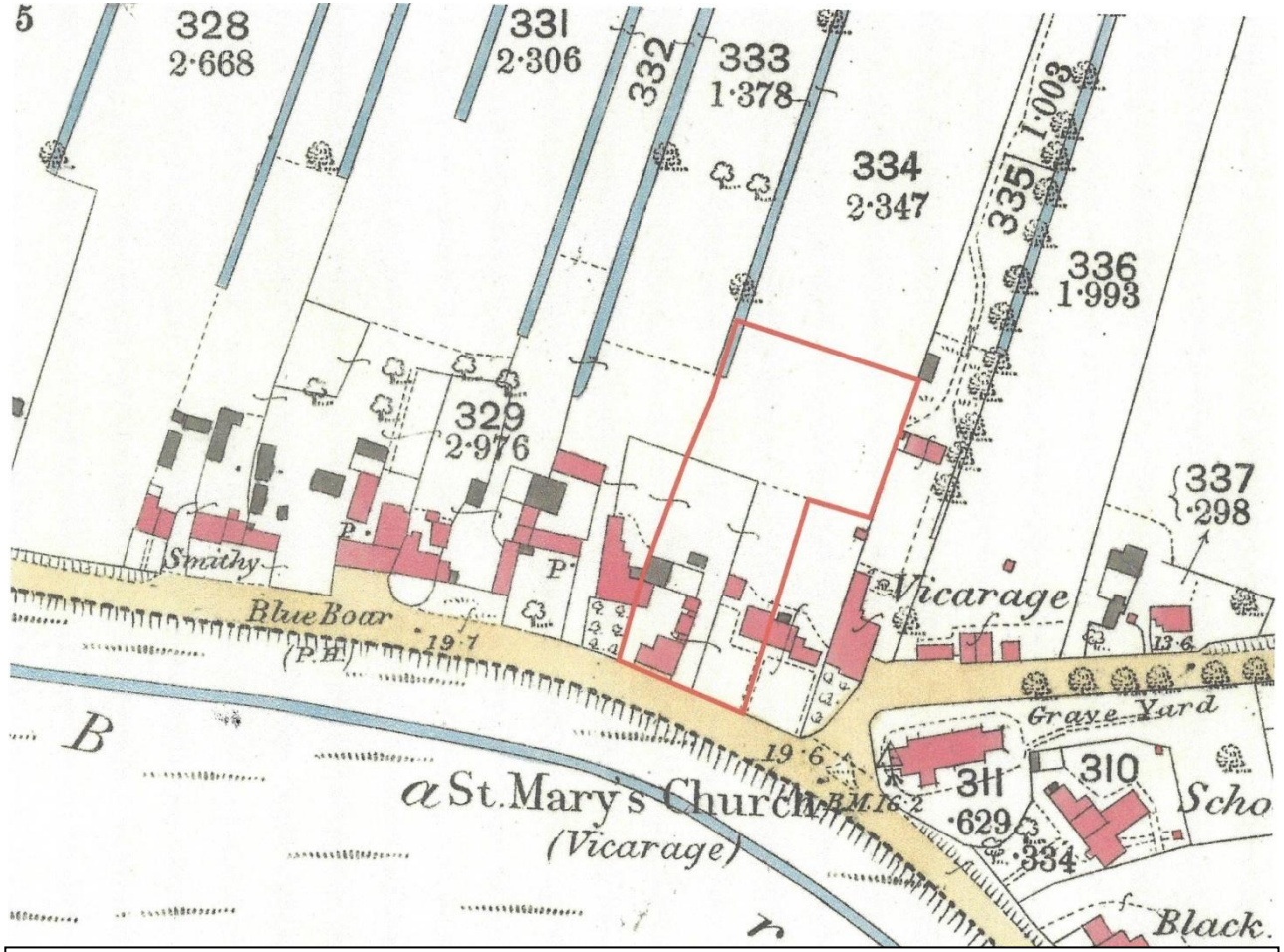



**Figure 6:** Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 142.10.

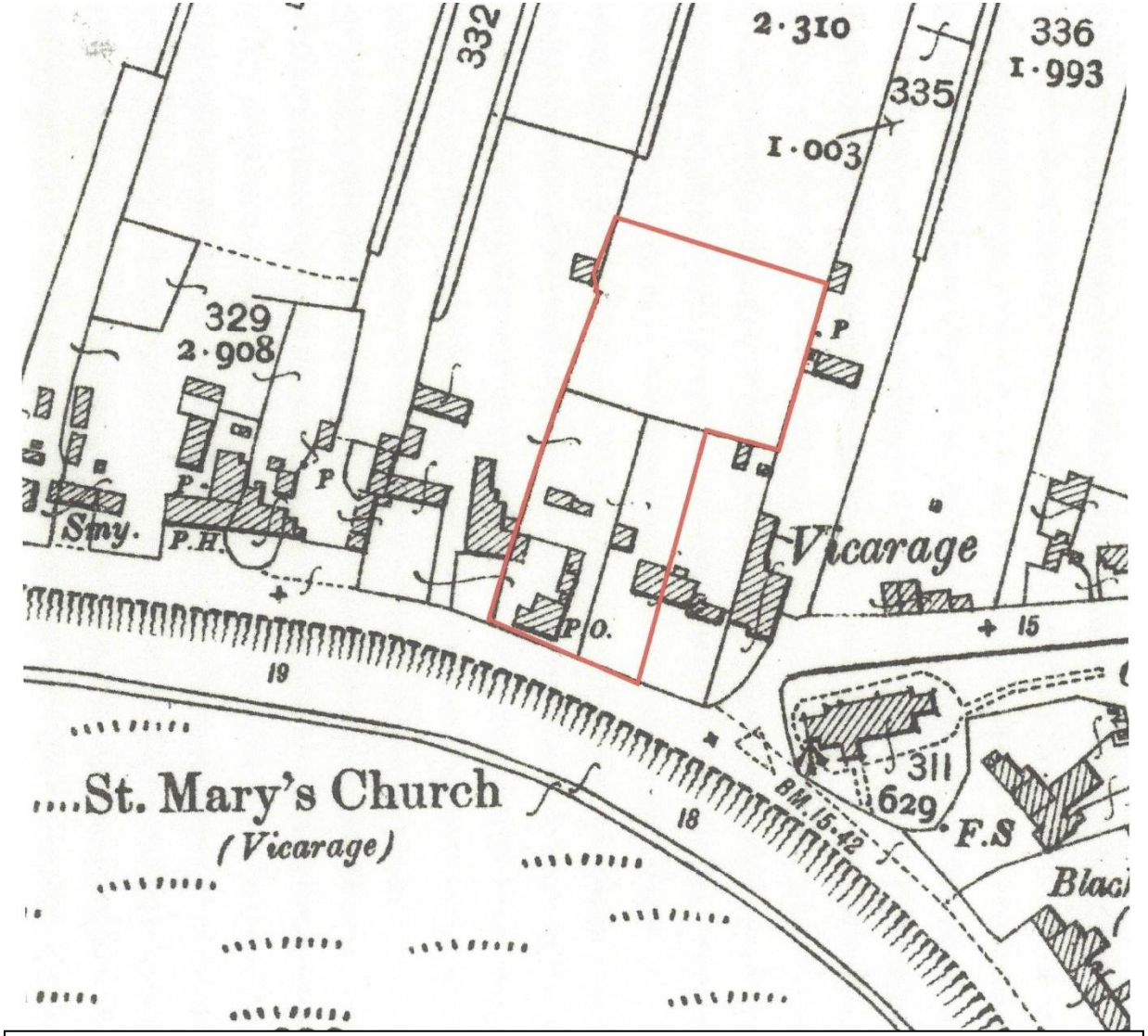



**Figure 7:** Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 142.10.

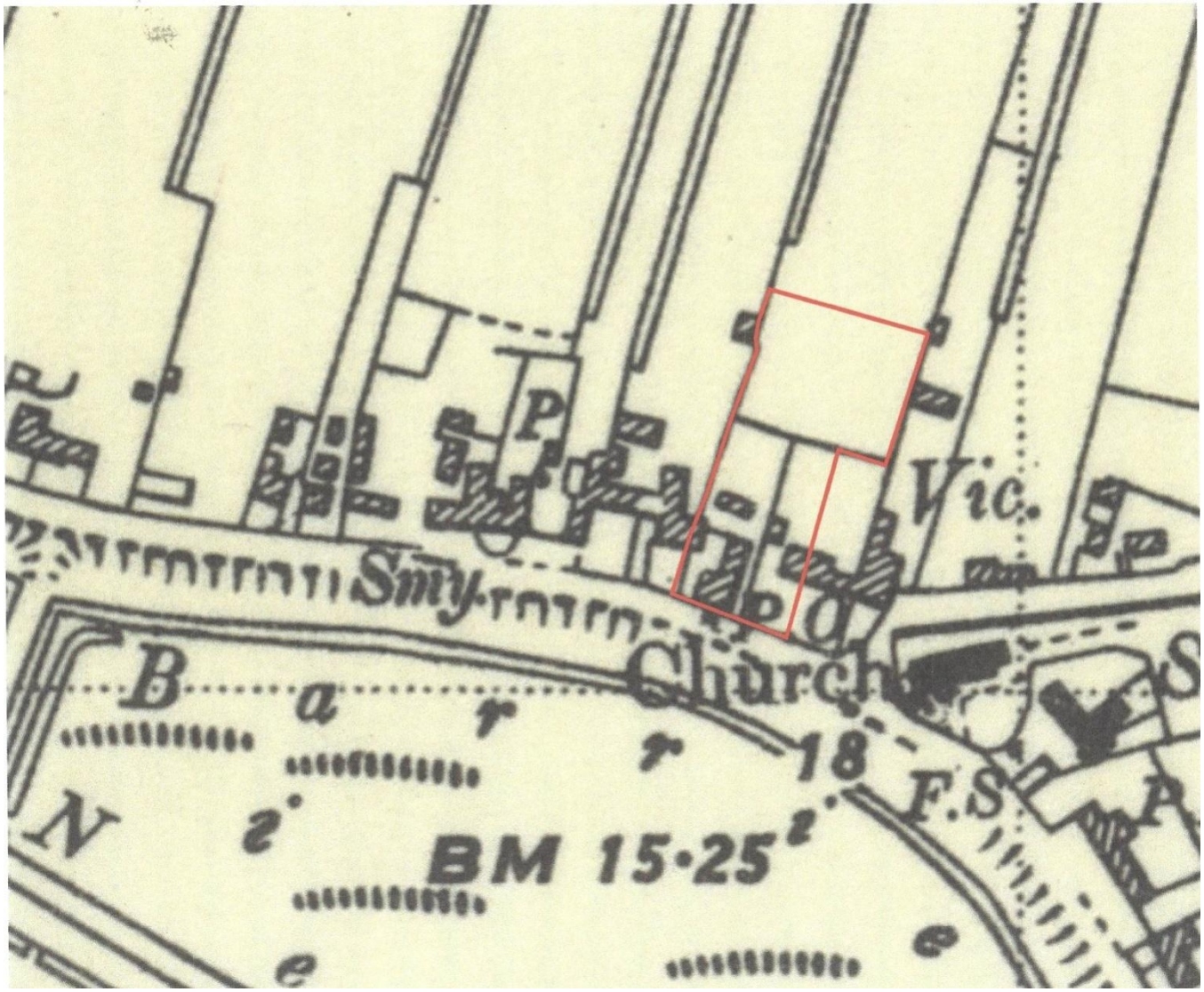



**Figure 8:** Extract from the Provisional Edition six inch to one mile scale Ordnance Survey (O.S.) map of 1952, map sheet no. Lincolnshire 142SW.

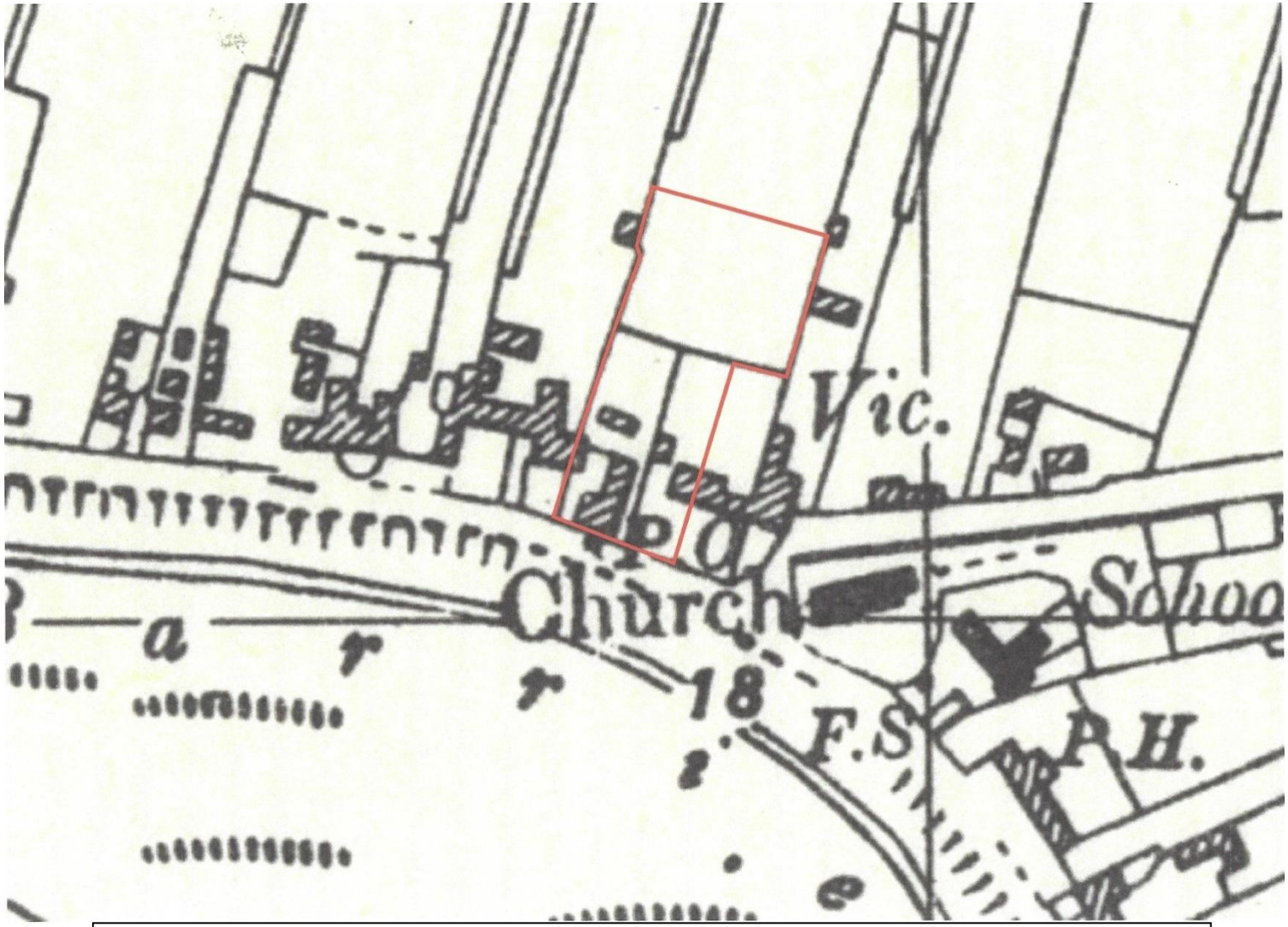



**Figure 9:** Extract from the 1:10,560 scale Ordnance Survey (O.S.) map of 1959, map sheet no. TF 21 NE

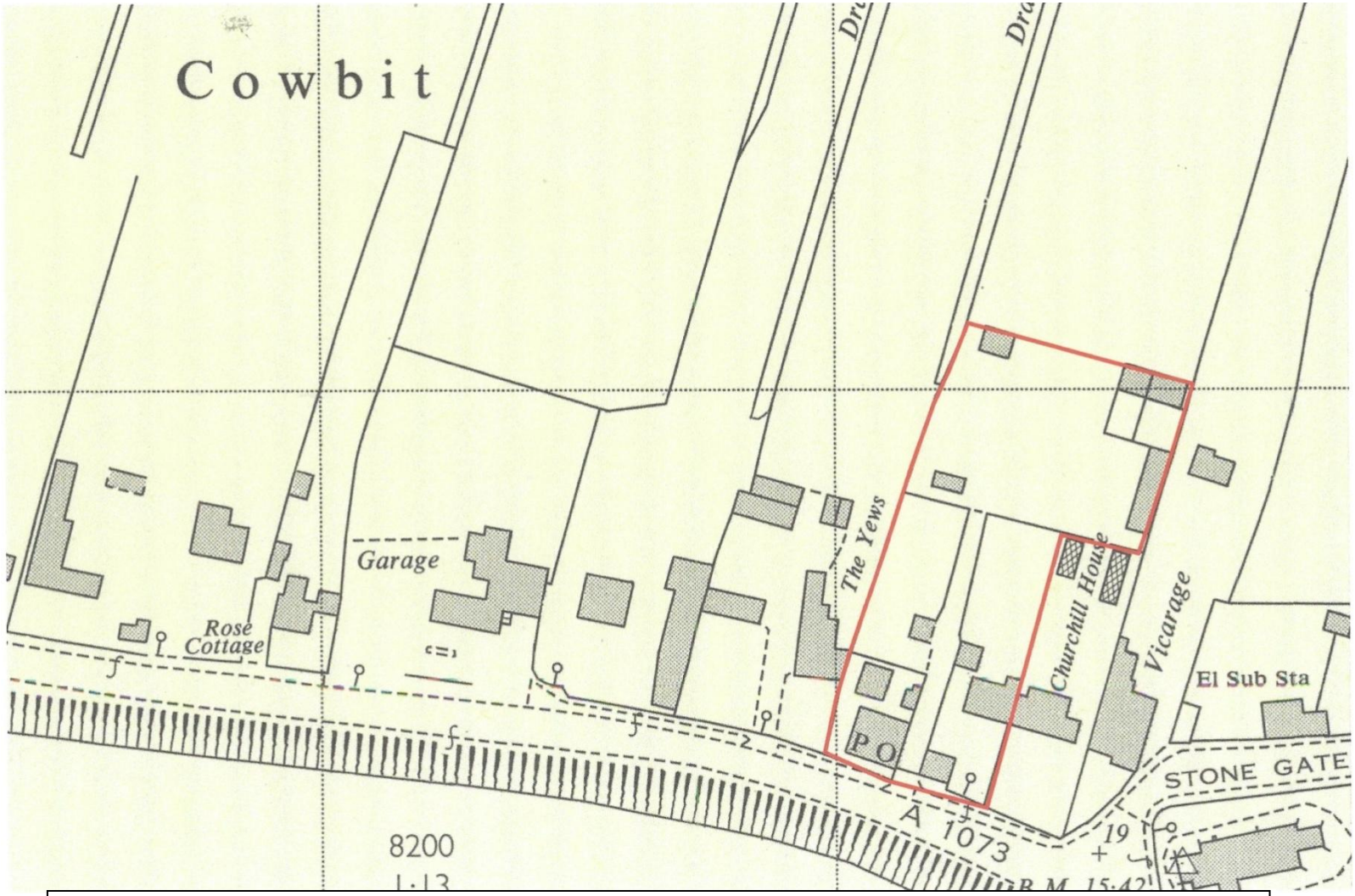



**Figure 10:** Extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1969, map sheet no. TF 2418 - TF 2518




**Figure 11:** Plan showing the proposed layout of the archaeological trial trenches at a scale of 1:500 at A3, (extract from Architects plan)