

HERITAGE

Minster Property Group Ltd

Surfleet Road (Land East)
Pinchbeck

Archaeology Assessment

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Pinchbeck

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EXECUTIVE SUMMARY

BWB Consulting (BWB) was instructed by Minster Property Group Ltd to undertake an Archaeology Assessment on a site at Land East of Surfleet Road, Pinchbeck, Spalding in anticipation of the development of 37 Affordable Dwellings and four Self-Build plots. This assessment provides a detailed overview of the baseline historic environment of the proposed development.

The proposed development site is located within a landscape which has provided evidence of human activity from the Roman, Medieval and Post-Medieval Periods. Most notable amongst these is the Medieval Village of Pinchbeck which is now protected as a Conservation Area.

It is considered that there is high potential for sub-surface archaeological remains within the Site based on the potential roddon in the north area as well as the Medieval and Post-Medieval pottery and settlement in the nearby vicinity.

CONTENTS

EXECUTIVE SUMMARY	III
1. INTRODUCTION.....	6
Site Location and Topography	6
Geology and Soils.....	7
Proposed Development	7
2. PLANNING BACKGROUND.....	8
National Planning Policy	8
National Planning Policy Framework (NPPF)	8
Setting of a Heritage Asset	9
Setting Assessment	9
Local Policy	10
Policy 29: The Historic Environment.....	10
3. INFORMATION SOURCES	13
Archaeological Archives and Databases.....	13
Designated Heritage Assets	13
Published and Unpublished Sources	13
Geological Soil Surveys	13
4. ASSESSMENT CRITERIA.....	14
5. BASELINE ASSESSMENT	16
Identified Archaeological Sites, Buildings and Features.....	16
Designated Sites or Areas.....	16
Historic Landscape Characterisation.....	16
Previous Archaeological Investigations	17
Investigations within the Site and its Immediate Vicinity	17
Investigations within Wider Study Area	17
Archaeological and Historical Background	17
Prehistoric.....	18
Iron Age and Roman Period	18
Early Medieval and Medieval Period	18
Post-medieval and Modern Period	18
Unclassified	19
Cartographic Analysis.....	19
6. IMPACT ASSESSMENT	19
Direct Impacts on Recorded Heritage Assets.....	20

Potential Sub-surface Remains	20
7. CONCLUSION	21
8. BIBLIOGRAPHY	22
Cartographic Sources.....	22

FIGURES

Figure 1 Site Location

TABLES

Table 1: Significance of Heritage Assets Criteria

Table 2: Gazetteer of Non-designated Assets

Table 3: Gazetteer of Archaeological Events

APPENDICES

APPENDIX 1: Gazetteer of Heritage Assets and Archaeological Events

APPENDIX 2: Location of Non-designated Assets

APPENDIX 3: Location of Archaeological Events

APPENDIX 4: Map Regression

APPENDIX 5: Plates

1. INTRODUCTION

- 1.1 BWB Consulting (BWB) was instructed by Minster Property Group Ltd to undertake an Archaeology Assessment on a site at Land East of Surfleet Road, Pinchbeck, Spalding ('the Site').
- 1.2 The project is understood to involve the development of 37 Affordable Dwellings and 4 Self-Build plots.
- 1.3 The assessment considers the significance of any recorded heritage assets within a 1 km radius of the site boundary, together with an assessment of any potential impacts, in line with the requirements of National Planning Policy Framework (NPPF).¹

Site Location and Topography

- 1.4 The Site comprises a 1.78ha parcel of rectangular land east of Surfleet Road, Pinchbeck, Spalding and is bounded to the west by Surfleet Road and to the north and south by residential dwellings and the east by logistics warehouses for Floralinc.
- 1.5 The Site is centred approximately on National Grid Reference TF 24515 26594. The proposed site boundary is shown on Figure 1.
- 1.6 The Site is situated at a height of approximately 4m Above Ordnance Datum (AOD).²

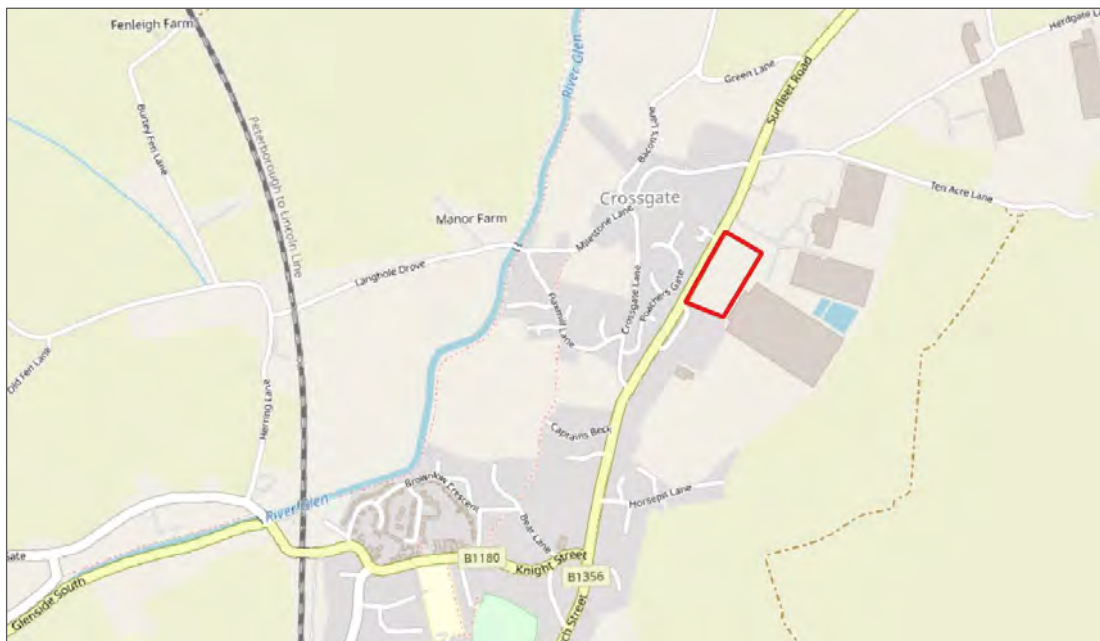


Figure 1 Site Location

¹ Ministry of Housing, Communities & Local Government, 2012 (as amended 2021), *National Planning Policy Framework*, Chapter 16, paragraph 194.

² Free Map Tools, *Elevation Finder*, <https://www.freemaptools.com/elevation-finder.htm>.

Geology and Soils

- 1.7 The underlying bedrock is Mudstone of the Oxford clay Formation which is a sedimentary Bedrock formed approximately 157 to 166 million years ago in the Jurassic Period. The overlying superficial deposit is Tidal Flat deposits of Clay and Silts deposited in the Quaternary period up to 2 million years ago as part of a shallow shoreline setting.³

Proposed Development

- 1.8 The proposed development comprises 37 Affordable Dwellings and four self-Build plots on land.

³ British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

2. PLANNING BACKGROUND

National Planning Policy

National Planning Policy Framework (NPPF)⁴

- 2.1 Chapter 16 of the NPPF, 'Conserving and Enhancing the Historic Environment', sets out the Government's planning policies for England and how these are expected to be applied to planning policy and the historic environment.
- 2.2 The preservation and enhancement of heritage assets forms an important part of the NPPF and is one of the core planning principles that should be used to underpin plan-making and decision-taking. The core principle outlined in paragraph 189 states that heritage assets should be:
 - 2.3 *'conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'*
- 2.4 Chapter 16, paragraph 194, of the NPPF requires that the relevant Historic Environment Record (HER) be consulted and any heritage assets likely to be affected by the proposed development have their significance assessed using appropriate expertise. Where an application site may influence heritage assets, an appropriate desk assessment should be provided to inform the planning authority's decision making and, where appropriate, field evaluation will be undertaken to further inform planning decisions.
- 2.5 Paragraph 196 states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 2.6 Paragraph 197 of the NPPF is a fundamental consideration in determining planning applications. It states that local planning authorities should take account of the following three points:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.7 Paragraph 199 states that great weight should be given to a designated heritage asset's conservation, irrespective of the level of harm to its significance. The more important the asset, the greater the weight should be.

⁴ National Planning Policy Framework, Chapter 16.

- 2.8 Chapter 16, paragraph 200, of the NPPF adds that any harm to, or loss of, the significance of a designated heritage asset *'should require clear and convincing justification'*.
- 2.9 Chapter 16, paragraphs 201 and 202 state that any harm caused by the proposal to heritage assets should be weighed against the public good of the proposal, including securing the optimum viable use of the asset(s).
- 2.10 Paragraph 203 states that, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Setting of a Heritage Asset

- 2.11 The setting of a heritage asset is defined by the NPPF as *'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'*.⁵
- 2.12 In determining the impacts on setting, Historic England recommend a staged approach to achieve proportionate decision-taking.⁶ The stages recommended are:
- Identify which heritage assets and their settings are affected;
 - Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - Explore ways to maximise enhancement and avoid or minimise harm; and
 - Make and document the decision and monitor outcomes.

Setting Assessment

- 2.13 The degree to which the setting of the identified heritage assets contributes to their significance has been considered in terms of:
- the physical surroundings of the asset, including its relationship with other heritage assets;
 - the asset's intangible associations with its surroundings, and patterns of use;
 - the contribution made by noises etc to significance; and
 - the way views allow the significance of the asset to be appreciated.

⁵ National Planning Policy Framework, Annex 2: Glossary.

⁶ Historic England, 2017, *The Setting of Heritage Assets: Historic Environment Good Practice in Planning Note 3 (Second Edition)*.

Local Policy

Policy 29: The Historic Environment⁷

- 2.14 Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:
- The historic archaeological and drainage landscape of the Fens;
 - The distinctive character of South East Lincolnshire market towns and villages;
 - The dominance within the landscape of church towers, spires and historic windmills;
 - To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment.
- 2.15 Development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.
- Listed Building
 - o Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations prejudicial to the special architectural or historic interest of the Listed Building or its setting.
 - o Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy.
 - o Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.
 - Conservation Areas
 - o Proposals within, affecting the setting of, or affecting views into or out of, a Conservation Area should preserve (and enhance or reinforce, as appropriate) features that contribute positively to the area's character, appearance and setting. Proposals should:
 - Retain buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;
 - Retain architectural details that contribute to the character and appearance of the area;
 - Where relevant and practical, remove features which are incompatible with the Conservation Area;

⁷ South East Lincolnshire Joint Strategic Planning Committee, 2019. *South East Lincolnshire Local Plan 2011-2036 Adopted March 2019*.

- Retain and reinforce local distinctiveness with reference to height, massing, scale, form, materials and plot widths of the existing built environment;
 - Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape;
 - Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.
- Archaeology and Scheduled Monuments
 - o Proposals that affect archaeological remains, whether known or potential, designated or non-designated, should take every reasonable step to protect and, where possible, enhance their significance.
 - o Planning applications for such development should be accompanied by an appropriate and proportionate assessment to understand the potential for and significance of remains, and the impact of development upon them.
 - o If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.
 - o Wherever possible and appropriate, mitigation strategies should ensure the preservation of archaeological remains in-situ. Where this is either not possible or not desirable, provision must be made for preservation by record according to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.
 - o Any work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.
- Registered Parks and Gardens
 - o Proposals that cause substantial harm to a Registered Park or Garden, or its setting will not be permitted, unless in an exceptional case, where a clear and convincing justification is made in line with national policy.
- Enabling Development
 - o Proposals for enabling development adjacent to, or within the setting of, a heritage asset and used to secure the future of a heritage asset through repair, conservation, restoration or enhancement will only be permitted where:
 - it will not materially harm the heritage values of a heritage asset or its setting;
 - it avoids detrimental fragmentation of management of the heritage asset;
 - it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
 - it is necessary to resolve problems arising from the inherent needs of the heritage asset rather than the circumstances of the present owner or the purchase price paid;
 - sufficient subsidy is not available from any other source;

- it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset and that its form minimises harm to other public interests;
 - and the public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the dis-benefits of breaching other policies within the Local Plan and national policy
- Development Proposals
 - o Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments⁷ and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:
 - identify all heritage assets likely to be affected by the proposal;
 - . explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;
 - . provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
 - demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

3. INFORMATION SOURCES

- 3.1 The following sources of information have been consulted in order to meet the requirements of the assessment and are in line with guidelines laid down by the Chartered Institute for Archaeologists.⁸
- 3.2 Where events and monuments listed in the gazetteer (Appendix 1) are mentioned in the text, the relevant Lincolnshire Historic Environment Record (HER) numbers are given in bold-type MLI (e.g. MLR20144) for monuments and Historic England's list entry numbers (e.g. 1003221) for nationally designated assets, such as listed buildings and scheduled monuments.

Archaeological Archives and Databases

- 3.3 Information on previous archaeological finds and investigations within the study area was obtained from a search of the Historic Environments Record (HER) and Historic England's National Monuments Record (NMR).

Designated Heritage Assets⁹

- 3.4 Historic England's National Heritage List for England Database was consulted for information on all designated scheduled monuments, listed buildings, registered parks and gardens, registered battlefields, conservation areas and World Heritage Sites within the study area.¹⁰

Published and Unpublished Sources

- 3.5 A range of published and unpublished material has been researched and consulted. This includes academic articles together with general sources on the area and its wider archaeological and historical background. These are listed in the bibliography.

Geological Soil Surveys

- 3.6 Information on the underlying geology and soils within the study area was taken from data collected by the British Geological Survey online.¹¹

⁸ Chartered Institute for Archaeologists, 2020, *Standard and Guidance for Historic Environment Desk-based Assessment*.

⁹ Designation is the act of setting aside something, or devoting it to a particular purpose. In the legal planning context, it is also 'the action of choosing a place for a special purpose or giving it a special status'.

¹⁰ Historic England, *The National Heritage List for England*, <https://historicengland.org.uk/listing/the-list>.

¹¹ British Geological Survey, *Geology of Britain Viewer*, <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>.

4. ASSESSMENT CRITERIA

- 4.1 An assessment of the significance of any recorded heritage assets within a 1km radius of the Site has been undertaken, in line with the requirements of the National Planning Policy Framework.¹² Scheduled monuments, Grade I and II* listed buildings, registered parks and gardens, registered battlefields and World Heritage Sites are assessed to be of *high significance*, in line with paragraph 200 of the NPPF.
- 4.2 Historic England addresses the significance of an archaeological or heritage asset as being one of the guiding principles running through the historic environment section of the NPPF.¹³ The NPPF defines significance as '*the value of a heritage asset to this and future generations because of its heritage interest*'. Such interest may be '*archaeological, architectural, artistic or historic*' and it may derive '*not only from a heritage asset's physical presence, but also from its setting*'.¹⁴
- 4.3 Table 1 provides broad characterisations for determining the significance of an asset and is based on national designations, though the significance of individual assets specific to this report are assessed on an individual basis.
- 4.4 The assessed significance of each individual heritage asset identified as part of this assessment has been listed in the gazetteer in Appendix 1. Where there is potential for an impact on a heritage asset, this is discussed in Section 6.

¹² National Planning Policy Framework, Chapter 16, paragraph 194.

¹³ Historic England, 2019, *Statements of Heritage Significance: Analysing Significance in Heritage Assets (Advice Note 12)*.

¹⁴ National Planning Policy Framework, Annex 2: Glossary.

Table 1: Significance of Heritage Assets Criteria

Significance	Type of heritage asset
High	Scheduled Monuments Listed Buildings (Grade I and II*) Registered Parks and Gardens Registered Battlefields World Heritage Sites
Medium	Listed Buildings (Grade II) Conservation Areas Heritage Assets identified as being of regional or local importance on the HER Sites identified within this assessment considered to be of regional or local importance
Low	Non-designated Heritage Assets recorded on the HER Previously unrecorded sites identified in this assessment and not considered to be significant
None	Previously recorded heritage assets or sites recorded in documentary sources now destroyed
Unknown	Potential but previously unrecorded sub-surface archaeological remains Historical sites or features identified through documentary evidence as part of this assessment

5. BASELINE ASSESSMENT

- 5.1 The baseline assessment considers in detail the nature and significance of the archaeological and heritage resource within a 1km study area surrounding the boundary of the Site (see Appendix 2 and Appendix 3). Tabulated gazetteers summarising pertinent information for individual assets are shown in Appendix 1 (Tables 2 and 3).
- 5.2 Where the location of notable assets is addressed, accompanying location figures are situated within the relevant section for ease of reference. When describing an individual asset within the text, this is accompanied by its official reference number (either the list entry number for designated assets or the HER number for non-designated assets).

Identified Archaeological Sites, Buildings and Features

- 5.3 No archaeological sites and/or historical features have been recorded within, or partially within, the proposed development site on the Lincolnshire HER. Within the 1km study area, 18 archaeological events and 52 monuments, including 11 listed buildings and structures, have been recorded (Appendix 2 and Appendix 3). These assets date from the Roman, Early Medieval, Medieval and Post-Medieval periods and include archaeological features, buildings and structures. These assets are largely considered to be of low significance. The exceptions to this are the conservation area covering the Medieval Settlement of Pinchbeck (MLI20150) and the Early Medieval/ Medieval archaeological remains uncovered off Bacon's Lane (MLI81914, MLI81915 and MLI81916) including evidence of blacksmithing which are considered to be of medium significance.

Designated Sites or Areas

- 5.4 The Pinchbeck Conservation Area (CA14) is within the 1km study area surrounding the boundary of the Site. The Medieval Settlement of Pinchbeck (MLI20150), contained within this conservation area, is mentioned in the Domesday book. It was in the possession of Ivo Taillesbois and Guy of Craon and was referred to as both Picebech and Pincebec. At the time of Domesday there was a population of 57 and four fisheries rendering 1500 eels. The name is probably derived from the old English 'minnow stream'.
- 5.5 The study area contains no scheduled monuments, World Heritage Sites, registered battlefields or registered historic parks or gardens.

Historic Landscape Characterisation

- 5.6 The Site lies wholly within the Townlands Historic Landscape Character Zone (WSH6), which is within the wider Wash Historic Landscape Character Area Historic Landscape Characterisation (HLC) area.¹⁵
- 5.7 The zone is largely agricultural in character. Field morphology consists of a combination of irregular enclosures of early medieval origin, subdivided by straight field boundaries

¹⁵ Lord, Macintosh and Partington, 2011, *The Historic Character of The County of Lincolnshire English Heritage Project No. 4661 Main; The Historic Landscape Character Zones*

along the seaward edge of the zone. The pattern of settlement in the zone is distinct, with a string of nucleated medieval market towns and villages running roughly parallel to the coastline. Several small hamlets bridge, or lie adjacent, to the 'Roman Bank', some of which are satellite communities of the larger market towns. Settlements are of late Anglo-Saxon origin, with later medieval and subsequently twentieth-century expansion. The zone is divided by large straight embanked river channels, mainly canalised during the 19th and 20th centuries. Minor rivers and sewers are more sinuous in character, but nonetheless have been straightened and embanked from the at least the 16th century. Large scale drainage infrastructure includes the early 19th century Cowbridge and Hobhole Drains, north and east of Boston, and the modern relief channel of the river Welland. Standing water features in the zone are infrequent, and where apparent they are small ponds and embanked agricultural reservoirs.¹⁶

Previous Archaeological Investigations

- 5.8 A total of 18 recorded archaeological investigations have been undertaken within the study area (Table 3 and Appendix 3). Although no physical impacts will occur to assets outside of the Site, previous archaeological investigations within the 1km study area have been appraised to add historical context and to help assess the potential for previously unknown archaeological remains within the Site.

Investigations within the Site and its Immediate Vicinity

- 5.9 No archaeological investigations have taken place within the boundaries of the Site.

Investigations within Wider Study Area

- 5.10 Previous archaeological investigations including a fluxgate gradiometer survey (ELI1645) and trial trenching (ELI2298) took place over three units of land approximately 300m northwest of the Site. This determined the presence of buried archaeological remains dating to the Medieval period.
- 5.11 Within the study area Medieval remains, including settlement and sunken buildings, have been recorded in four previous watching briefs (ELI335, ELI3603, ELI4291, and ELI7995)
- 5.12 Six of the previous archaeological investigations within the study area (ELI12910, ELI12951, ELI2263, ELI2298, ELI7588, and ELI9282) uncovered no significant archaeological remains. These contribute to a characterisation of the site as part of a low intensity agrarian landscape in which there is low potential for buried archaeological remains.

Archaeological and Historical Background

- 5.13 The following outlines the historical background of the study area supported by detail on the known archaeological record. Unless stated otherwise, the non-designated archaeological and heritage assets described here are considered to be largely of low

¹⁶ Lord, Macintosh and Partington, 2011, *The Historic Character of The County of Lincolnshire English Heritage Project No. 4661 Main; The Historic Landscape Character Zones*

significance, with the exception of the Pinchbeck Medieval Village (MLI20150) and the potential medieval activity off Bacon's Lane (MLI81914, MLI81915 and MLI81916) which are both considered to be of medium significance.

Prehistoric

- 5.14 There are no known Prehistoric archaeological assets within the 1km study area. The potential for buried Prehistoric remains is therefore unknown but assessed to be low.

Iron Age and Roman Period

- 5.15 Within the study area there is some evidence for Roman presence. There is a findspot (MLI22424) of a large brass of Commodus, 176-192 AD, located 581m to the southeast of the site. While this may be transitory and not necessitate Roman settlement in the vicinity it does confirm the landscape as being utilised in this period.
- 5.16 The higher ground to the north of the site has been identified through cartographic analysis as a possible roddon (Appendix 4).¹⁷ This roddon, higher ground formed by silting of a historic watercourse, were favoured for human settlement and activity as they remained dry when the surrounding fenland was inundated in winter and times of flood, prior to the draining of the marshes commencing in the 17th century. On this basis of the above the potential for unknown Iron Age and Roman remains is high.

Early Medieval and Medieval Period

- 5.17 Pinchbeck is known to have been a polyfocal early medieval settlement with scattered areas of settlement across a wide area rather than a traditional nucleated village.¹⁸ Findspots from within the study area include Medieval Pottery spreads (MLI23536), Medieval sunken feature buildings (MLI81912), Medieval coins (MLI92082 and MLI92083) and show a fairly high levels of human activity in this area within the Medieval period.
- 5.18 Archaeological investigations undertaken on land off Bacon's Lane, 300m northwest, found ironworking, slag, and hammerscale indicating ironworking in the vicinity (MLI81914, MLI81915, and MLI81916). There is moderate potential for similar but as yet unrecorded remains to survive within the site. Similar to the Roman period, discussed above, the possibility of the north of site being a roddon means the potential for unknown settlement activity dating to the medieval period is high.

Post-medieval and Modern Period

- 5.19 There is cartographic evidence for marshy ground in the southern area of the site as well as the Site being two parcels of land bisected by a Post-medieval field boundary. This boundary was removed between 1904 and 1938 turning the Site into the single parcel of land as it is today. Similarly, since 1950 the marshy area to the south of the Site has been drained since and backfilled with made ground.¹⁹ The Post-medieval and Modern alterations to the agricultural nature of the Site may inform the regional research agenda 8E, to identify agricultural improvements of the 16th to 18th centuries, and

¹⁷ Marshman, I., 2022, *Personal Communication, Online Comment on H14-0117-22, Land East of Surfleet Road Pinchbeck Spalding*

¹⁸ Marshman, I., 2022, *Personal Communication, Online Comment on H14-0117-22, Land East of Surfleet Road Pinchbeck Spalding*

¹⁹ Marshman, I., 2022, *Personal Communication, Online Comment on H14-0117-22, Land East of Surfleet Road Pinchbeck Spalding*

tangentially support 8F, research the development of industry and its impact upon landscape and settlement morphology.²⁰

Unclassified

- 5.20 Archaeological evaluation in the form of four trial trenches at land at Melbros Garage, Surfleet (ELI9282) uncovered no evidence of archaeological remains.

Cartographic Analysis

- 5.21 The following section is an analysis of historic mapping of the area, used to show how the Site and its immediate surroundings have changed over time. This in turn supports the assessment of the Site's archaeological potential in Section 6. The maps referred to can be found in Appendix 4.
- 5.22 Yeakell's 1815 map of Spalding shows Surfleet Road, unnamed, shows the Site within a small portion of two larger fields which are bisected by a single east-west field boundary. There is a pond or marsh present in the south of the Site (Appendix 4, Plate 1).
- 5.23 The 1888 25-inch OS plan (Appendix 4, Plate 2) shows the Site being made up of the same two fields however they have been subdivided and the east-west field boundary has been altered into an irregular layout. The marshy ground remains.
- 5.24 No change in shown within the site on the 1904 25-inch OS plans (Appendix 4, Plate 3).
- 5.25 The Lincolnshire TF22 25-inch OS plan (Appendix 4, Plate 4) shows the Site has been defined into the current layout. The central boundary has been removed, the extents of the field have been delineated by settlement to the north and south and new drainage is apparent to the east. The marshy land to the south of the Site is still extant in this period.
- 5.26 No change in shown within the site on the 1950 6-inch OS plan (Appendix 4, Plate 5). This shows that the historic backfilling of this marshy ground has taken place since the 1950s. Geo-technical investigation undertaken in this locality revealed the presence of a clay and silt deposit beneath the topsoil.

6. IMPACT ASSESSMENT

- 6.1 This section considers the effects (i.e. impacts) of the proposed development on the archaeological assets within the 1km study area. It addresses potential physical impacts on recorded heritage assets and the potential impact on previously unrecorded sub-surface remains.

²⁰ Historic England, 2012, *East Midlands Heritage An Updated Research Agenda and Strategy for the Historic Environment of the East Midlands*.

Direct Impacts on Recorded Heritage Assets

- 6.2 The proposed development is not thought to directly impact (through direct physical impact upon fabric) on any, currently known, designated or non-designated heritage asset. However, a built heritage assessment is required to fully investigate any impact.

Potential Sub-surface Remains

- 6.3 There is limited evidence for prehistoric remains within the Site or the wider landscape, and thus the potential for sub-surface remains is low.
- 6.4 A combination of cartographic analysis and lidar evidence shows that within the northern part of the Site is a potential roddon. These offered prime locations for occupation and settlement activity and thus there is potential for Roman to Medieval occupation and settlement activity. Within the wider landscape there is some evidence for Roman period activity and much evidence for Medieval remains. In addition to this there evidence for Roman, Medieval, and Post-Medieval activity within the surroundings of the Site. On the basis of the above it is recommend that a geophysical survey is undertaken to further determine the potential for such remains to occur within the site.

7. CONCLUSION

- 7.1 The assessment set out above provides an initial overview of the baseline historic environment of a proposed development of 37 Affordable Dwellings and four Self-Build plots.
- 7.2 The proposed development site is located within a landscape which has provided evidence of human activity from the at least the Roman period.
- 7.3 It is considered that there is high potential for sub-surface archaeological remains within the Site based on the potential roddon in the northern part of the site as well as the Medieval and Post-Medieval pottery and settlement within close proximity to the site.
- 7.4 Given the potential for occupation and settlement activity to occur within the site it is recommended that a geophysical survey is undertaken to determine the potential for occupation and activity to occur within the site.

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APPENDICES

APPENDIX 1: Gazetteer of Heritage Assets and Archaeological Events

APPENDIX 1

Catalogue entries for heritage assets recorded on the Lincolnshire Historic Environment Record (HER), and those identified as part of this assessment, are provided below. Each entry includes a National Grid Reference (NGR) and the relevant List Entry or HER reference numbers.

Table 2: Gazetteer of Non-designated Assets

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI20144	Moated Site at Otway House	TF 246 255	Low	Earthwork. Otway house moated site has been converted into a ha-ha. There is no trace of the moat in 1904 OS map.
MLI20150	Medieval Settlement of Pinchbeck	TF 2400 2580	Medium	The medieval settlement of Pinchbeck is mentioned in the Domesday Book. It was in the possession of Ivo Taillesbois and Guy of Craon. Referred to as both Picebech and Pincebec. At the time of Domesday there was a minimum population of 57 and four fisheries rendering 1500 eels. The name is probably derived from the old English and may mean 'minnow stream'. A watching brief at Herring Lane did not reveal any archaeology. Conservation area.
MLI22417	Pinchbeck or Otway Hall, Pinchbeck	TF 24141 26057	Low	Pinchbeck, or Otway Hall, after the families so named, was a moated, apparently Tudor, mansion. It was taken down in 1802 and a successor built near the site. The current Hall is entirely 19th century. There is no indication of the site of the earlier house, and the moat could not be traced, although the latter is probably incorporated in modern ornamental garden and drainage.
MLI22418	Coin Of Commodus found, Pinchbeck Hall	TF 2413 2605	Low	A large brass of Commodus, 176-192 AD, was found in the gardens of Pinchbeck Hall in 1742. It was taken down 1802 and a successor built near the site.
MLI22424	Medieval Guildhall, Pinchbeck	TF 2390 2580	Low	Guildhall Drive (a new housing estate) on the approximate site of the medieval guildhall. The builder found inlaid tile with a geometric design (further examples of this are kept in Pinchbeck Church), a cast iron cauldron (now in City and County Museum) and sherds of Metropolitan slipware, usually found in the Essex or London area. Assorted medieval sherds were also found.
MLI22426	Saxo-Norman pottery near level crossing	TF 2350 2640	Low	In 1964, a collection of pottery, including Stamford and St Neots ware, was found together with animal bones found at a depth of about 8 feet during the digging of a pit. There was no opportunity to examine the hole before it was filled in. Nothing was found during a watching brief nearby in 1996.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI22427	Medieval pottery from the site of the new primary school	TF 2380 2580	Low	Quantity of assorted medieval pottery found on the site of new Primary School.
MLI22431	St Mary's Church, Pinchbeck	TF 24199 25594	Low	Early English to Perpendicular, drastically restored about 1850-60. During restoration some remains of the Norman church were found. In normal use. The current church was built in the 12th century and was substantially rebuilt by Butterfield in 1861. The church is built mainly from ashlar with lead and Westmoreland slate roofs. Constructed mainly in the Early English and Perpendicular styles. In the late 1950s the graveyard was levelled and re-seeded, a large proportion of the gravestones were moved and placed around the periphery of the graveyard.
MLI22432	Stone Cross Base, St Mary's Church, Pinchbeck	TF 2415 2559	Low	A Stone Cross Base.
MLI22433	Possible Modern Stocks, Pinchbeck	TF 2419 2593	Low	A set of modern stocks. Neither the local authorities nor clergy could offer any information. They are probably on the site of an earlier set.
MLI23536	Medieval Site, Pinchbeck	TF 2386 2629	Low	A possible archaeological site near the railway line west of Pinchbeck. Surface finds included medieval pottery sherds. A local farmworker suggested a medieval date for stone building foundations said to have been revealed here during mechanical ditch cleaning. Field walking was carried out, and the surface scatters of pottery were noted, which probably represent medieval and later spreading of farming and waste as fertiliser. There was a possible exception which might have been an occupation spread.
MLI23634	Medieval Stone Coffin	TF 239 259	Low	Several c15 stone coffin lids were found during works in a field in pinchbeck. It seems that they had been laid in knight street in about 1865 during the church's renovation, and had probably come from the church.
MLI81912	Medieval settlement features, Milestone Lane	TF 2411 2667	Low	Medieval settlement features, Milestone Lane, comprising several sunken featured buildings dating to the 12th-13 th centuries. Pottery finds dated from the late 11th to the 16th centuries.
MLI81913	Undated linear features, Milestone Lane	TF 2419 2668	Low	A geophysical survey and scheme of trial trenching identified a series of linear features, aligned south-west/north-east, reflecting the orientation of already existing boundaries. Features remain undated.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI81914	Undated features, Bacon's Lane	TF 2427 2682	Medium	A geophysical survey, 2000, and trial trenching, 2001, recorded undated features.
MLI81915	Early medieval/medieval activity, Bacon's Lane	TF 2427 2682	Medium	Geophysical survey, 2000, and trial trenching, 2001, recorded a pit dated to the 10th-12th centuries, and a substantial late 12th-14 th century ditch-like feature which contained a quantity of ironworking (smithing) slag (mostly hearth bottoms) and hammerscale, indicating ironworking in the vicinity.
MLI81916	Late medieval activity, Bacon's Lane	TF 2427 2682	Medium	A geophysical survey, 2000, and trial trenching, 2001, recorded late medieval demolition deposits and a feature containing 16th century pottery.
MLI85014	Undated features on land at Knight Street, Pinchbeck	TF 23905 25960	Low	An archaeological watching brief, 2001, on land at Knight Street, Pinchbeck identified a number of undated pits. However, the pits were very similar in nature to other found elsewhere on site that were dated to the post-medieval period.
MLI85021	Post medieval features on land at night Street, Pinchbeck	TF 23905 25960	Low	An archaeological watching brief, 2001, conducted on land at Knight Street, Pinchbeck, identified several pits and a post hole dated to the post-medieval period. The watching brief also identified three brick-built wells and a brick-built cellar. The features probably relate to a building in the immediate vicinity.
MLI90813	Undated features at Captains Beck, Pinchbeck	TF 24174 26213	Low	Two ditches, a pit, a post hole and a subsoil were uncovered during a watching brief. These features remain undated because of a lack of artefactual material.
MLI90816	Medieval features at Captains Beck, Pinchbeck	TF 24175 26213	Low	Medieval features consisting of six ditches, two pits, a pond and a subsoil were uncovered during a watching brief, 2007.
MLI90818	Late post medieval features at Captains Beck, Pinchbeck	TF 24175 26212	Low	Later post medieval remains including pits, ditches, a gully and a ploughsoil were seen during a watching brief, 2007.
MLI90962	Post-medieval Features, 76 Milestone Lane, Pinchbeck	TF 2412 2662	Low	Post-medieval deposits consisting of a ditch and dumped deposits were seen during a watching brief at 76 Milestone Lane, Pinchbeck. The ditch corresponds with a boundary shown on a mid-19th century map of the area.
MLI92082	13th century finds to the north of the River Glen, Pinchbeck	TF 235 261	Low	A concentration of 13th century finds including coins of Edward I has been noted in this field, 2008.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI92083	16th century finds to the north of the River Glen, Pinchbeck	TF 23599 26141	Low	A concentration of 15th century finds including coins of Elizabeth I has been noted in this field.
MLI94302	39 Church Street, Pinchbeck	TF 24177 25784	Low	Grade II listed house, dating from the late 18th century and altered in the 20th century. It is red brick in Flemish bond and has a slate roof with a single gable stack.
MLI94303	Barn to Number 47, Pinchbeck	TF 24205 25849	Low	Grade II listed barn, now store, dating from the mid-18th century and altered in the 19th and 20th centuries. It is red brick in Flemish bond and has an asbestos roof with raised brick coped and partly tumbled gables.
MLI94304	Cottage Farmhouse, Pinchbeck	TF 24540 27386	Low	Grade II listed farmhouse, dating from the mid-18th century and altered in the 19th century. It is colourwashed red brick with a corrugated asbestos roof, brick coped gables and two reduced brick gable stacks.
MLI94306	Graft House, wall and store, Pinchbeck	TF 24086 25926	Low	Grade II listed house, wall and former detached kitchen, now store, dating from 1733 and altered in the mid-19th century. It is red brick in Flemish bond and has a slate roof with brick coped tumbled gables and two brick gable stacks.
MLI94307	Manor Farmhouse, Pinchbeck	TF 23945 26732	Low	Grade II listed farmhouse, dating from the early 17th century and altered in the 18th and early 19th centuries. It is squared limestone rubble with ashlar quoins and painted brick with a concrete tiled roof which is partly hipped.
MLI94434	41 Church Street, Pinchbeck	TF 2418 2579	Low	Grade II listed pair of cottages, dating from the early 18th century and altered in the 19th century. It is roughcast rendered brick and has a slate roof with raised rendered gables.
MLI94436	The Vicarage, Pinchbeck	TF 24226 25531	Low	Grade II listed vicarage, dating from 1772, possibly incorporating earlier work. In the right hand gable a section of tumbling and steep roof pitch suggest a late 17th century date for the core.
MLI94555	West End Lodge, 88 Knight Street, Pinchbeck	TF 23650 25917	Low	Grade II listed house, dating from about 1830. It is red brick in Flemish bond and has a hipped slate roof with deeply overhanging eaves and two brick wall stacks.
MLI94557	Store at the Vicarage, Pinchbeck	TF 24235 25545	Low	Grade II listed former detached kitchen, now store, dating from the mid-18th century and altered in the 19th century. It is red brick and has a pantile roof with brick coped gables and a single brick gable stack.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI94559	47 Church Street, Pinchbeck	TF 24220 25820	Low	Grade II listed house, dating from the mid-18th century and altered in the late 19th century. It is red brick and has a slate roof with brick coped gables and two gable stacks.
MLI94632	Traphouse and stables, Pinchbeck Hall, Pinchbeck	TF 24107 26039	Low	Grade II listed traphouse and stables to Pinchbeck House. They were built in 1802 and extended in the mid-19th century. They are red brick, which is painted brick and have a slate roof with brick coped gables and a hipped slate roof.
MLI97457	Medieval activity, Healey's Field, Pinchbeck	TF 2372 2620	Low	A trench was excavated in September 2009 to investigate an exposed stone wall which protrudes from a dyke in Healey's Field, Pinchbeck. The wall had been dug into a layer of domestic refuse dating from the 13th century and was therefore provisionally dated to the 14th to 15th century. The wall was probably associated with a building which was possibly part of a market, theorised from the abundance of coins and jettons previously found in the area. The building was demolished in the mid-15th to 16th century and domestic refuse was dumped into the rooms.
MLI97750	Pinchbeck Baptist Church, Knight Street, Pinchbeck	TF 23709 25947	Low	A group from Spalding Baptist Church first met in a building in Bear Lane. By 1818 a Sunday School had been opened. A new chapel was opened in 1844 and the present chapel opened nearby in 1895. A burial ground is indicated a few hundred yards away to the north-west on the OS County Series map and this was the site of the 1844 chapel. The chapel is built of red brick with red brick and ashlar dressings and has a gabled roof with a slate covering.
MLI98386	Parkland associated with Pinchbeck Hall, Pinchbeck	TF 24149 26066	Low	A park is recorded around the Hall on the first and second edition Ordnance Survey maps around Pinchbeck Hall.
MLI98695	Site of former General Baptist Chapel, Pinchbeck	TF 2359 2604	Low	A group from Spalding Baptist Church first met in a building in Bear Lane. By 1818 a Sunday School had been opened. A new chapel was opened in 1844 and the present chapel opened nearby in 1895. A burial ground is indicated on the OS County Series map of 1905 a few hundred yards away from the present chapel. A General Baptist chapel is marked here on the 1888 County Series map and this must be the 1844 chapel. The site of the burial ground and chapel is now occupied by a house.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI99250	The site of a Wesleyan Methodist Chapel on Knight Street, Pinchbeck	TF 2396 2594	Low	A Wesleyan Methodist Chapel on Knight Street Pinchbeck was built in 1847. A photograph shows that it was a gabled building of red brick with a slate roof.
MLI122595	Cuckoo Lane Farm, Surfleet	TF 2471 2763	Low	Cuckoo Lane Farm, Surfleet. Partially extant 19th century farmstead. L-plan. The farmhouse is attached to a range of working buildings. There has been significant loss (greater than 50%) of traditional buildings.
MLI122729	Unnamed farmstead, Pinchbeck	TF 2423 2592	Low	Site of farmstead (Not Name), Pinchbeck. Demolished 19th century farmstead. Regular courtyard of U plan. The farmhouse was detached from the main working complex. Located within or in association with a village.
MLI122730	Unnamed farmstead (Rose Cottage), Pinchbeck	TF 2421 2618	Low	Unnamed farmstead (Rose Cottage), Pinchbeck. Partially extant 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse is detached from the main working complex. There has been a partial loss (less than 50%) of traditional buildings.
MLI122731	The Stables, Pinchbeck	TF 2428 2672	Low	The Stables, Pinchbeck. Redeveloped 19th century farmstead. Regular courtyard of E plan. The farmhouse was detached from the main working complex.
MLI122732	Sandpit Nurseries, Pinchbeck	TF 2469 2667	Low	Sandpit Nurseries, Pinchbeck. Redeveloped 19th century farmstead. Regular courtyard with L-plan range plus detached buildings to the third side of the yard. The farmhouse was detached from the main working complex.
MLI122733	Unnamed farmstead, Pinchbeck	TF 2482 2724	Low	Site of a farmstead, Pinchbeck. Demolished 19th century farmstead. Regular courtyard with multiple regular yards. The farmhouse was detached from the main working complex.
MLI122735	White Cross Farm, Pinchbeck	TF 2501 2742	Low	White Cross Farm, Pinchbeck. Partially extant 19th century farmstead. Regular courtyard with linked working buildings to all four sides of the yard. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings.
MLI122736	Crowtree Farm, Pinchbeck	TF 2516 2746	Low	Crowtree Farm, Pinchbeck. Partially extant 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working complex. There has been significant loss (greater than 50%) of traditional buildings.

REF (HER)	NAME	GRID REF	SIGNIFICANCE	DESCRIPTION
MLI125749	Farm Buildings, Crowtree Farm, Surfleet	TF 25169 27469	Low	The former farm buildings at Crowtree Farm were the subject of a programme of historic building recording, conducted in June 2020, prior to their proposed conversion to residential use. The buildings date to the mid-19th century, and were originally in the form of a roughly U-shaped complex of 3 ranges, with an attached farmhouse to the west.
MLI125896	Milestone, Surfleet Road, Pinchbeck	TF 2463 2694	Low	A milestone is depicted in this location on the 2nd edition 25" Ordnance Survey County Series map. The depiction shows the milestone giving the distance to Boston as 13 miles, and to Spalding as 3 miles.
MLI125923	Water Tower, Knight Street, Pinchbeck	TF 23615 26036	Low	Concrete water tower at Knight Street, comprised of a hexagonal tank resting on an arrangement of 6 legs and a larger, central supporting column. The tower is thought to have been constructed in 1954, at about the same time as the surrounding housing.

Table 3: Gazetteer of Archaeological Events

REF (HER)	NAME	GRID REF	DESCRIPTION
ELI10375	Site visit to nonconformist chapel, Knight Street, Pinchbeck, 2004-2009.	TF 23709 25947	The nonconformist chapel was visited as part of a survey of nonconformist chapels in South Holland District.
ELI11872	Site visit to the site of a Wesleyan Methodist Chapel on Knight Street, Pinchbeck, 2004-2009.	TF 2396 2594	The site of the former nonconformist chapel was visited as part of a survey of nonconformist chapels in South Holland District.
ELI12910	Watching Brief at Herring Lane, Pinchbeck, 1996.	TF 2349 2644	A watching brief was undertaken during the excavation of foundation trenches for an extension to an existing farm building on land adjacent to Herring Lane, Pinchbeck. The watching brief monitored the excavation of the foundations. No significant archaeological remains were found.
ELI12951	Site Visit to Land off Green Lane, Pinchbeck, 2017.	TF 2458 2700	A site visit was undertaken to assess the impact of proposed development on land off Green Lane, Pinchbeck. No further archaeological finds or features were identified.

REF (HER)	NAME	GRID REF	DESCRIPTION
ELI13423	Crowtree Farm Barns, White Cross Lane, Surfleet, 2020.	TF 2518 2746	A programme of historic building recording was conducted to inform the proposed conversion to a residential use of former farm buildings at Crowtree Farm, White Cross Lane, Surfleet. The farm dates to the mid to late 19th century and was originally comprised of a U-shaped complex of barns with an attached farmhouse. The farmhouse and north-west range of the barns were demolished in the mid-20th century, however, and the survey recorded the remaining north-east and south-east barn ranges, as well as adjacent modern packing sheds and glasshouse.
ELI1645	Land off Milestone Lane, Pinchbeck, 2000.	TF 2410 2668	A fluxgate gradiometer survey was undertaken on circa 0.45ha of land in advance of residential development.
ELI2263	Pinchbeck (west) water mains improvements: geophysical survey, 1995.	TF 23984 26287	A geophysical field evaluation programme consisting of a magnetometry survey, and a magnetic susceptibility survey was carried out on part of the course of a water pipeline. Various recent anomalies were noted but no anomalies of possible archaeological significance were recorded.
ELI2266	Pinchbeck (west) water mains improvements: auguring Survey, 1995.	TF 23984 26287	An auguring survey was conducted along the course of a water pipeline near Pinchbeck. No archaeological features or finds were noted.
ELI2298	Land off Milestone Lane and Bacon Lane, Pinchbeck, 2001.	TF 2410 2668	An evaluation, in the form of trial trenching, was undertaken on 3 units of land, prior to proposed residential development and construction of a lay-by. Medieval settlement features and activity evidence recovered.
ELI335	Pinchbeck (west) water mains improvements fieldwalking project, 1995.	TF 2386 2629	Fieldwalking was carried out along part of the length of the proposed water mains improvements scheme. Fifty sherds of medieval and early post medieval pottery were recovered.
ELI3603	76 Milestone Lane, 2002.	TF 2415 2663	A watching brief was undertaken prior to the construction of a new conservatory at the property and recovered evidence of Medieval settlement features.
ELI4291	Land at Knight Street, Pinchbeck, 2001.	TF 23905 25960	Archaeological watching brief on land at Knight Street, Pinchbeck monitoring groundworks for a new residential building, as the site lay in an area of known archaeological remains close to the medieval centre of the village.

REF (HER)	NAME	GRID REF	DESCRIPTION
ELI6232	Site visit to St Marys Church, Pinchbeck, 1998.	TF 24198 25593	A site visit was made to St Marys Church as part of the compilation of the list of buildings of special architectural or historic interest.
ELI7588	Land at Flaxmill Lane, Pinchbeck, 2007.	TF 2405 2653	Six trial trenches were excavated to inform proposed residential development on land at Flaxmill Lane, Pinchbeck. No archaeological features, deposits or finds were encountered.
ELI7995	Watching brief on land off Church Street, Pinchbeck, 1998-1999.	TF 24175 26211	A watching brief was carried out during groundworks associated with residential development. Medieval features including ditches, pits and a pond were uncovered. Undated and late post medieval features were also seen.
ELI8063	Milestone Lane, Pinchbeck, 2007.	TF 2412 2662	A watching brief was conducted during groundworks associated with the construction of two houses with garages at Milestone Lane, Pinchbeck. Natural, post-medieval and recent deposits were encountered.
ELI9282	Land at Melbros Garage, Surfleet Road, Pinchbeck, 2009.	TF 2447 2669	Four trial trenches were excavated to inform the proposed demolition and redevelopment of the Melbros Garage, at Surfleet Road, Pinchbeck. The investigation revealed natural clays overlain by silty clay subsoil, but no evidence of archaeologically significant activity.
ELI9538	Trial Trenching of Land at Healey's Field, Pinchbeck, 2009.	TF 2373 2620	A trench was excavated to investigate an exposed stone wall protruding from a dyke by Allen Archaeology Ltd in September 2009. 13th century domestic refuse surrounding the wall under investigation was revealed, along with evidence of re-use of the wall for later structures dating from the 13th to 16th century.

APPENDIX 2: Location of Non-designated Assets



- Notes
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.

- Key
- 1 km Study Area
 - Site Boundary
 - Non-Designated Assets (Line)
 - Non-Designated Assets (Point)
 - Non-Designated Assets (Polygon)

P01	05.05.22	FINAL ISSUE		MLJ	JM
Rev	Date	Details of issues/ revision		Drw	Rev

Issues & Revisions

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MINSTER PROPERTY GROUP LTD

Project Title

LAND OFF SURFLEET ROAD, PINCHBECK

Drawing Title

APPENDIX 2: LOCATION OF NON-DESIGNATED ASSETS

Drawn:	MATHEW JAMES	Reviewed:	JM MACQUEEN
BWB Ref:	220720	Date:	05.05.22
		Scale@A3:	NTS

Drawing Status			
FINAL			
Project - Originator - Zone - Level - Type - Role - Number	Status	Rev	
SRP-BWB-ZZ-XX-RP-LH-0001	S2	P01	

APPENDIX 3: Location of Archaeological Events



- Notes
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.

- Key
- 1 km Study Area
 - Site Boundary
 - Lincolnshire HER Events (Line)
 - Lincolnshire HER Event (Point)
 - Lincolnshire HER Event (Polygon)

PG1	05.05.22	FINAL ISSUE		MJ	JM
Rev	Date	Details of issues/ revision		Drw	Rev

Issues & Revisions

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MINSTER PROPERTY GROUP LTD

Project Title

LAND OFF SURFLEET ROAD, PINCHBECK

Drawing Title

APPENDIX 3: LOCATION OF ARCHAEOLOGICAL EVENTS

Drawn:	MATHEW JAMES	Reviewed:	JIM MACQUEEN
BWB Ref:	220720	Date:	05.05.22
		Scale@A3:	NTS

Drawing Status

FINAL

Project - Originator - Zone - Level - Type - Role - Number	Status	Rev
SRP-BWB-ZZ-XX-RP-LH-0001	S2	P01

APPENDIX 4: Map Regression



Plate 1: Spalding 12, Yeakell, Thomas Jr. (1815)

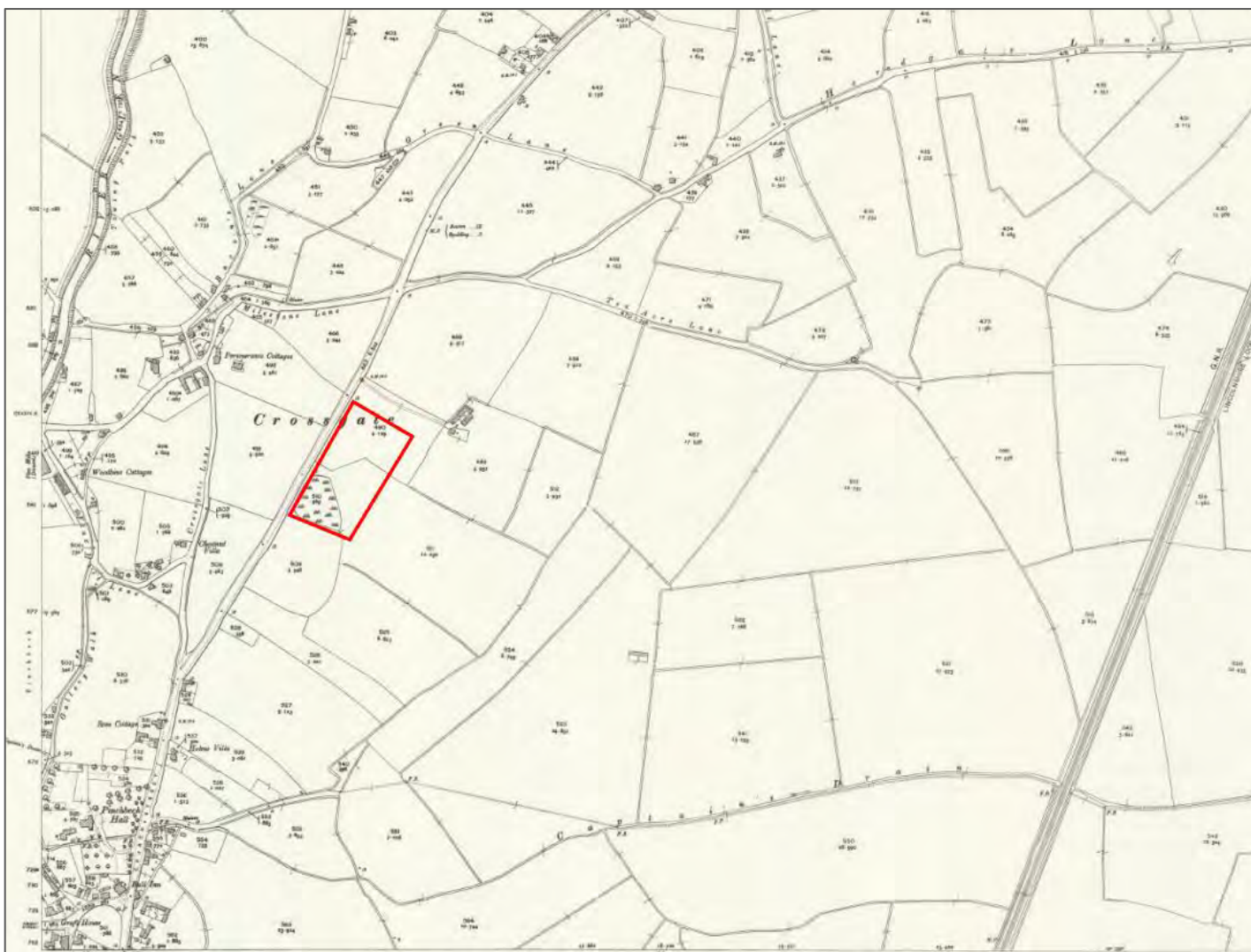


Plate 2: Lincolnshire CXXXIV.6 25 inch OS plan (1888)



Plate 3: Lincolnshire CXXXIV.6 25 inch OS plan (1904 update)

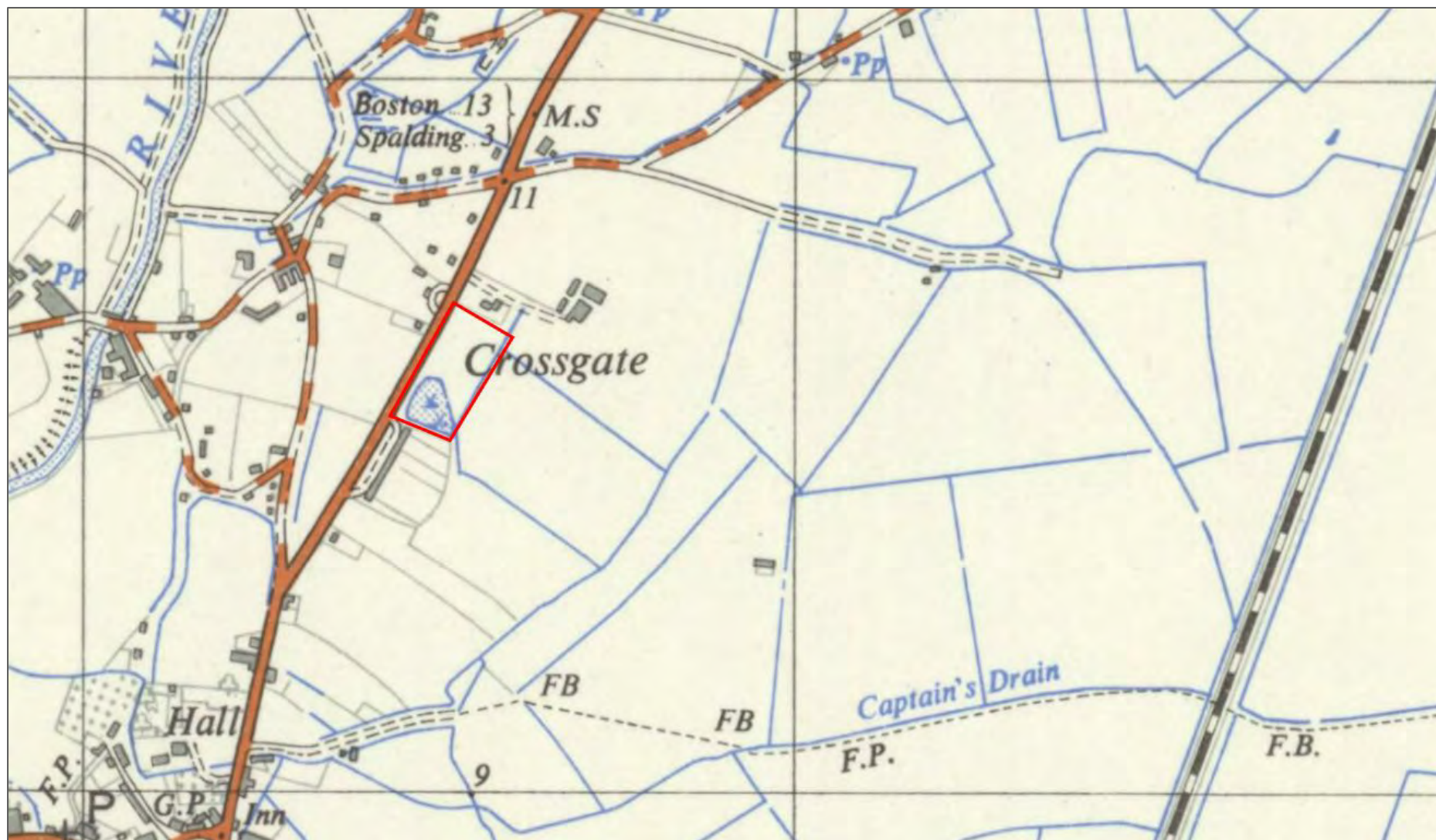


Plate 4: Lincolnshire TF22 25 inch OS plan (1938)

