

**LAND OFF GREEN LANE,
PINCHBECK,
LINCOLNSHIRE,
PE11 3XY**

ARCHAEOLOGICAL DESK BASED ASSESSMENT

NGR: TF 24479 26966 (centre)

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GLOSSARY OF TERMS AND ABBREVIATIONS

Archaeology

For the purposes of this project archaeology is taken to mean the study of past human societies through their material remains from prehistoric times through to the modern era. No rigid upper date limit has been set, but AD 1900 is used as a general cut off point

HER

Historic Environment Record

Medieval

The period between the Norman Conquest (AD 1066) and ***circa*** AD 1500

Natural

In archaeological terms this refers to the undisturbed natural geology of a site

NGR

National Grid Reference from the Ordnance Survey Grid

NMP

National Mapping Programme whereby possible archaeological features present on aerial photographs were mapped. Undertaken for certain counties, including Cornwall

OD

Ordnance Datum; used to express a given height above sea level

OS

Ordnance Survey

Prehistoric

In Britain this term is generally used for any of the traditionally defined periods such as Palaeolithic (480,000-12,000 BC), Mesolithic (12,000-4000 BC), Neolithic (c4000-2800), Bronze Age (2800-600 BC) and Iron Age (600 BC – AD 43)

Romano-British

Term used to describe the synthesis of indigenous late Iron Age traditions with the invasive Roman culture. Traditionally dated between AD 43 and AD 410

Saxon

Term used to describe the period between the end of Roman Britain ***circa*** AD 410 and the Norman Conquest (AD 1066)

VCH

Victoria County Histories

SUMMARY

This desk-based assessment has been prepared by James Roberts of Groundworks Archaeology. The project was commissioned by Gordon Smith of Matrix Planning.

The assessment examines an area of land off Green Lane, Pinchbeck centred on NGR: TF 24479 26966 (Figure 1). This document is primarily an assessment of the potential for the presence or otherwise of below ground archaeology.

The assessment has highlighted that the site is of overall **low-moderate** archaeological potential for features of **low** significance for all periods except Medieval where the potential is **high** for features of **low** to **moderate** significance. This is the period where exploitation of the area is likely to be at its greatest.

Although there has been no previous investigation within the site, the location of the proposed development site on a rodden immediately suggests archaeological potential as a focus of settlement. The general picture of land reclamation and exploitation throughout the Roman and especially the Medieval period within the wider area might suggest the presence of associated features.

1 ASSESSMENT METHODOLOGY AND INTRODUCTION

- 1.1 This desk-based assessment has been prepared by James Roberts of Groundworks Archaeology. The project was commissioned by Gordon Smith of Matrix Planning and relates to a proposed development of land off Green Lane, Pinchbeck, Lincolnshire. This assessment is in line with the National Planning Policy Framework. 'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. (NPPF 2012 Section 12, para 128).
- 1.2 The assessment examines an area of land to the south of Green Lane, Pinchbeck at NGR: TF 24479 26966 (centre) (Figure 1). This document is primarily an assessment of the potential for the presence or otherwise of below ground archaeology.
- 1.3 Archaeological assessment involves a desktop study of presently available archaeological, historical, air photographic and other relevant information. Government guidance on archaeology (National Planning Policy Framework, 2012) encourages a consideration of the survival of any archaeological remains present on a site where development is being considered, prior to formal planning applications being submitted. This allows a full assessment of the implications of any development proposal and an appropriate archaeological mitigation strategy to be identified and implemented. This report represents the first stage of the pre-planning permission archaeological investigations recommended in NPPF.
- 1.4 This archaeological assessment will therefore form the basis for any further archaeological work.
- 1.5 This archaeological assessment was compiled in accordance with the principles of NPPF. In addition, it fulfils the general requirements of a desktop assessment as set out by the Chartered Institute for Archaeologists (CifA) ***Standard and Guidance for Historic Environment Desk Based Assessment*** (2014).
- 1.6 The study area includes the site of the proposed development (Figure 1), plus a wider study area of 1.5km.
- 1.7 The site has not previously been the subject of any archaeological works.
- 1.8 The proposed development does not physically affect any Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens and does not affect an Archaeological Priority Area.

2 PLANNING BACKGROUND AND LEGISLATIVE FRAMEWORK

2.1 In considering a development proposal, the Local Planning Authority (LPA) will consider the policy framework set by Government guidance. Relevant considerations are given below.

2.2 International Planning Policy and Guidance

2.2.1 Code of Good Practice on Archaeological Heritage in Urban Development Policies, 2000.

2.2.2 The Code of Good Practice, established by the Cultural Heritage Committee of the Council of Europe (Ref.10.1) states:

“...before taking decisions affecting the archaeological heritage, planners should obtain adequate information and advice, applying non-destructive methods of investigation wherever possible...the purpose [of assessment] will be not only to establish if it is necessary to dig but also to build a picture of the site’s morphology and its potential”.

2.3 National Planning Policy and Guidance

2.3.1 National Planning Policy Framework, 2012

2.3.2 The National Planning Policy Framework introduced in March 2012 replaced PPS5 (2010) as part of the Government’s streamlining of the planning process.

2.3.3 Policy 128 states that:

“in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

2.3.4 Policy 129 states that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.

2.3.5 It further notes the irreplaceability of heritage assets and states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive contribution that conservation of heritage assets can make to sustainable communities; and the desirability of new development making a positive contribution to local character and distinctiveness.

2.3.6 **Ancient Monuments and Archaeological Areas Act, 1979**

2.3.7 The Ancient Monuments and Archaeological Areas Act of 1979 provides for the investigation, preservation and recording of matters of archaeological or historical interest. This relates not only to Scheduled Ancient Monuments but also to other monuments which the Secretary of State believes to be of sufficient importance.

3 SOURCES

3.1 A search was made of the Lincolnshire Heritage Environment Record with a 1.5km buffer area.

3.2 The Historic England Archive (formerly the National Monuments Record), the Lincolnshire Archive and Local Studies Library have been consulted for cartographic and other historical data. Regional and national journals have also been examined for relevant information. Aerial photographs held at the Lincolnshire HER were also examined.

4 SITE LOCATION AND DESCRIPTION

4.1 The study area comprises a parcel of land to the north of Pinchbeck in the South Holland district of Lincolnshire. Pinchbeck is located 3km north of Spalding and 20km south-west of Boston. The site lies at c.3m AOD. The British Geological Survey records the bedrock geology as: Oxford Clay Formation (mudstone). The superficial deposits are recorded as tidal flat deposits - Clay And Silt. (BGS online viewer). The local soils map of the area shows that the site lies on a broad ridge of Romney Series soils, a typically brown silt or sandy silt loam which commonly develops on roddons (Robson 1990, 26).

4.2 The site is bounded to the north by Green Lane, to the east by Surfleet Road, the west by Bacon's Lane and to the south by the rear garden plots of houses on Milestone Lane. The site was subject to a walkover on the 16th April 2017. At the time of the walkover the northern field was freshly ploughed while the south-west field was under crop. It was observed that a continuous drainage ditch (Plate 3) surrounds the site with a central roughly east-west ditch dividing the site (Plate 2). The boundaries of the site comprised a mature tree line with rough scrubland. It was clear that the site had been subject to long term agriculture and no archaeological features were visible. The organic

field boundaries are typical of a pre-enclosure landscape and are likely to preserve an earlier layout. A rough patch of scrubland was observed on the northern boundary extending south into the site. This roughly correlates with an enclosure first shown on the Ordnance Survey 1st edition map of 1888.

5 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 5.1 Although the area assessed involves only the site and a 1.5km study area, this report provides a broad overview of the surrounding area, to place the site in its wider landscape and historical context. The majority of known HER sites occur within the village of Pinchbeck; this is a result of a higher level of investigation and the fact that it is a settlement focus. The gazetteer in Appendix 1 contains all known sites within 1.5km of the site, although only those closest to the site and most relevant are dealt with in detail.
- 5.2 An assessment of the Lidar data held by the Lincolnshire Historic Environment Record clearly shows that the site is located on a rodden. Which runs roughly NNE-SSW. The north-eastern limit of the rodden appears to correlate with the junction of Station Road and the A16 (beyond the immediate study area) to the east of Surfleet where there is a concentration of probable Salterns. The Lidar data also appears to show diallings (a typical Fenland field boundary) in the field immediately to the east of the site.

Prehistoric

- 5.3 There are no known prehistoric sites from within the study area. It is likely that the area was mostly salt-marsh at this period and unsuitable for settlement.

Romano-British period

- 5.4 The Romano-British period was characterised by a period of marine regression resulting in a stabilisation of the salt-marsh and the gradual reclamation of marginal coastal land. The Fenland of this period was subject to the establishment of salt manufacturing sites and agricultural expansion. Settlement was focussed on the higher ground of roddens such as that on which the site is located. Although no known Roman settlement or activity is known within the immediate study area, the Fenland Survey demonstrated that roddens provided a focus for such settlement. A single coin of Commodus was found c1km south of the site in the gardens of Pinchbeck Hall in 1742 (HER 22418). It is likely that the marginal areas were generally exploited for salt production and waterfowl.

Saxon

- 5.5 Although no Saxon finds or sites are recorded in the study area, based on the written evidence it is likely that Pinchbeck was founded in the Saxon period.

Early Medieval

- 5.6 The first written reference to Pinchbeck is in a charter of the Laity c.810 AD in which Aelfgar made a grant of land to the Abbot of Crowland. Further land grants of 851 AD record a gift of land from Berhtwulf, King of Mercia to the Abbot of Crowland (Sawyer 1968). There were further grants of land made to the abbey in 868, 948 and 966 AD.
- 5.7 The *Historia Croylandensis* details grants of estates to Crowland Abbey from Earl Aelfgar in Pinchbeck, Spalding, Holbeach and Whaplode in the 1050's (Rikey 1854). These grants are also recorded in the 12th century Guthlac Roll (Roffe 1993).

Medieval

- 5.8 Domesday (1086) records Pinchbeck (HER 20150) as Pincebec (Ekwall 1991), the name probably derives from the Old English *Pinca* meaning a minnow and Old Norse *Bekkr* meaning a stream (Cameron 1998). At the time of the survey Ivo Taillebois and Guy de Craon are recorded as landowners holding the land as sokeland of their manors, respectively Spalding and Holbeach. The survey recorded roughly 800 hectares of arable land with 22 freemen, 23 villagers and 12 smallholders with four fisheries rendering 1500 eels.
- 5.9 Although Salterns (Salt manufacturing sites) are not mentioned in Domesday it is likely that the industry was established in the area soon after. The earliest literary reference occurs c1230 with a grant of a saltern to Robert de Pinchbeck by the prior of Spalding (Hallam 1959-60, 89). The industry must have expanded rapidly as by 1260 up to 20 Sokemen were paying rent for Saltern works (ibid). Spalding Priory wasn't the only landowner exploiting salt production and continued expansion is indicated by further rent returns for salterns from John de Bath in 1291. In 1327 Nigel de Pinchbeck gifted land to Bourne Abbey to make salt, a grant confirmed by the King. The closest positively identified saltern is located 1.5km east of the site (HER 23663).
- 5.10 The major agricultural base in the area at this time was the growing of oats, and after c1300 AD maslin, sheep, cattle and dairy products. Flax production was also a growing industry (Hallam and Thirsk 1988, 312).
- 5.11 Land reclamation continued throughout the period, with the Newlands known as *offoldfal*. These are recorded to the north-east of the site from the mid 13th century in the Spalding priory cartulary (Hallam 1965, 159).
- 5.12 Pinchbeck was a typically dispersed settlement with small hamlets surrounding the main focus. The site is on the northern edge of one of these hamlets, Crossgate. It is likely that Crossgate developed at this period as a subsidiary of Pinchbeck. It is likely that the site was agricultural land.

- 5.13 Pinchbeck continued to grow in size and wealth; from the late 13th century it was recorded as holding 646 households with a population of over 3000 (Hallam 1965, 176). In 1386 the right to hold a market was granted to Edmund de Bohun, with a further market grant awarded to the prior of Spalding in 1339 (Platts 1985). Pinchbeck was paying £40 in tax, a sum higher than most Lincolnshire settlements (Darby 1974, 137).
- 5.14 Archaeological trial trenching undertaken 86m south-west of the site (HER 23702,23703, 23704) identified a 10th to 12th century pit along with a substantial 12th-14th century ditch which contained much iron working slag, suggesting the presence of smithing in the area. A series of undated features were also identified along with late Medieval demolition deposits.
- 5.15 Undated linear features (HER 23701) were identified along Milestone Lane 308m south-west of the site. Although undated they correspond to existing boundaries and may represent an earlier incarnation of the existing property boundaries.
- 5.16 An archaeological evaluation undertaken on Milestone Lane, c. 330m south-west of the site (HER 23700) identified 12th to 13th century sunken featured buildings with associated pottery and occupation material.

Post-medieval

- 5.17 From the mid 16th century, Pinchbeck with Spalding were the two largest populations in the Elloe district. (Thirsk 1957, 13). An indication of the size of the settlement is indicated by the erection of a workhouse in 1776 (Noble 1993, 70) which stood just to the south-west of the site where Bacons Lane meets Milestone Lane.
- 5.18 Pinchbeck was subject to enclosure by a private act of land, not including open field arable in 1801 (Tate & Turner 1978). The Holland Award 10 (1819) which covers the Pinchbeck area is held by the Lincoln Record Office (dated 1819). The, the development site does not appear and therefore was not part of the enclosure at this date.
- 5.19 Flax production had continued from the medieval period as evidenced by the construction of a flax mill in 1851 (WEA 1983, 16).
- 5.20 An archaeological watching brief (HER 24070) was undertaken at 76 Milestone Lane, 132m south-west of the site. It identified dump deposits and a ditch which corresponded to a boundary shown on mid 19th century maps. The dump deposits may relate to efforts to raise ground level.
- 5.21 A number of farmsteads are present within 1km of the site, these include Sandpit Nurseries (HER 26207) and the Stables, a redeveloped 19th century farmhouse (HER 26206) and Cuckoo Lane

Farm (HER 26070). These indicate the predominantly agricultural nature of the area in the Post Medieval period.

6 Map Regression

- 6.1 The earliest identified map of the site titled "The Map of South Holland" was surveyed c1652 by Sir William Dugdale. The map shows the line of the Spalding to Boston Road with Pinchbeck marked as a small settlement, however there is no detail recorded where the site is located. A map of Deeping Fen in the County of Lincoln surveyed in 1763 is, like Armstrong's 1778 map of Lincolnshire, equally lacking in detail, and only shows the major roads.
- 6.2 The Ordnance Survey 2" drawing of 1815 (Figure 2) is the earliest detailed map and shows the site without any internal field divisions. The depiction of Bacons Lane, which forms the western boundary is shown as straight without the distinctive kink that is present today. Bryant's map of the County of Lincoln surveyed in 1828 is a smaller scale and shows the general area with the road layout, although it doesn't show any further detail.
- 6.3 The Ordnance Survey 1st edition 6" of 1887 (Figure 3) shows the development site divided into an eastern and a western parcel. Bacon's Lane is shown with a kink (as it is today), although the map also depicts a tree line to the east of this kink which may indicate the original line of the road as depicted on the 1815 OS drawing. A small rectangular enclosure is also depicted to the west of the central field division and abutting the northern boundary while a sheepfold is marked in the south-eastern corner.
- 6.4 The Ordnance Survey 2nd edition 6" of 1906 (Figure 4) shows the addition of a roughly east-west ditch subdividing the field into quarters.
- 6.5 The 3rd edition Ordnance Survey 6" map of 1950 (Figure 5) shows the beginning of housing development along Milestone Lane which is encroaching into the south-eastern field. By this time the site has largely attained its present layout.

7 ARCHAEOLOGICAL POTENTIAL

- 7.1 Based on the results of the desk-based assessment the perceived archaeological potential of the site can be summarised as follows:
- 7.2 **Prehistoric:** The site lies within an area of **low** potential for the recovery of Prehistoric activity. There is no evidence for Prehistoric activity within the study area.

- 7.3 **Roman:** The site contains **moderate** potential for the recovery of activity associated with the Roman period. This is indicated by the topography of the site and its location on a rodden, considered to be a favourable location for settlement and agriculture in this period. The Fenland survey, although stopping short of the site indicates a general occupation of the area to the west. It can be assumed that this activity continues east towards and beyond Pinchbeck. It is likely that this activity would be agricultural in nature which may be considered of **moderate** significance.
- 7.4 **Early Medieval:** The site contains **low** potential for the presence of finds and features dating to this period. Although Pinchbeck is recorded in Domesday, to date no finds have been made in the vicinity of the proposed development site and there is no evidence for physical exploitation. This is probably due to the marine transgression of the Post Roman era and generally slow reclamation of the surrounding marshy land at this period.
- 7.5 **Medieval:** The site contains **high** potential for the presence of Medieval finds and features. It is during this period that large scale land reclamation occurred and it is likely that the whole area was located on land that was predominantly agricultural. Salterns are known within the wider area, and archaeological investigations have identified Medieval pits and other features just to the south-west of the site. Although there is some potential for features relating to agricultural usage of the site, including isolated dwellings or agricultural buildings, it is most likely that buried archaeological remains will comprise evidence for former field systems, which may be considered of relatively **low** to **moderate** significance.
- 7.6 **Post-Medieval:** The site contains **moderate** potential for Post-medieval features. Reliable cartographic evidence only dates from 1815 and indicates that no buildings existed within the boundaries of the site during this period. The present field boundaries are shown approximately in the OS 1815 drawing, and are shown in their present location by 1888. It is likely that the site was subject to continuing cultivation. All of these features may be considered of generally **low** significance.

8 CONCLUSIONS

- 8.1 The assessment has highlighted that the site is of overall **low-moderate** archaeological potential for features of **low** significance for all periods except Medieval where the potential is **high** for features of **low** to **moderate** significance. This is the period where exploitation of the area is likely to be at its greatest.
- 8.2 Although there has been no previous investigation within the site, the location of the proposed development site on a rodden immediately

suggests archaeological potential as a focus of settlement. The general picture of land reclamation and exploitation throughout the Roman and especially the Medieval period within the wider area might suggest the presence of associated features.

- 8.3 Geophysical investigation has been undertaken within the Pinchbeck area on other sites with mixed results. The geology and alluvial deposits can have a tendency to mask archaeological activity. If archaeology associated with rural exploitation is present, it is likely to consist of robust features such as boundary ditches and drainage. This is as likely to be picked up via a standard field evaluation.

9 ACKNOWLEDGEMENTS

- 9.1 Groundworks Archaeology would like to thank Gordon Smith of Matrix Planning, the staff of the Lincolnshire Historic Environment Record, the Lincolnshire Record Office, the Local Studies Library and The National Archives, and the staff of English Heritage (Archives).

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Maps

The Map of South Holland, Sir William Dugdale, 1652

A map of Deeping Fen in the County of Lincoln surveyed in 1763

Armstrong's map of Lincolnshire 1778

Ordnance Survey 6" 1st edition sheet 134/6

Ordnance Survey 6" 2nd edition sheet 134/6

Ordnance Survey 6" 3rd edition sheet 134/6

APPENDIX 1

HISTORIC ENVIRONMENT RECORD GAZETEER 1.5km search area

Monument Data

HER Number	Grid Reference	Description
20139	TF2512 2820	At TF 251 283 is a site examined by the Boston and South Lincolnshire Archaeology Group in 1963. Town Field is located near the church and was irregular and uneven. It was ploughed in about 1963 having been under grass for many years. Fieldwalking showed that much modern and nineteenth century rubbish had been dumped to fill in the depressions, but in the higher areas of silt were two fairly concentrated scatters of Stamford ware. The sherds of other medieval pottery were relatively few but there was also one rim of Thetford ware storage jar and a few pieces of St Neots ware. A find which might also be connected with the pottery was a small whetstone of mica schist which should be an early type.
20141	TF246 255	A large collection of Stamford ware. Small amounts of shelly and medieval pottery. Part of a Thetford ware storage jar.
20144	TF249 283	Otway house, moated site that has been converted into a Ha Ha.
20150	TF2400 2580	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 (see also PRN 23700).
22417	TF24141 26057	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. The hall is recorded around the Hall on the first and second edition Ordnance Survey maps. The present hall dates to the early eighteenth century and was altered 1802. It was extended in 1909. There is a projecting bay with a date stone in the gable inscribed "WSR 1909" after the owner Mr

		Royce, MP. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest.
22418	TF 2413 2605	Findspot of a Roman coin of Commodus.
22422	TF 2395 2565	Bronze key, found in 1963 in excavation for house foundations at Wayet Rd (north side). Length 19.5cm. Heraldic emblem on disc in handle, two lions combattant reguardant, double queued, imperially crowned. Approx corresponds to the supporter of arms of Northumbrian Ogle and Brownlow families. (Ogles and Brownlows had land in Pinchbeck). BM report 'key of type known as Chamberlains key. These keys of officials and functionaries were more widely used in Germany and Austria than this country, though examples are known from England.
22424	2390 2580	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.
22425	TF2414 2543	Earthworks of a possible moat.
22426	TF2350 2640	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.
22427	TF2380 2580	Findspot of assorted Medieval pottery.
22431	TF24199 25594	Church of St Mary's Pinchbeck.
22432	TF2415 2559	Base of a stone cross, St Mary's church.
22433	TF2419 2593	A set of modern stocks. Neither the local authorities nor clergy could offer any information. They are probably on the site of an earlier stocks
22466	TF 2505 2824	Field opposite Surfleet church ploughed for the first time in 1963. Perhaps an 18th century brick-making site. Below this were Stamford ware sherds - CP, spouted pitcher, and a few shell filled wares. Thumbed rim of a Thetford ware storage jar. There is a mica schist whetstone from this site. In March 1965, a large quantity of Stamford ware, the rim of a Thetford ware type storage jar and a small amount of shelly ware were found. Other medieval wares including Bourne D, also mica schist hone. Field known as Town Field - formerly an uneven grass field, first ploughed in early 1960s after much rubbish dumped in existing ditches. Quantity of old bricks,

		some part fired, plus presence of various pits in the area suggests some former brick-working in the area.
22469	TF25137 28228	St Lawrence's Church, Surfleet, has a tower which is probably Decorated, while externally the church dates mostly to the Perpendicular period. Internally, much of the church is Decorated, although appearing Perpendicular at first glance. Several pier bases are Early English, with square Norman bases below. The chancel arch may be Early English. The church was restored in 1900-1908. For the full description and the legal address of this listed building please refer to the appropriate List of Buildings of Special Architectural or Historic Interest.
22536	TF2386 2629	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.
23663	TF2617 2721	Geophysical survey and trial trenching centred on TF2700 2837 recorded substantial deposits relating to salt making, along with probable filtration beds, and a brine collecting vat. The large mounds of sediment indicated 'sand-washing' to extract the salt. The probable filtration beds appear to have been lined with lime mortar or had their bases fired. The dimensions of the exposed portions of the beds appear to be substantially bigger than those at Wainfleet (PRN 43584), and they appear to have been excavated directly into the tops of the silt mounds. Environmental samples have identified peat ash, suggesting that peat was used for fuel, and fired silt is thought to represent hearth fragments. Ashy spreads recorded during excavation are thought to represent deliberate levelling and redistribution of waste. The position of this site in correlation to the Roman Bank suggests that these structures relate to the final episodes of salt production on this saltern, as the oldest mounds are usually furthest from the sea. Pottery finds suggest a 13th century date for the end of salt production, leading to suggestions that the site was abandoned at an unusually early date. Environmental evidence also suggests a mixed vegetation habitat, and it is suggested that the presence of grassland and animal bone may indicate grazing and animal husbandry.
23700	TF2411 267	A geophysical survey and trial trenching recorded

		features relating to medieval settlement, in the form of what are thought to be sunken featured buildings and a north/south linear feature. The sunken features comprised four earth-cut flat bottomed features, one of which had two sub-circular hollows at its eastern end. A 12th-13th century cooking pot containing domestic environmental remains was found standing in the bottom of this feature, supporting the conclusion that the features were truncated sunken featured buildings of a domestic nature. See also PRN 20150.123 A watching brief over the road from the above site at TF 2415 2664 yielded only a single sherd of 14th-15th century Toynnton All Saints ware. The site mostly consisted of 18th to 19th century rubbish.
23701	TF 2419 2668	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. The features had been backfilled during the 20th century, but unfortunately serious water inundation during trial trenching meant that they could not be thoroughly investigated, and so the features remain undated.
23703	TF 2427 2682	Geophysical survey and trial trenching recorded a pit dated to the 10th-12th centuries, and a substantial late 12th-14th century ditch-like feature which contained a quantity of ironworking (smithing) slag (mostly hearth bottoms) and hammerscale, indicating ironworking in the vicinity.
23704	TF 2427 2682	A geophysical survey and trial trenching recorded late medieval demolition deposits and a feature containing 16th century potter.
23820	TF 2556 2570	Fieldwalking in 2002 recovered significant quantities of pottery from the north-western parts of two fields. Geophysical survey has suggested the presence of cut features from which at least some of this pottery may have originated.
23843	TF23905 25960	An archaeological watching brief 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.
23847	TF23905 25960	An archaeological watching brief conducted on land at Knight Street, Pinchbeck, identified a number of pits and a post hole dated to the post-medieval period. The pits were specifically used for rubbish disposal, and are indicative of domestic activity in the vicinity. 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.
23932	TF 2512 2811	A watching brief was undertaken at Park Lane,

		Surfleet during groundworks. Post medieval cess pit sealed by a demolition layer, possibly associated with 19th century buildings on this site. There is also a path above the demolition layer.
23981	TF 2506 2816	An undated linear feature was partially revealed during a watching brief, conducted to inform proposed development at 6 Stockhouse Lane, Surfleet. The feature was thought to be the remains of a former infilled ditch, though no cut edges to the feature were revealed.
23982	TF 2506 2816	A post-medieval pit and ditch were revealed during a watching brief, conducted to inform proposed development at 6 Stockhouse Lane, Surfleet. These features were sealed by a subsoil that may indicate past agricultural activity at the site. A single sherd of abraded, 18th century Staffordshire slipware pottery was recovered, along with a late post-medieval fragment of tile and a piece of iron smithing slag.
24063	TF24174 26213	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 materia.
24064	TF24175 26213	Medieval features consisting of six ditches, two pits, a pond and a subsoil were uncovered during a watching brief. One pit contained a significant amount of pottery suggesting occupation in the vicinity in the 12th century. Some of these features were subsequently sealed by the subsoil which may have been of alluvial origin, suggesting a flood. Following the flood, features were identified which contained generally smaller amounts of pottery, suggesting that settlement had moved away from the site. Also, ridge and furrow has been seen at this site (PRN 23536) so there appears to have been a change to agricultural use. Pottery of the 14th-15th centuries is scarce, suggesting that this change occurred then.
24065	TF24175 26212	Later post medieval remains including pits, ditches, a gully and a ploughsoil were seen during a watching brief. Pottery of 18th-19th century date was recovered from these features as well as a few fragments of handmade brick.
24070	TF 2412 2662	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. The dumped deposits may represent a deliberate attempt to raise the ground level. Three sherds of pottery, one of which is a late 18th century Chinese ware, were recovered.
25062	TF235 261	Findspot of 13 th century material including a coin of Edward 1 st .

25063	TF23599 26141	Findspot of 16 th century finds including a coin of Eliz. 1 st .
25161	TF24177 25784	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. For the full description of this listed building please refer to the National Heritage List for England.
25162	TF24205 25849	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. For the full description of this listed building please refer to the National Heritage List for England.
25163	TF24540 27386	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.
25165	TF24086 25926	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. In the rear wing is an ashlar datestone in a blocked opening saying "CBJ 1733". The initials may be Charles Jennison. For the full description of this listed building please refer to the National Heritage List for England.
25166	TF23945 26732	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. There are two ridge and single gable rendered stacks.
25168	TF 2408 2556	Grade II listed war memorial, dating from 1920 in a 14th century style.
25293	TF 2418 2579	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.
25295	TF24226 25531	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. The building is red brick in Flemish bond and has a slate roof with stone coped gables, three brick gable and two ridge stacks.
25300	TF23420 25994	Grade II listed house, dating from the early 18th century. It is red brick in Flemish bond and has a pantile roof with brick coped tumbled gable to the

		front, with gable stack, and hip to the rear.
25304	TF 2343 2606	Grade II listed house, dating from the early 19th century. The second floor was raised in 1840. It is red brick in Flemish bond and has an asbestos slate roof with two brick gable stacks.
25414	TF23650 25917	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.
25416	TF24235 25545	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
25418	TF24220 25820	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.
25417	TF23496 26007	Grade II listed public house, dating from the 17th century and altered in the 19th and 20th centuries. It is rendered brick and has a thatched roof with tile coped gables and three gable stacks
25490	TF24177 25542	Grade II listed stables and traphouse, now stores and garage, dating from the late 18th century, extended in the 19th century and altered in the 20th century. They are in red brick laid in Flemish bond with ashlar dressings and have pantile roofs with brick coped gables and a single brick ridge stack.
25491	TF24107 26039	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.
25937	TF 2372 2620	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. At least one, but probably two new walls were built using the stone. A possible moulded window or door frame dating from the 16th to 17th century was re-used for one of the later buildings. Therefore there was at least one stage of secondary building which re-used the first building's stone. Later still, after this second building went out of use, a pit was dug to rob the stone.

25677	TF23709 25947	Pinchbeck baptist church. 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 (see PRN 25751). The chapel is built of red brick with red brick and ashlar dressings and has a gabled roof with a slate covering. The main gabled front has three bays, with central, triple, graduated lancet windows with ashlar dressings and coloured glass in the margin lights, flanked by two lateral double-segmental-headed doorways with paired doors, and angle buttresses. The doorways have ashlar keystones and moulded stone hoodmoulds. An arched stone tablet in the gable reads 'Baptist Chapel 1895'. The gable verges and eaves cornices are ornamented with dentil brick. The side elevations have four bays of triple lancet windows separated by brick buttresses with stone cappings. Some of the windows on the south side have been replaced with plastic but the original windows, with coloured glass in the margin lights, survive on the north. The rear section of the building has a gabled roof set at right-angles to the main roof and has a blocked separate doorway. A modern flat-roofed prefab is attached to the south-east at the rear.
25720	TF24149 26066	The moat associated with Pinchbeck Hall could not be traced, although the latter is probably incorporated in modern ornamental garden and drainage.
25844	TF 2337 2615	A concentration of possible pits and linear features was identified in this location in August 2013, during magnetometry survey of land at Abbey Field. The features were recorded as a large number of small amorphous magnetic anomalies, some of which could represent the remains of former pits and potentially structural features. No date for this activity could be determined, however, and the features may be of relatively recent origin, given the presence of several nearby modern and late post-medieval drains recorded by the same survey.
26061	TF 2503 2788	Unnamed farmstead, Surfleet. Redeveloped 19th century farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse was detached with the gable end facing on to the yard. Located within or in association with a hamlet. Large modern sheds are located on the site.
26062	TF 2505 2801	Unnamed farmstead, Surfleet. 19th century farmstead. Regular courtyard of U plan. The farmhouse is detached from the main working

		complex. The farmhouse is the only surviving historic structure. Located within or in association with a village. Large modern sheds are located to the side of the site.
26070	TF 2471 2763	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. Isolated location. Large modern sheds are located on the site.
26194	TF 2330 2608	Site of a farmstead, Pinchbeck. Demolished 19th century farmstead. Regular courtyard of E plan. The farmhouse was detached from the main working complex. Located within or in association with a village.
27255	TF 2520 2803	An amorphous magnetic anomaly was recorded in this location in January 2016, during magnetometry survey of land at Sunnydale Close. The feature was quite diffuse and irregular in shape, and was thought to possibly represent the remains of a former enclosure of some kind. Subsequent trial trenching, conducted in January 2016, revealed a large spread of medieval saltworking debris that was thought likely to be responsible for the geophysical anomaly recorded in this area. The debris was comprised of a mixture of burnt and unburnt silt, fuel ash and fragments of briquetage and pottery, forming a mound that was visible as a slight but conspicuous rise in this part of the field. The assemblage of pottery recovered from these layers was largely comprised of sherds of Stamford and South Lincolnshire shelly wares, dating from the 11th to 13th centuries. Two probable cattle rib bones were also recovered from the spread of saltworking debris.
27256	TF 2522 2799	The remains of a pit of uncertain date was recorded in this location in January 2016, during trial trenching on land off Sunnydale Close. The pit measured approximately 1m in diameter and was 0.75m in depth. It was steep-sided with a flat base, and had been lined with a layer of clay. No dating material was recovered from the feature, although it lay in close proximity to a large spread of medieval saltmaking debris (see PRN 27255), and was thought to be possibly associated with the former saltworking activities in this area.
27257	TF 2519 2796	The remains of a large medieval pit was recorded in this location in January 2016, during trial trenching on land off Sunnydale Close. The pit measured at least 3.9m by 1.5m, although its full extent was not revealed. Sherds of pottery dating from the 11th to 12th centuries were recovered from the fill of the pit, and it was thought likely that the feature was

		associated with the nearby medieval saltworking activity in this area (see PRN 27255). A small quantity of animal bone, largely comprised of the remains of cattle, was also recovered from the fill of the pit.
27258	TF 2522 2793	A small quantity of late 12th to 14th century medieval pottery was recovered from this location in January 2016, during trial trenching on land off Sunnydale Close. The pottery was recovered from the infill of a former watercourse, and was later in date than that recovered from the deposits associated with former saltworking in this area, suggesting that this industrial activity had ceased prior to the creeks in this area having fully silted up.

Event Data

HER Number	Grid reference	Description
ELI11472	TF 2504 2834	The excavation of 4 trial trenches, dug in advance of housing development. No archaeological features or finds were recorded, apart from three early modern rubbish pits.
ELI12790	TF 2334 2624	A magnetometry survey was conducted of land at Abbey Field as part of a private research project into the history and archaeology of Pinchbeck parish. A concentration of possible pits and linear features of unknown date was identified in the south-eastern corner of the site. Other magnetic anomalies, thought to reflect the remains of former drains and possible palaeochannels, were also recorded across the site.
ELI12819	TF 2405 2557	A programme of archaeological monitoring and recording was conducted during groundworks for residential development on land to the rear of 1 Rose Lane, Pinchbeck. No archaeological features, deposits or finds were encountered.
ELI12887	TF 2521 2795	A detailed magnetic gradiometer survey was conducted to inform proposed residential development on land at Sunnydale Close, Surfleet. The survey recorded a number of magnetic anomalies that were thought to represent the remains of a former watercourse and a recent boundary or ditch, along with a more amorphous feature towards the north-eastern corner of the site. Subsequent trial trenching in this area confirmed the presence of a former watercourse running across much of the site, and resolved the recent boundary or ditch anomaly as the route of an electric cable. The trenching also resolved the amorphous feature as a spread of dumped medieval saltmaking waste, with other likely

		associated pit features in close proximity that had not been identified by the geophysical survey (see ELI12888).
ELI12888	TF 2521 2795	Four trial trenches were excavated to inform proposed residential development on land off Sunnysdale Close, Surfleet. The trenches were targeted to investigate a number of geophysical anomalies recorded by a prior magnetometry survey (see ELI12887). The trenching confirmed the presence of a former watercourse running across much of the site, and resolved a strong magnetic anomaly, previously thought to represent a recent boundary or ditch, as the route of an electric cable. An amorphous magnetic anomaly recorded in the northeastern corner of the site was revealed to be a spread of dumped medieval saltmaking waste, with other likely associated pit features in close proximity also being identified.
ELI12910	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.
ELI1645	TF 2410 2668	A fluxgate gradiometer survey was undertaken on circa 0.45ha of land in advance of residential development.
ELI2263	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	TF23984 26287	An auguring survey was conducted along the course of a water pipeline near Pinchbeck. No archaeological features or finds were noted.
ELI2298	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. Three trenches were excavated, placed to investigate anomalies identified by a previous geophysical survey and a blank area. The trenches measured 20m by 1.6m.
ELI335	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	TF 2415 2663	A watching brief was undertaken prior to the construction of a new conservatory at 76 Milestone Lane.

ELI3875	TF 2575 2558	Fieldwalking was carried out on circa 29ha of land as part of a programme of evaluation prior to industrial development. The fields were walked in 15m transects on a field-by-field basis. Field 1 was a ploughed surface with almost 100% visibility, apart from an area of patchy weeds and grass circa 125m by 75m towards the east side of the field and a small area of low stubble immediately to the south-west of this, which reduced visibility to circa 50%. Field 2 contained a crop of leafy brassicas which was dense in places but had a patchy distribution, resulting in numerous open areas with high visibility and other areas with moderate visibility. Field 3 had been ploughed but was obscured in places by the rotting remains of cabbage and Brussels sprout crops. In Field 4, the north-west part contained a patchy cover of low weeds and grass offering circa 50-75% visibility. This gave way to a 35m band of patchy vegetable crops, followed by a denser area of crops which could not be walked. Beyond this, the remainder of the field had a cover of low grass with less than 10% visibility.
ELI3877	TF 2575 2558	A magnetic susceptibility survey was carried out on circa 29ha of land as part of a programme of evaluation prior to industrial development.
ELI3879	TF 2552 2559	A detailed gradiometry survey was carried out as part of a programme of evaluation prior to industrial development.
ELI4291	TF23905 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.
ELI5597	TF25144 28118	A watching brief was undertaken at Park Lane, Surfleet during groundworks.
ELI6232	TF24198 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.
ELI7081	TF 2506 2816	A watching brief was conducted during the groundworks phase of construction for a small residential development at 6 Stockhouse Lane, Surfleet. A post-medieval ditch and pit were recorded, along with a further linear feature of unknown date.
ELI7438	TF 2416 2548	An archaeological watching brief was conducted during groundworks for the construction of extensions to 7 Spalding Road, Pinchbeck. No archaeological features, deposits or finds were encountered.
ELI7588	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.
ELI773	TF 251 283	Fieldwalking was undertaken in a field near Surfleet church on a ploughed field which had previously been pasture.
ELI7995	TF24175 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	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. Three pieces of post-medieval pottery (including a piece of late 18th century Chinese ware) were the only finds recovered.
ELI9282	TF 2447 2669	Four trial trenches were excavated to inform the proposed demolition and redevelopment of the Melbros Garage, on Surfleet Road, Pinchbeck. The investigation revealed natural clays overlain by silty clay subsoil, but no evidence of archaeologically significant activity. Two of the areas examined had been subject to oil contamination.
ELI9538	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

PLATES



Plate 1, site looking north-west



Plate 2, site looking WSW along central dividing ditch



Plate 3, Site looking east along Milestone Lane



Plate 4, Site looking north-west

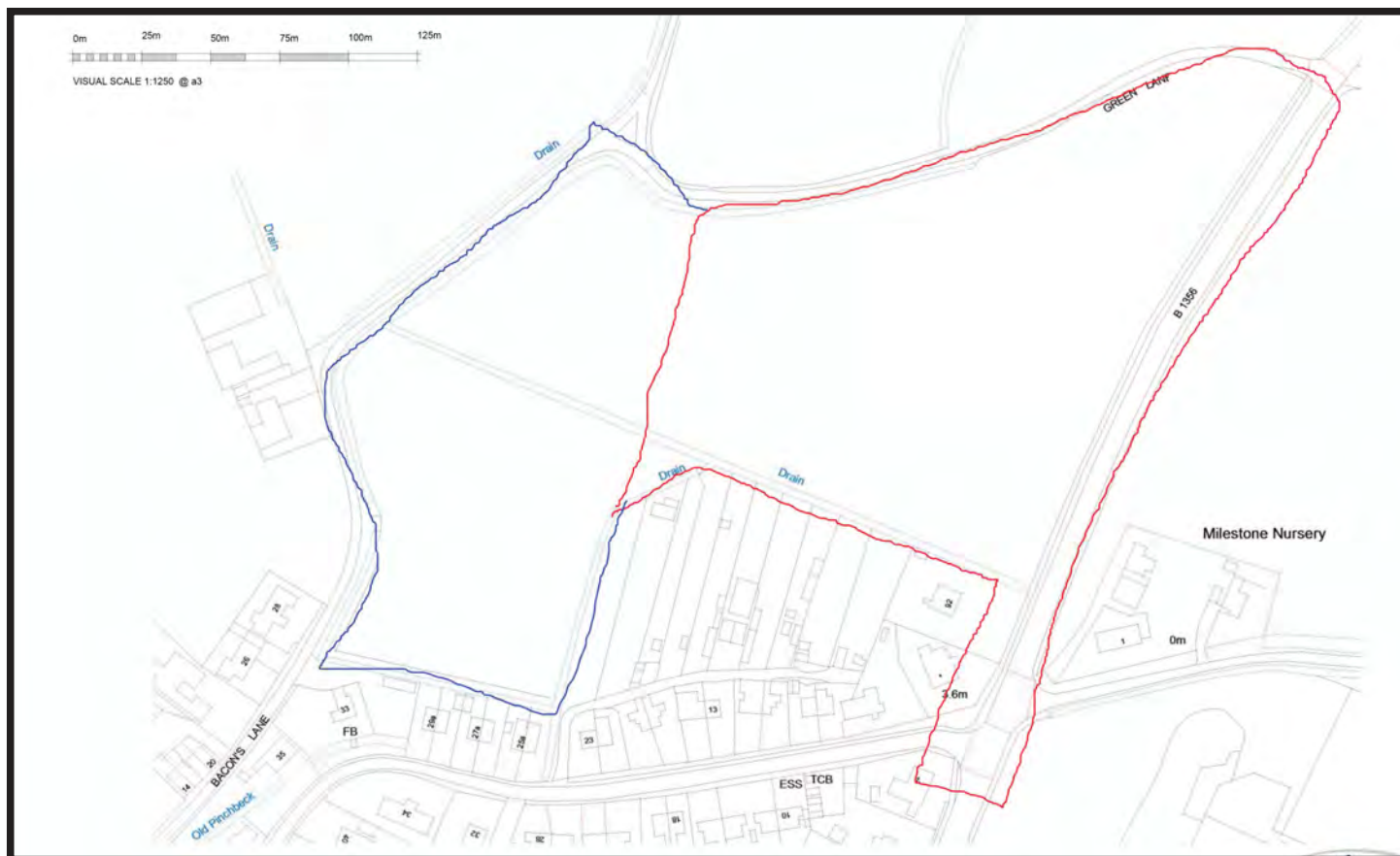


Figure 1: Site location

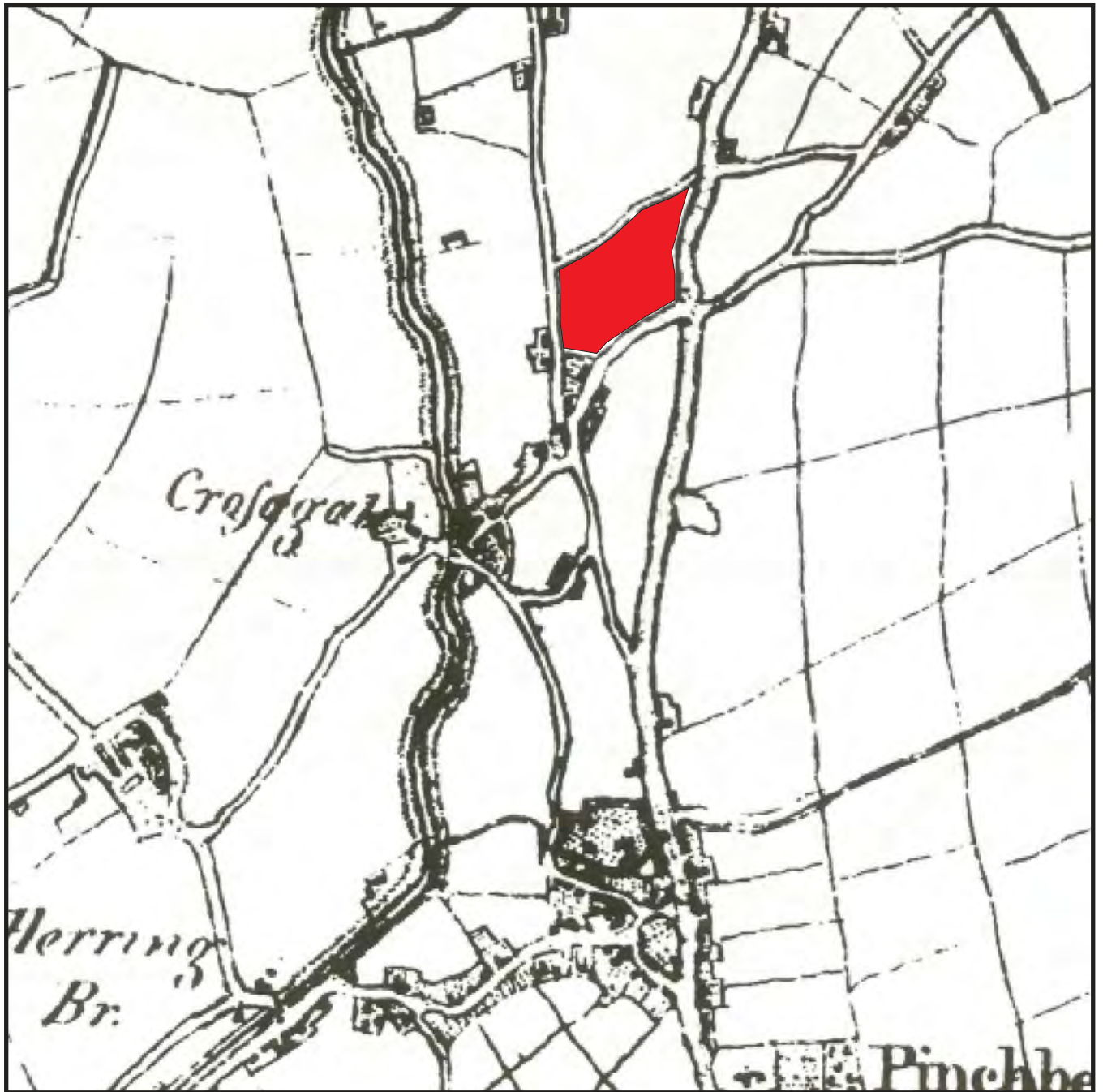


Figure 2: Ordnance survey 2" drawing of 1815



Figure 3: Ordnance survey 1st edition 6" 1887



Figure 4: Ordnance survey 2nd edition 6" 1903



Figure 5: Ordnance survey 3rd edition 6" 1950