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AN ARCHAEOLOGICAL DESK BASED ASSESSMENT STUDY
OF LAND AT AND TO THE REAR OF THE FORMER BELL INN PUBLIC HOUSE,
33, CHURCH STREET,
PINCHBECK, LINCOLNSHIRE.

**[Site Centred at National Grid Reference: TF 2418 2574]
Planning Reference: H14-0219-22**

PREPARED FOR MR. GUY DIXON OF DIXON DAWSON, CHARTERED ARCHITECTS, ON
BEHALF OF HIS CLIENTS - VENTURE BUSINESS SPACE LTD.

By

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April 2025

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Summary

- *This archaeological desk based assessment study has been prepared for Mr. Guy Dixon of Dixon Dawson, Chartered Architects on behalf of his clients - Venture Business Space Ltd. - to both inform and to be in support of a forthcoming application for full planning consent for a proposed new residential development of eight new dwellings (Plots 1-8) with associated garaging and access on land to the rear of the former Bell Inn public house, 33, Church Street, Pinchbeck, Lincolnshire.*
- *This study has not identified any archaeological activity or finds from the various prehistoric periods within the study area for this assessment. Consequently, it is considered that the potential for archaeological activity and finds from these various prehistoric periods to be found on this assessment site, will be **low**.*
- *Similar considerations will apply to archaeological activity and finds from the Romano-British period, as this study has similarly not identified any such activity or finds from this period within the study area for this assessment. So the potential for such activity and finds from this period to be made on this assessment site, will also be **low**.*
- *Despite the settlement of Pinchbeck having probable late Anglo-Saxon origins from place name evidence, identical considerations may also apply to archaeological activity and finds from the Anglo-Saxon period, as this study has not identified any definitive evidence for such activity and finds from this period within the study area. So it is concluded that the potential for such activity and finds from this period to be encountered on this site, will also be **low**.*
- *The medieval parish churchyard lies to the immediate south of the southern boundary of this assessment site along with the Grade I listed medieval parish church of St Mary, which lies further to the south. So it is clear from this that this assessment site lies within the historic core of the medieval settlement. So the potential for medieval settlement activity and finds to be encountered within this assessment site will therefore be **high**.*
- *Several Grade II listed buildings all dating from the 18th century on the eastern frontage of Church Street are situated to the north of this assessment site. So it is clear that this assessment site also lies within the historic core of the post-medieval settlement. So the potential for post-medieval settlement activity and finds to be encountered within this assessment site, will therefore also be **high**.*
- *From the published Ordnance Survey maps that were researched for this study, it is clear that this site also lies within the early modern and modern settlements. So the potential for early modern and modern archaeological activity and finds to be encountered on this assessment site will also be **high**, though this is not considered to be significant.*
- *The groundworks for the proposed new residential development will have a potential impact upon any underlying archaeological potential and in particular from the identified high archaeological potential from the medieval and post-medieval periods. This potential impact will come from the excavations for new foundations and services along with ground reduction to create the new site access. It is considered that the potential impact from these development groundworks on any identified **high** archaeological potential, may be **high**, based on the currently available data.*
- *In 2023, a planning application for the proposed erection of nine new bungalows on this assessment site was submitted to and granted consent by South Holland District Council, the Local Planning Authority (LPA). One of the conditions attached to the granting of this planning permission, requires further assessment of the archaeological potential of this proposal site, through archaeological field evaluation*

or trial trenching to take place prior to any development occurring on the site. Typically, this requirement would comprise a 5% sample by area of trenching.

- Only this more detailed and comprehensive archaeological field evaluation/assessment (beyond this initial desk based archaeological assessment), will provide an understanding and a clear idea of the extent of the potential survival of archaeological remains (if any) on the site and of their condition, scope and extent. The results of this second stage archaeological field evaluation will also provide a clear consideration of the significance of identified archaeological remains (if any), which may be recorded on this site.*
- In general terms, it is possible to make a generalised consideration of the potential survival of archaeological remains on a site, by the identification of the possible land use that sites such as this may have undergone in the past. If for example, a site is low lying and thus more prone to potential flooding episodes, the land usage may be confined to pastoral agricultural activity with consequent less potential impact upon any underlying archaeological potential, since this would not involve any ground disturbance. Conversely, should the land be under arable cultivation, this has from previous experience, the effect of truncating or reducing in scale the scope, extent and survival of any underlying archaeological potential. However, this could also only be confirmed by an archaeological field evaluation/assessment.*
- The required second stage archaeological field evaluation/assessment would be necessary to answer questions of the survival of any archaeological remains, their scope, condition and extent and would provide a consideration in turn of their archaeological significance. This would in turn provide a clear idea of the likely impact that this development proposal would have on the archaeological resource (if any). The results of this second stage archaeological field evaluation/assessment would also inform and guide the local planning authority as to whether this second stage of work would provide sufficient mitigation. From previous experience, exercises such as this do not generally provide a constraint upon development and I would consider that this should not be the case in this instance.*

1.0 Introduction and Scope of Study

1.1 Introduction

- 1.1.1 This archaeological desk based assessment study was commissioned by Mr. Guy Dixon of Dixon Dawson, Chartered Architects on behalf of his clients - Venture Business Space Ltd.. This study considers the archaeological potential of a proposed new development, to comprise an application for full planning consent for a proposed new residential development for eight new dwellings (Plots 1-8) with associated garaging and access on land to the rear of the former Bell Inn public house, 33, Church Street, Pinchbeck, Lincolnshire, situated at National Grid Reference TF 2418 2574. The assessment site is situated on land to the rear of the Bell Inn, (a former public house). The Bell Inn is in turn situated on the eastern frontage of Church Street within the modern settlement of Pinchbeck. The land at the rear of the public house currently comprises an area of grassland with dense and mature tree and hedgerow cover along its eastern and southern site boundaries along with modern residential development to the west. The village of Pinchbeck is located approximately 2km to the north-west of Spalding. This settlement is located within the modern civil parish of Pinchbeck, administrative district of South Holland, county of Lincolnshire [Figures 1-3].
- 1.1.2 This report was produced by Neville Hall, Freelance Archaeologist and Consultant, in support of and to inform a forthcoming application for full planning consent planning consent for the proposed new residential development with associated garaging and access on land at the rear of the Bell Inn, 33, Church Street, Pinchbeck, Lincolnshire [Figures 1-3].



1.2 Scope of Study

- 1.2.1 The objectives of this study are:

To assess the potential of the proposed development site to contain archaeological evidence;

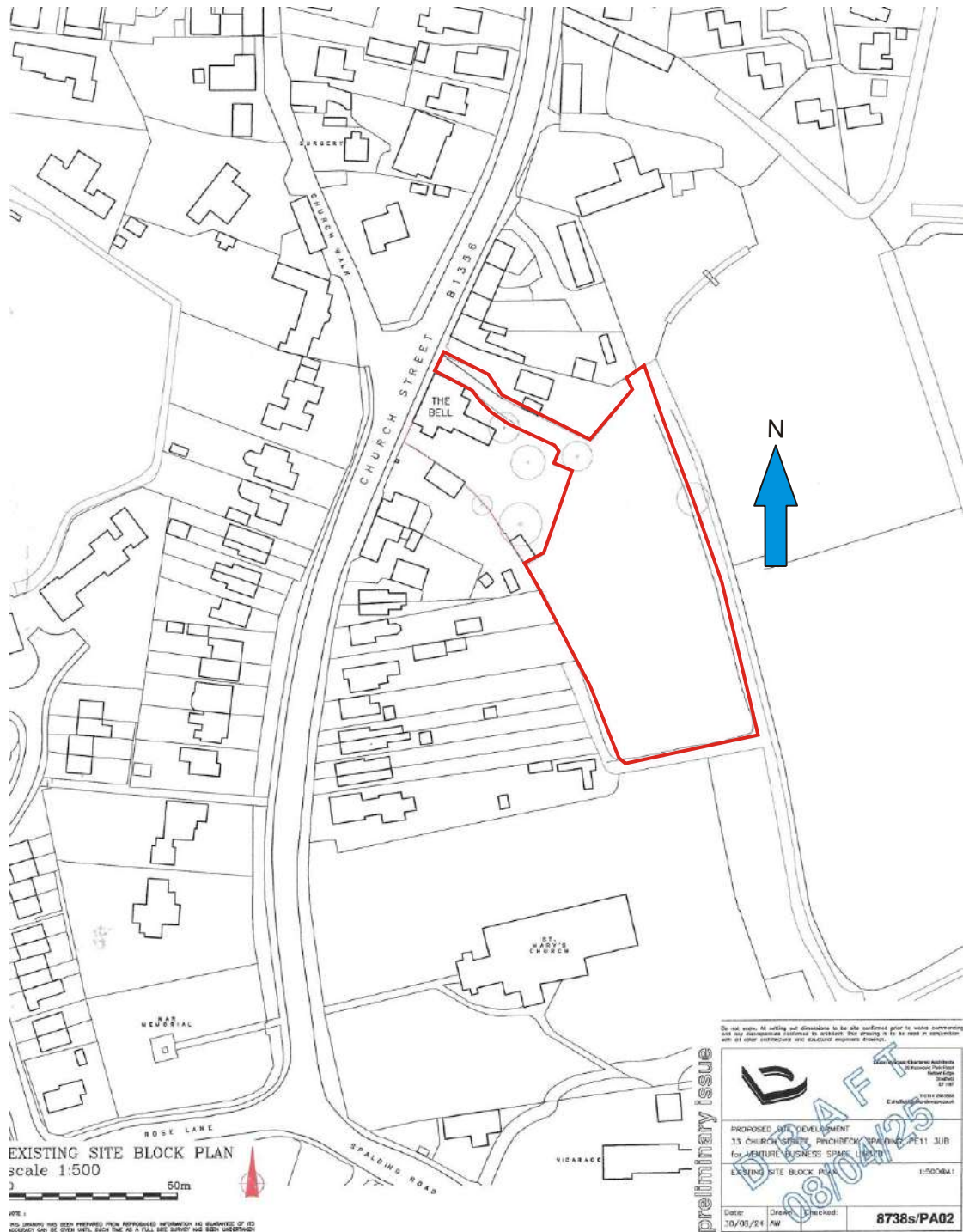


Figure 2: Site location at an original scale of 1:500 at A1, (extract from Architects plan). The assessment site is shown outlined in red.

To assess the potential survival of archaeology at the proposed development site, its condition and extent;

To assess and evaluate the potential significance of any archaeology and to examine whether this might be the subject of further evaluation or mitigation; and

To assess whether the archaeological evidence, or potential evidence, would provide a constraint to development.

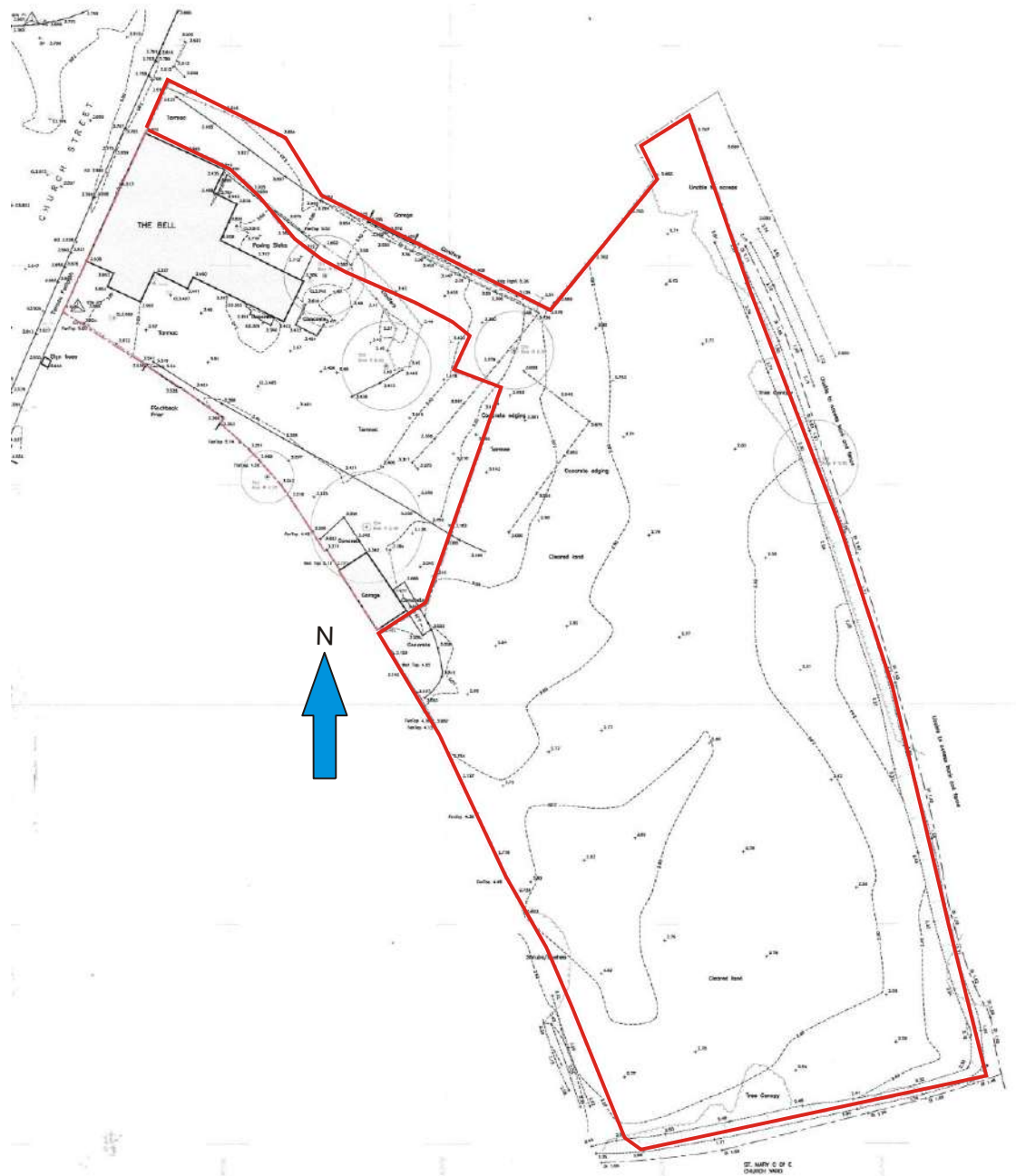


Figure 3: Plan showing the existing layout of the assessment site at an original scale of 1:200 at A1, (extract from Architects plan).

1.2.2 Research sources consulted for this study have comprised published map sources held at the online National Library of Scotland and the Lincolnshire Archives and a 0.25km radial search centred on the assessment site of the Lincolnshire Historic Environment Record (HER). The online National Heritage List of Historic England (NHL) was also consulted. A site walkover survey of the assessment site was undertaken by the author on the 17th of January 2025.

2.0 Planning Background and Development Plan Framework

2.1 National Legislation

2.1.1 Legislation regarding listed buildings and areas of special architectural or historic interest or Conservation Areas is contained in the *Planning (Listed Buildings and Conservations Areas) Act* (1990).

2.1.2 Section 66 of this Act requires that:

(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.1.3 Section 72 of this Act requires that:

Local Authorities, with respect to any buildings or other land in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

2.2 National Planning Framework

2.2 National Planning Framework

2.2.1 In December 2024, The Government published the latest version of the *National Planning Policy Framework* or *NPPF*, which provides guidance for planning authorities, property owners, developers and others on the conservation, preservation and investigation of heritage assets.

2.2.2 Annex 2 of NPPF of the *National Planning Policy Framework* of 2012 makes the following definitions:

Designated Heritage Asset - a World Heritage Site, scheduled monument, listed building, protected wreck site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Heritage Asset - a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a Heritage Asset - the surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or a negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

The Significance of a Heritage Asset - the value of a heritage asset to this and future generations, because of its heritage interest. The interest may be of archaeological, architectural, artistic or historic. Significance derives not only from a Heritage Asset's physical presence, but also from its setting.

2.2.3 Consequently, government guidance provides a framework which:

Protects nationally important designated Heritage Assets, which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Historic Parks and Gardens, Registered Battlefields and Conservation Areas;

Protects Heritage Assets;

Protects the settings of such designations;

In appropriate circumstances, seeks adequate information from field evaluation to enable informed decisions; and

Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

- 2.3 The *National Planning Policy Framework* (NPPF) of 2024, provides the following pertinent policies with regard to conserving and enhancing the historic environment.

Para. 202: Heritage Assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.....

Para 203: Plans should set out a positive strategy for the conservation... of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Proposals Affecting Heritage Assets

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

Para 208: 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal;

Para 210: In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering Potential Impacts

Para 212: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 213: Any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction), or from development within its setting), should require further and convincing justification. Substantial harm or loss of:

- a) grade II listed buildings, or grade II registered parks and gardens, should be exceptional:
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 214: Where a development proposal will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation: and
- c) conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 215: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of a proposal including, where appropriate securing its optimum viable use.

Para 216: 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.

2.3 South East Lincolnshire Local Plan

- 2.3.1 In March 2019, South Holland District Council adopted the *South East Lincolnshire Local Plan, 2011-2026, Adopted March 2019*, in association with Boston Borough Council and Lincolnshire County Council. This new Local Plan was adopted in March 2019 by South Holland District Council and replaced the South Holland District Local Plan.

- 2.3.2 This new Local Plan had adopted the following pertinent planning policy in relation to planning and the Historic Environment:

Policy 29: The Historic Environment

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, 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.

A. Listed Buildings

1. Proposals to change the use of a Listed Building or to alter and 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

2. 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 planning policy.

3. Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.

B. Conservation Areas

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 settings, Proposals should:

1. Retained buildings/groups of buildings, existing street patterns, historic building lines and ground surfaces;

2. Retain architectural details that contribute to the character and appearance of the area;

3. Where relevant and practical, remove features which are incompatible within the Conservation Area;

4. Retained and reinforce local distinctiveness with reference to the height, massing, scale, form, materials and plot widths of the existing built environment;

5. Assess, and mitigate against, any negative impact the proposal might have on the townscape, roofscape, skyline and landscape:

6. Aim to protect trees, or where losses are proposed, demonstrate how such losses are appropriately mitigated against.

C. Archaeology and Scheduled Monuments

1. 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.

2. 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.

3. If initial assessment does not provide sufficient information, developers will be required to undertake field evaluation in advance of the determination of the application. This may include a range of techniques for both intrusive and non-intrusive evaluation, as appropriate to the site.

4. 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 to an agreed written scheme of investigation submitted by the developer, undertaken by a suitably qualified person, and approved by the Local Planning Authority.

5. Any such work undertaken as part of the planning process must be appropriately archived in a way agreed with the Local Planning Authority.

D. Registered Parks and Gardens

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.

E. Enabling Development

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:

1. It will not materially harm the heritage values of a heritage asset or its setting;

2. It avoids detrimental fragmentation of management of the heritage asset;

3. It will secure the long-term future of the place, and where applicable, its continued use for a sympathetic purpose;

4. 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;

5. Sufficient subsidy is not available from any other source;

6. 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

7. 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.

F. Development Proposals

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 assessments and evaluations (such as heritage impact assessments, desk-based appraisals), field evaluation and historic building reports) that:

1. Identify all heritage assets likely to be affected by the proposal:
2. 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;
3. Provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and
4. 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.

2.3.3 The assessment site lies within the bounds of the Pinchbeck Conservation Area.

2.4 Site Specific Planning Background

2.4.1 This document represents an updating of an earlier heritage impact assessment made by the same author and dated August 2021. This earlier document was submitted in support of and to inform an earlier application for planning consent that was subsequently made to South Holland District Council, the Local Planning Authority (Planning Reference H14-0219-22). This earlier planning application for the proposed conversion of the former Bell Inn public house into five new flats along with the development of nine new detached bungalows on the land to the rear, was subsequently submitted to and granted consent by the Local Planning Authority in April 2023.

2.4.2 This planning consent was granted subject to certain conditions, comprising planning conditions Nos. 2 and 10, which were attached to this granting of planning consent, which stated that:

Condition 2: The development hereby permitted shall be carried out in accordance with the following approved plans and/or documents (including amongst others):

Desk based Heritage Impact Assessment (Prepared by Neville Hall - August 2021)
Heritage Impact Assessment (Prepared by Jonathan Biggadike - January 2022).

Condition 10: Prior to the commencement of works on site archaeological trial trench evaluation is required, because of the high potential for as yet unrecorded medieval remains to survive in this central position within the medieval settlement adjacent to the parish church. The evaluation should consist of trial trench excavation and should

provide sufficient information to enable the local planning authority to make a reasoned decision regarding the potential impacts on below ground heritage assets of archaeological interest.

- 2.4.3 This archaeological desk based assessment is concerned solely with providing an assessment of the potential below ground archaeological remains on the land to the rear of the former public house, and will also provide an assessment and a consideration of the potential impact that the new residential development proposal may have on any such identified archaeological potential. It will also provide a consideration of likely archaeological mitigation measures to follow this initial site assessment.
- 2.4.4 It is understood that a separate and distinctive second heritage impact assessment will be made by others concerning the proposed conversion and alteration of the former Bell Inn public house situated at the north-western frontage of the assessment site, to new retail space.

3. Geology and Topography

3.1 Geology

- 3.1.1 The development site is situated on deep stoneless calcareous silty soils of the Wisbech Series, which have developed on deposits of marine alluvium. The underlying solid geology comprises Oxford Clays and Kellaway Beds of the Upper Jurassic [Soil Survey, 1983; BGS, 1992].

3.2 Topography

- 3.2.1 The assessment site is located within the flat and low-lying Lincolnshire Fens at a height of approximately 3mAOD.

4. Historical and Archaeological Background and Map Regression Exercise

4.1 Prehistoric

- 4.1.1 No archaeological activity or finds from the various prehistoric periods have been identified within the study area for this assessment. So the potential for archaeological activity and finds to be made on this assessment site from all of the combined prehistoric periods, is considered to be **low**.

4.2 Romano-British

- 4.2.1 This study has not identified any evidence for archaeological activity and finds from the Romano-British period within the search area utilised for this assessment. Consequently, the potential for archaeological activity and finds from this period to be made of this assessment site, will also be **low**.

4.3 Anglo-Saxon

- 4.3.1 Although the settlement of Pinchbeck would appear to have had late Anglo-Saxon origins from place name evidence, no archaeological activity or finds from this Anglo-Saxon period have been identified within the search area used for this assessment. So it is considered that the potential for archaeological activity and finds from this period to be encountered on this assessment site, will similarly be **low**.

4.4 Medieval

- 4.4.1 The settlement of Pinchbeck or *Pincebec* is first documented in the Domesday Survey of AD1086 (**Site No. 4**, HER MLI20150). Lands in the manor of Pinchbeck at the time of the Domesday Survey were held by Ivo Tallboys and by Guy of Craon. This settlement undoubtedly has late Anglo-Saxon origins from place name evidence. The place name is derived from the Old English *pinc* or minnow and the Old Norse *bekkr* or stream, hence 'the minnow stream'. Later medieval documentary references variously refer to this settlement as *Pincebek* (AD1200) and as *Pyncebeck* (AD1188-97) [Morris, 1986; Cameron, 1998; Mills, 1991; Ekwall, 1991].
- 4.4.2 The Grade I listed parish church on Church Street is dedicated to St Mary (**Site No. 7**, HER MLI22431, NHL 1064413). The church comprises a west tower, nave, north and south aisles, chancel, south porch and a north chapel. The church is thought to date from cAD1150 and was built in the 12th century AD mainly in the Early English and Perpendicular styles of church architecture. It was substantially rebuilt in 1861. The present chapel and chancel were built in AD1350 and the west tower was added in AD1380. It is reputed that an earlier Anglo-Saxon church may also have stood on this site. Norman remains are visible in the north wall of the nave and in the west wall of the transept. The base of a medieval stone cross is located nearby in the churchyard (**Site No. 8**, HER MLI22432).
- 4.4.3 A possible medieval moated site comprising at least one moat-like earthwork is located to the south-east of Rose Lane (**Site No. 6**, HER MLI22425).
- 4.4.4 It is clear from this assessment that this proposed development site lies within the historic core of the medieval settlement with the medieval parish church and associated churchyard lying to the immediate south of the southern boundary of this assessment site. So it is concluded that the potential for medieval settlement activity and finds to be encountered within this assessment site, will therefore be **high**.

4.5 Post-Medieval

- 4.5.1 In 2009, an historic building appraisal was carried out prior to the repair and reuse of the former coach house at the Old Vicarage, Church Street (**Site No. 1**, HER ELI12219). The building is of two storeys and is constructed of brick with a pantile roof and dates from the 18th century. The building has 19th and 20th century additions. The stables and traphouse at the Vicarage (now stores and a garage) are Grade II listed and date from the late 18th century (**Site No. 18**, HER MLI94631, NHL 1359313). The building was extended in the 19th century and has 20th century alterations.
- 4.5.2 The Grade II listed Vicarage on Church Street dates from 1722 (**Site No. 15**, HER MLI94436, NHL 1146762). The building may possibly include earlier work. A Grade II listed store at the Vicarage was a former detached kitchen dating from the mid 18th century and is now a store (**Site No. 16**, HER MLI94557, NHL 1308805). The building has 19th century alterations.
- 4.5.3 A Grade II listed pair of cottages at No. 41, Church Street date from the early 18th century and have 19th century alterations (**Site No. 14**, HER MLI9443, NHL 1146713).
- 4.5.4 Graft House, a wall and a store (a former detached kitchen), at 13, Knight Street are all Grade II listed and date from 1733 (**Site No. 12**, HER MLI94306, NHL 1064438). The buildings have mid 19th century alterations.
- 4.5.5 A Grade II listed mid 18th century barn at No. 47, Church Street is now a store (**Site No. 11**, HER MLI94303, NHL 1064432). The building has 19th and 20th century alterations.

- 4.5.6 No. 47, Church Street is a Grade II listed mid 18th century house with late 19th century alterations (**Site No. 17**, HER MLI94559, NHL 1308859).
- 4.5.7 No. 39, Church Street is a Grade II listed late 18th century house that has 20th century alterations (**Site No. 10**, HER MLI93402, NHL 1064431).
- 4.5.8 An area of post-medieval parkland is featured around Pinchbeck Hall and is featured on the First and Second Edition O.S. maps of 1890 and 1905 (**Site No. 19**, HER 25720).
- 4.5.9 The site of a demolished 19th century farmstead occurs at Pinchbeck (Town Farm) (**Site No. 20**, HER MLI22729). This was arranged around a regular courtyard in a 'U'-plan. The farmhouse was detached from the main working complex. The farmstead was within a village location.
- 4.5.10 A bronze key of post-medieval date was found in 1963 during the excavations for a new house at Wayet Road (**Site No. 5**, HER 22422).
- 4.5.11 It is clear also that this assessment site lies within the area of the post-medieval settlement with several listed buildings from this period situated to the immediate north. So it is considered that there will be a **high** potential for archaeological activity and finds from this post-medieval period to be made on this assessment site.

4.6 Early Modern/Modern

- 4.6.1 The Grade II listed War Memorial off Rose Lane was unveiled in 1920 (**Site No. 13**, HER 25168, NHL 1064441).
- 4.6.2 Possible modern stocks are located on Church Street (**Site No. 9**, HER 22433). They probably occupy the site of earlier stocks.
- 4.6.3 A search of the manuscript map collections held at the Lincolnshire Archives, did not yield any results. A map of the parish of Pinchbeck of 1815 (Archive ref: BNLW/1/6/1/382) was not fit for production. Consequently, the earliest map consulted for this study comprised an extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, which forms **Figure 6** of this assessment. This map shows that the bulk of this assessment site was situated within most of the area of a large enclosure situated to the rear of and south of the Bell Inn. The current eastern, southern and much of the western boundaries of this part of the assessment site were already in place by this time. The line of the proposed access road off the south-eastern frontage of Church Street is shown on this map as extending through the then build footprint of a Victorian terraced house off this south-eastern street frontage, thence into the then rear of this former property and then also extending over the build footprint of a former outbuilding also at the rear of this property.
- 4.6.4 An extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904 comprises **Figure 7** of this study. This map shows that no change had taken place to the layout of this assessment site between 1888 and 1904.
- 4.6.5 An extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map forms **Figure 8** of this assessment. This map similarly shows that no change took place to the layout of this assessment site between 1904 and 1932.
- 4.6.6 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1968 comprises **Figure 9** of this study. This map shows that no change had taken place to the layout of the enclosure to the rear of and south of the Bell Inn. Some alteration to this assessment site layout had taken place along the line of the proposed new site access road off the south-eastern frontage of Church Street. The former Victorian

terraced house that had stood off this south-eastern street frontage along with its associated rear outbuilding had both gone by this time.

- 4.6.7 An extract from the 1:2,500 scale Ordnance Survey (O.S.) map of 1988 forms **Figure 10** of this study. This map shows that some change had taken place at the northern end of this assessment site between 1968 and 1988. A new modern residential dwelling at No. 35, Church Street is shown to the immediate north of the line of the proposed new site access road off the south-eastern frontage of Church Street. In addition, a new rear outbuilding that was associated with the Bell Inn public house is also shown for the first time at this northern end of the assessment site.
- 4.6.8 The site of a former late 19th century National School, which was detailed in White's Trade Directory of 1872, is situated on Knight Street and the building is presently in use as a community hub and local library (**Site No. 21**, HER MLI126680). The building was substantially enlarged in the mid-late 20th century. A small range to the west of the extant building appears to have been demolished since 1905. It is also unclear as to when the site ceased to be a school.
- 4.6.9 From these featured maps and as the former Bell Inn public house, (which has at least late 19th century or earlier origins) from this period lies to the immediate north-west and south-west of the area of this assessment site, it is clear that this assessment site is also situated within the early modern and modern settlements. So it is concluded that the potential for archaeological activity and finds from these periods to be encountered on this assessment site will also be **high**, though this potential is not considered to be significant.

4.7 Undated

- 4.7.1 In 2016, an archaeological watching brief was undertaken on the groundworks for a new residential dwelling on land to the rear of 1, Rose Lane (**Site No. 2**, HER MLI12819, Site code: RLPI13). No archaeological deposits, features or finds were identified.
- 4.7.2 In 2006, an archaeological watching brief was conducted on the groundworks pertaining to the construction of new extensions to 7, Spalding Road (**Site No. 3**, HER ELI7438, Site code: PBSR06). No archaeological features, deposits or finds were encountered.
- 4.7.3 It is uncertain whether undated archaeological activity or finds may be encountered within the area of the assessment site, so this potential must remain **uncertain**.

5. Site Conditions and the Proposed Development

5.1 Site Conditions

- 5.1.1 A visit to the assessment site was made by the author on the 17th of January 2025 for the purpose of recording the present appearance of the proposed development site and noting any features which might indicate surviving archaeological remains. This included a digital photographic record. The weather conditions were overcast with good visibility.

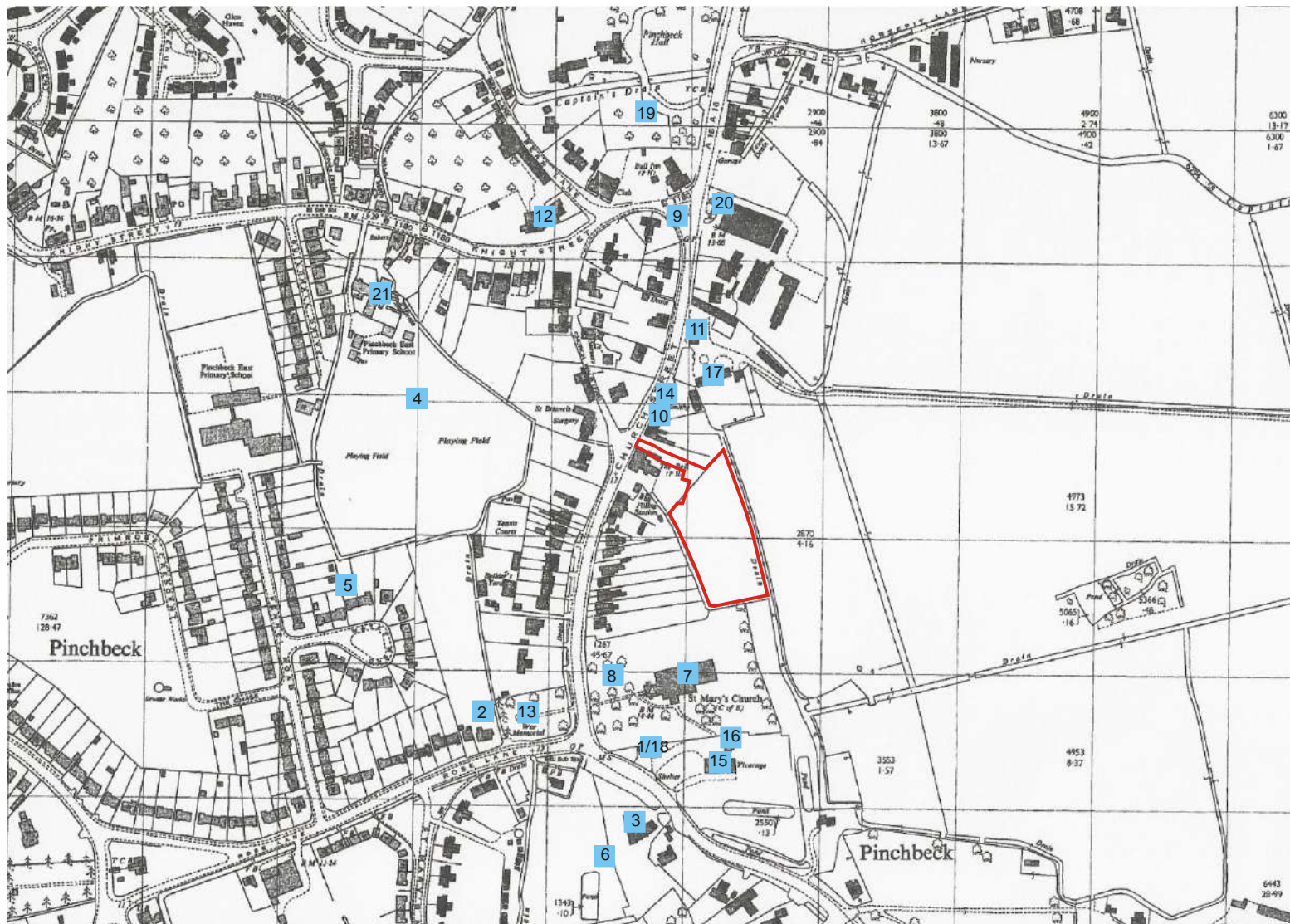


Figure 4: Cultural heritage sites within a 0.25km radius of the assessment site at an original scale of 1:2,500. The assessment site is shown outlined in red.

- 5.1.2 Situated to the immediate north-west and south-west of the area of this assessment site, is the former Bell Inn public house, a non-designated heritage asset. This is situated on the south-eastern frontage of Church Street. This heritage asset is the subject of a separate and an accompanying heritage impact assessment that has been prepared by others in relation to a separate application for planning consent for the proposed conversion of this heritage asset into a new retail development. The public house is an undesignated heritage asset and an unlisted building of local architectural and historical significance. It is considered to be of at least mid-late 19th century origin. The public house is featured from various vantage points on **Plates 1-5**.



Plate 1: View of the Bell Inn public house, from the north-west



Plate 2: View of the Bell Inn public house, from the west



Plate 3: View of the Bell Inn public house, from the south-west



Plate 4: View of the Bell Inn public house, from the north-east



Plate 5: View of the Bell Inn public house, from the north-east



Plate 6: View of the current northerly access into the assessment site off the south-eastern frontage of Church Street, from the west

- 5.1.3 **Plate 6** features the present northerly modern access into the interior of the assessment site off the south-eastern frontage of Church Street. This image shows the north-western portion of the line of the proposed new site access road, which will extend into the area of the proposed new residential development within the interior of this assessment site to the south. The north elevation of the adjacent former Bell Inn public house is also shown to the right (south).
- 5.1.4 **Plate 7** shows the current second and southerly access into the interior of the assessment site off the south-eastern frontage of Church Street. The assessment site interior is shown in the background to the south-east and south. The south elevation of a modern rear extension to the former Bell Inn public house is shown to the left (north) along with modern development to the immediate south (right) at the south-eastern frontage of Church Street.



Plate 7: View of the current southerly access into the assessment site off the south-eastern frontage of Church Street, from the west



Plate 8: View of the former Bell Inn public house, from the south-west

- 5.1.5 **Plates 8-11** furnish further views from several different vantage points of the rear of the former Bell Inn public house and in particular featuring its modern 20th century rear extension. **Plates 10 and 11** also provide further views of the current southerly modern access off the south-eastern frontage of Church Street into the interior of the assessment site from several different positions.



Plate 9: View of the former Bell Inn public house, from the south-east



Plate 10: View of the former Bell Inn public house, from the south-east



Plate 11: View of the former Bell Inn public house, from the south-east

5.1.6 The area of the proposed new residential development, lies to the rear of and to the south-east and south of the former Bell Inn public house. This site is currently accessed off the south-eastern frontage of Church Street via two sections of tarmac road, which were constructed for the adjacent former public house in the 20th century. These roads lead onto the interior of the site itself, which is an enclosure with field boundaries of longstanding. The southern and eastern site boundaries are occupied by dense screens of mature tree cover and hedgerows. The whole area of the proposed residential development site itself was walked over during the course of this site visit to look for any archaeological remains or earthworks, which may be indicative of earlier settlement. The site had recently been cleared of dense vegetation ground cover and undergrowth. Particular attention was made to areas where the 100% grassed ground cover, which was present of much of the area of the assessment site, was absent. Despite this, no archaeological remains were observed on the ground and there were very few surface finds, which consisted of several sherds of modern 20th century pottery, which were noted, but were not retained.



Plate 12: View of the assessment site, from the south-west

5.1.7 **Plate 12-16** feature various views of the site interior, which were all taken from the north-west. **Plate 12** features a portion of the line of the proposed new site access road into the area of the proposed new residential development at the rear of the former Bell Inn public house, which is located to the left (west). Featured in the background is a portion of the north-eastern assessment site boundary with its screen of tree and hedgerow cover, along with modern residential development beyond this to the north and along the eastern frontage of Church Street. **Plates 13 and 14** show the interior of the assessment site along with the eastern site boundary with its dense and mature screen of tree and hedgerow cover. **Plate 15** also shows the interior of the assessment site with a portion of the eastern site boundary along with the southern site boundary with their dense screens of mature tree and hedgerow cover in the background. **Plate 16** features a portion of the southern site boundary with the Grade I listed medieval parish church of St. Mary in the background (**Site No. 7**). Also shown in this image is the western site boundary with the modern residential development beyond this to the right (west) along the eastern frontage of Church Street.



Plate 13: View of the assessment site, from the south-west



Plate 14: View of the assessment site, from the west



Plate 15: View of the assessment site, from the west



Plate 16: View of the assessment site, from the north-west

5.1.8 **Plates 17-19** were taken at the southern end of the assessment site. **Plate 17** features the southern end of the western site boundary along with a portion of the southern site boundary. To the right (west), the western site boundary is composed of tree cover and fencing along with rear outbuildings of the modern residential dwellings that are situated along the eastern frontage of Church Street to the west. To the left (south), is the western portion of the southern site boundary with its dense screen of mature tree and hedgerow cover. In the background is the Grade I listed parish church of St Mary (**Site No. 7**) and its attendant parish churchyard. **Plate 18** shows the same southern site boundary with the parish church and churchyard in the background. **Plate 19** features the remainder of the southern site boundary with its dense screen of mature tree and hedgerow cover.



Plate 17: View of the assessment site, from the north



Plate 18: View of the assessment site, from the north



Plate 19: View of the assessment site, from the north-west



Plate 20: View of the assessment site, from the south

5.1.9 **Plates 20-22** were taken from the south-western corner of the assessment site and provide images of the assessment site interior with its 100% grassed ground cover in the foregrounds. **Plate 20** shows the western site boundary with its scattered tree and hedgerow cover with fencing. In the background are the north-eastern and part of the eastern site boundaries with their dense and mature tree and hedgerow cover. **Plate 21** also shows the eastern site boundary in the background. **Plate 22** also features the southern portion of the eastern site boundary in the background along with the southern site boundary to the right (south) with its dense screen of mature tree and hedgerow cover.



Plate 21: View of the assessment site, from the south-west



Plate 22: View of the assessment site, from the west

5.1.10 **Plates 23-26** were taken from the southern boundary of the assessment site and show the 100% grassed ground cover of the site in the foreground. **Plate 23** shows the eastern portion of the southern site boundary along with the southern portion of the eastern site boundary with their dense screens of mature tree and hedgerow cover. **Plate 24** features the remainder of the eastern site boundary in the background. **Plate 25** shows the northern end of the assessment site in the background with the former Bell Inn public house, the north-eastern and eastern site boundaries with their dense screens of mature tree and hedgerow cover and the western site boundary to the left (west) with the rear of the modern dwelling properties that are situated along the eastern frontage of Church Street to the west.



Plate 23: View of the assessment site, from the west



Plate 24: View of the assessment site, from the south-west



Plate 25: View of the assessment site, from the south



Plate 26: View of the assessment site, from the south

5.1.11 **Plates 27-29** provide views of the southern boundary of the assessment site with its dense screen of mature tree and hedgerow cover. The actual boundary is denoted by a water filled drainage ditch with views of the adjacent parish churchyard beyond this boundary to the south.



Plate 27: View of the southern boundary of the assessment site, from the north



Plate 28: View of the southern boundary of the assessment site, from the north-east



Plate 29: View of the southern boundary of the assessment site, from the north-east



Plate 30: View of the assessment site, from the east

5.1.12 **Plates 30-32** were taken from the south-eastern corner of the assessment site and show the 100% grassed ground cover in the foregrounds. **Plate 30** features the southern site boundary with its dense screen of mature tree and hedgerow cover with the southern portion of the western site boundary in the background. Beyond this boundary and to the west are shown the modern residential dwellings that extend along the eastern frontage of Church Street, further to the west. **Plate 31** shows the north-eastern site boundary and the former Bell Inn public house in the background to the north-west along with the northern portion of the western site boundary in the background. **Plate 32** features the eastern site boundary with its dense screen of mature tree and hedgerow cover along with the north-eastern site boundary and the former Bell Inn pubic house in the background.



Plate 31: View of the assessment site, from the south-east



Plate 32: View of the assessment site, from the south

5.1.13 **Plates 33-37** were taken from the eastern site boundary and feature the 100% grassed ground cover in the foregrounds. **Plate 33** shows the southern portion of the eastern site boundary along with the eastern part of the southern site boundary with their dense screens of mature tree and hedgerow cover. **Plate 34** features the remainder of the southern site boundary and the southern portion of the western site boundary in the background. Also featured is the Grade I listed parish church of St Mary (**Site No. 7**), further in the background to the south. **Plate 35** shows the western site boundary in the background along with the modern residential dwellings beyond this, further to the west. **Plate 36** features the northern end of the site with the former Bell Inn pubic house and the north-eastern site boundary in the background. **Plate 37** provides a further view of the eastern site boundary to the right (east).



Plate 33: View of the assessment site, from the north



Plate 34: View of the assessment site, from the north-east



Plate 35: View of the assessment site, from the south-east



Plate 36: View of the assessment site, from the south



Plate 37: View of the assessment site, from the south



Plate 38: View of the assessment site, from the south

5.1.14 **Plates 38-43** were similarly taken from the eastern site boundary and feature the 100% grassed ground cover of the site on the foregrounds. **Plate 38** shows the northern portion of the eastern site boundary with its dense screen of mature tree and hedgerow cover along with the north-eastern site boundary in the background. **Plate 39** shows the northern end of the assessment site with the former Bell Inn public house and the north-eastern site boundary in the background. **Plate 40** features the western site boundary in the background with the modern residential dwellings beyond this further to the west. **Plate 41** shows the southern portion of the western site boundary and the western part of the southern site boundary with the medieval parish church of St Mary (**Site No. 7**) in the background further to the south. **Plate 42** features the remainder of the southern site boundary with its dense screen of mature tree and hedgerow cover along with a further view of the parish church of St Mary in the background. **Plate 43** shows the remainder of the southern site boundary along with the southern portion of the eastern site boundary.



Plate 39: View of the assessment site, from the south-east



Plate 40: View of the assessment site, from the east



Plate 41: View of the assessment site, from the north-east



Plate 42: View of the assessment site, from the north



Plate 43: View of the assessment site, from the north



Plate 44: View of the assessment site, from the south

5.1.15 **Plares 44-49** were similalry all taken from the eastern site boundary and all feature the 100% grassed ground cover in the foregrounds. **Plate 44** shows the northern porton of the eastern site boundary along with the north-eastern site boundary with its combination of a screen of dense hedgerow cover and fencing with the modern residential develoment, betond this boundary to the north. **Plate 45** also shows part of the north-eastern site boundary and the northern end of the assessment site with the former Bell Inn public house in the background. **Plate 46** features the northern portion of the western site boundary with its scattered tree and hedegrow cover and modern fencing with the modern residential dwellings beyond this boundary to the west. **Plate 47** shows the remainder of the western site boundary along with part of the southern site boundary and the medieval parish church of St Mary beyond this in the background. **Plates 48 and 49** feature the remainder of the southern site boundary along with the southern portion of the eastern site boudnary.



Plate 45: View of the assessment site, from the south



Plate 46: View of the assessment site, from the east



Plate 47: View of the assessment site, from the north-east



Plate 48: View of the assessment site, from the north



Plate 49: View of the assessment site, from the north



Plate 50: View of the assessment site, from the west

5.1.16 **Plates 50-55** provide several detailed views from western positions of the eastern boundary of the assessment site, with its screen of dense and mature tree and hedgerow cover. In the foreground of **Plates 50-52**, is a small area of exposed earth, otherwise there was 100% grassed ground cover.



Plate 51: View of the assessment site, from the west



Plate 52: View of the assessment site, from the north-west



Plate 53: View of the assessment site, from the south-west



Plate 54: View of the assessment site, from the west



Plate 55: View of the assessment site, from the north-west



Plate 56: View of the assessment site, from the south

5.1.17 **Plates 56-60** were similarly taken from the eastern site boundary and show the overall 100% grassed ground cover with several small areas, where the underlying ground surface was exposed and the grassed ground cover was absent. **Plate 56** shows the northern portion of the eastern site boundary along with part of the north-eastern fenced site boundary in the background. **Plate 57** features the north-western end of the site with the former Bell Inn public house and the north-eastern site boundary with its combination of dense hedgerow cover and fencing in the background. **Plate 58** shows much of the western fenced site boundary with the modern residential dwellings that are located along the eastern frontage of Church Street beyond this boundary, further to the west. **Plate 59** features the remainder of the western fenced site boundary with its scattering of tree and hedgerow cover along with a portion of the southern site boundary and the Grade I listed parish church of St Mary in the background. **Plate 60** shows the remainder of the southern site boundary in the background along with much of the eastern site boundary to the left (east).



Plate 57: View of the assessment site, from the south-east



Plate 58: View of the assessment site, from the east



Plate 59: View of the assessment site, from the north-east



Plate 60: View of the assessment site, from the north

5.1.18 **Plates 61 and 62** feature views of the northern end of the assessment site. These images show a portion of the north-eastern site boundary with its dense hedgerow cover along with the rear of the former Bell Inn public house and the two current accesses into the site off the south-eastern frontage of Church Street. The 100% grassed ground cover in the remainder of the site is largely absent here, leaving the underlying ground exposed.



Plate 61: View of the northern end of the assessment site, from the south



Plate 62: View of the northern end of the assessment site, from the south-east

5.1.19 **Plates 63-67** were all taken from the northern end of the assessment site and at its north-eastern site boundary. These images illustrate the lack of the 100% grassed ground cover in this northern portion of the assessment site, that is situated within the remainder of this site. There are large areas of where this cover is absent and the ground is exposed. **Plate 63** features the fencing of part of the north-eastern site boundary and the northern end of the eastern site boundary. **Plates 64 and 65** feature the eastern site boundary in the background with **Plate 65** also showing the eastern end of the southern site boundary. **Plate 66** shows the remainder of this southern site boundary along with the western site boundary in the background. The Grade I listed parish church of St Mary with its attendant churchyard are also featured in the background and further to the south. **Plate 67** shows the western site boundary with the modern residential dwellings beyond this to the west along with the parish church of St Mary in the background.



Plate 63: View of the assessment site, from the south-west



Plate 64: View of the assessment site, from the west



Plate 65: View of the assessment site, from the north-west



Plate 66: View of the assessment site, from the north



Plate 67: View of the assessment site, from the north-east



Plate 68: View of the north-western end of the assessment site, from the south-east

5.1.20 **Plates 68 and 69** present views of the north-western end of the assessment site. Here the 100% grassed ground cover in the remainder of the site is absent, leaving a large area of exposed ground surface. **Plate 68** shows the rear of the former Bell Inn public house along with the current southerly site access off the south-eastern frontage of Church Street. **Plate 69** also features the rear of the former public house along with the dense hedgerow cover of part of the north-eastern site boundary and the modern residential dwellings beyond this to the north. Also shown is the south-eastern portion of the line of the proposed new site access road into the area of proposed new residential development within the assessment site interior.



Plate 69: View of the north-western end of the assessment site, from the south-east



Plate 70: View of the assessment site, from the west

5.1.21 **Plates 70-74** were all taken from the north-western end of the assessment site and to the rear of the former public house. Here the 100% grassed ground cover in the remainder of the site is absent, leaving a large area of exposed ground surface. **Plate 70** features the north-eastern corner of the assessment site with the northern portion of the eastern site boundary and part of the north-eastern site boundary in the background. **Plates 71 and 72** feature the remainder of the eastern site boundary with **Plate 72** showing the eastern portion of the southern site boundary in the background. **Plate 73** shows the remainder of the southern site boundary along with the western site boundary and the modern residential development beyond to the west and the medieval parish church of St Mary in the background. **Plate 74** also shows the western site boundary and a further view of the medieval parish church in the background.



Plate 71: View of the assessment site, from the north-west



Plate 72: View of the assessment site, from the north



Plate 73: View of the assessment site, from the north-east



Plate 74: View of the assessment site, from the east

5.1.22 **Plates 75-77** were taken from the north-western end of the assessment site. Here the 100% grassed ground cover in the remainder of the site is absent, leaving a large area of exposed ground surface. **Plate 75** features the southern site boundary in the background. **Plates 75-77** show the eastern site boundary in the background with its screen of dense and mature tree and hedgerow cover.



Plate 75: View of the assessment site, from the north



Plate 76: View of the assessment site, from the north-west



Plate 77: View of the assessment site, from the west



Plate 78: View of the assessment site, from the north-west

5.1.23 **Plates 78-83** were all taken from the northern end of the western site boundary. Here the 100% grassed ground cover in the remainder of the site is absent, leaving a large area of exposed ground surface. The 100% grassed ground cover in the remainder of the site is featured in the background. **Plate 78** shows in detail the western site boundary with its mix of dense low hedgerows and modern fencing. The Grade I listed parish church of St Mary is shown in the background along with the western portion of the southern site boundary. **Plate 79** features the remainder of the southern site boundary in the background. **Plates 80-82** all show the eastern site boundary in the background. **Plates 82 and 83** feature the north-eastern site boundary in the background with its combination of dense low hedgerow cover and fencing with the modern residential dwellings beyond this, further to the north. **Plate 83** also shows the south-eastern portion of the line of the proposed new site access road into the area of proposed new residential development within the assessment site interior.



Plate 79: View of the assessment site, from the north-west



Plate 80: View of the assessment site, from the north-west



Plate 81: View of the assessment site, from the west



Plate 82: View of the assessment site, from the west



Plate 83: View of the assessment site, from the south-west



Plate 84: View of the assessment site, from the north-west

5.1.24 **Plates 84-88** were taken from the western site boundary and show the 100% grassed ground cover over much of the area of the site. **Plate 84** provides a detailed view of much of the western site boundary with its combination of tree and hedgerow cover and modern fencing. The western portion of the southern site boundary is also shown in the background. **Plate 85** features the remainder of the southern site boundary along with the southern portion of the eastern site boundary in the background. **Plates 86 and 87** show the remainder of the eastern site boundary in the background along with a portion of the north-eastern site boundary. **Plate 88** shows the north-western end of the assessment site, with the north-eastern site boundary and the rear of the former Bell Inn public house, in the background. The remainder of the western site boundary is also featured in detail to the left (west). **Plates 87 and 88** also show the areas of exposed ground in the background where the 100% grassed ground cover was absent.



Plate 85: View of the assessment site, from the north-west



Plate 86: View of the assessment site, from the west



Plate 87: View of the assessment site, from the south-west



Plate 88: View of the assessment site, from the south

5.1.25 **Plates 89-93** were similarly all taken from the western site boundary and show the 100% grassed ground cover over much of the area of the site. **Plate 89** features the southern portion of the western site boundary in detail with its screen here of dense hedgerow and tree cover. The western portion of the southern site boundary is also shown in the background. **Plate 90** shows the remainder of the southern site boundary along with the southern end of the eastern site boundary in the background. **Plates 91 and 92** show the remainder of the eastern site boundary in the background. **Plate 92** also features a portion of the north-eastern site boundary. **Plate 93** shows the remainder of the western site boundary to the left (west) along with the northern end of the assessment site with the rear of the former Bell Inn public house and the north-eastern site boundary featured in the background.



Plate 89: View of the assessment site, from the north-west



Plate 90: View of the assessment site, from the north-west



Plate 91: View of the assessment site, from the west



Plate 92: View of the assessment site, from the south-west



Plate 93: View of the assessment site, from the south

5.2 The Proposed Development [Figure 5]

- 5.2.1 This proposed development will comprise the erection of eight new residential dwellings with garaging and associated access on land to the rear of the former Bell Inn public house, 33, Church Street, Pinchbeck, Lincolnshire. This comprises the area of this assessment site.
- 5.2.2 The groundworks, which will be required for this proposed development, will comprise the excavation of new foundations and services for the eight proposed new residential dwellings and garaging (Plots 1-8) along with ground reduction to facilitate the construction of the new access road into this residential development off the south-eastern frontage of Church Street.
- 5.2.3 This study has concluded that there will be a **high** potential for archaeological activity and finds from the medieval, post-medieval and early modern and modern periods to be made on this assessment site, though the potential from the early modern and modern periods here are not considered to be significant. The assessment site clearly lies within the historic cores of the medieval and post-medieval settlements. The Grade I listed medieval parish church of St Mary and its attendant parish churchyard lie to the immediate south of this assessment site and as such provides some evidence for this.
- 5.2.4 The potential impact on any underlying archaeological resource will come from the nature of the intended groundworks for this proposed new residential development and in particular from the excavation of the foundations and services for the new residential dwellings and garaging and the ground reduction for the new access roadway. Should as yet unrecorded archaeological remains be present within the area of the proposed new residential development site, they could well be removed by the proposed groundworks.
- 5.2.5 It is considered that that potential impact from these probable groundworks on any underlying and identified **high** archaeological potential, may be **high**, based on the currently available data.
- 5.2.6 Conversely, this assessment has identified **low** archaeological potential from the prehistoric, Roman and Anglo-Saxon periods to be made on this site. It is considered

this period within the study area for this assessment. So the potential for such activity and finds from this period to be made on this assessment site will also be **low**.

- 6.3 Despite the settlement of Pinchbeck having had probable late Anglo-Saxon origins from place name evidence, identical considerations may also apply to archaeological activity and finds from the Anglo-Saxon period, as this study has not identified any definitive evidence for such activity and finds from this period within the study area. So it is concluded that the potential for such activity and finds from this period to be encountered on this site, will also be **low**.
- 6.4 The medieval parish churchyard lies to the immediate south of the southern boundary of this assessment site along with the Grade I listed medieval parish church of St Mary, which lies further to the south. So it is clear from this that this assessment site lies within the historic core of the medieval settlement. So the potential for medieval settlement activity and finds to be encountered within this assessment site will therefore be **high**.
- 6.5 Several Grade II listed buildings all dating from the 18th century on the eastern frontage of Church Street are situated to the north of this assessment site. So it is clear that this assessment site also lies within the historic core of the post-medieval settlement. So the potential for post-medieval settlement activity and finds to be encountered within this assessment site, will therefore also be **high**.
- 6.6 From the published Ordnance Survey maps that were researched for this study, it is clear that this site also lies within the early modern and modern settlements. So the potential for early modern and modern archaeological activity and finds to be encountered on this assessment site will also be **high**, though this is not considered to be significant.
- 6.7 The groundworks for the proposed new residential development will have a potential impact upon any underlying archaeological potential and in particular from the identified high archaeological potential from the medieval and post-medieval periods. This potential impact will come from the excavations for new foundations and services along with ground reduction to create the new site access. It is considered that the potential impact from these development groundworks on any identified **high** archaeological potential, may be **high**, based on the currently available data.
- 6.8 In 2023, a planning application for the proposed erection of nine new bungalows on this assessment site was submitted to and granted consent by South Holland District Council, the Local Planning Authority (LPA). One of the conditions attached to the granting of this planning permission, requires further assessment of the archaeological potential of this proposal site, through archaeological field evaluation or trial trenching to take place prior to any development occurring on the site. Typically, this requirement would comprise a 5% sample by area of trenching.
- 6.9 Only this more detailed and comprehensive archaeological field evaluation/assessment (beyond this initial desk based archaeological assessment), will provide an understanding and a clear idea of the extent of the potential survival of archaeological remains (if any) on the site and of their condition, scope and extent. The results of this second stage archaeological field evaluation will also provide a clear consideration of the significance of identified archaeological remains (if any), which may be recorded on this site.
- 6.10 In general terms, it is possible to make a generalised consideration of the potential survival of archaeological remains on a site, by the identification of the possible land use that sites such as this may have undergone in the past. If for example, a site is low lying and thus more prone to potential flooding episodes, the land usage may be confined to pastoral agricultural activity with consequent less potential impact upon any underlying archaeological potential, since this would not involve any ground

disturbance. Conversely, should the land be under arable cultivation, this has from previous experience, the effect of truncating or reducing in scale the scope, extent and survival of any underlying archaeological potential. However, this could also only be confirmed by an archaeological field evaluation/assessment.

- 6.11 The required second stage archaeological field evaluation/assessment would be necessary to answer questions of the survival of any archaeological remains, their scope, condition and extent and would provide a consideration in turn of their archaeological significance. This would in turn provide a clear idea of the likely impact that this development proposal would have on the archaeological resource (if any). The results of this second stage archaeological field evaluation/assessment would also inform and guide the local planning authority as to whether this second stage of work would provide sufficient mitigation. From previous experience, exercises such as this do not generally provide a constraint upon development and I would consider that this should not be the case in this instance.

7.0 Acknowledgements

- 7.1 I would like to thank Mr. Guy Dixon of Dixon Dawson, Chartered Architects and his client - Mr. Andy Haydon of Venture Business Space Ltd. for commissioning this archaeological desk based assessment and for arranging access to the assessment site.. Thanks are also extended to the staff of the Lincolnshire Historic Environment Record and the Lincolnshire Archives for their kind assistance.

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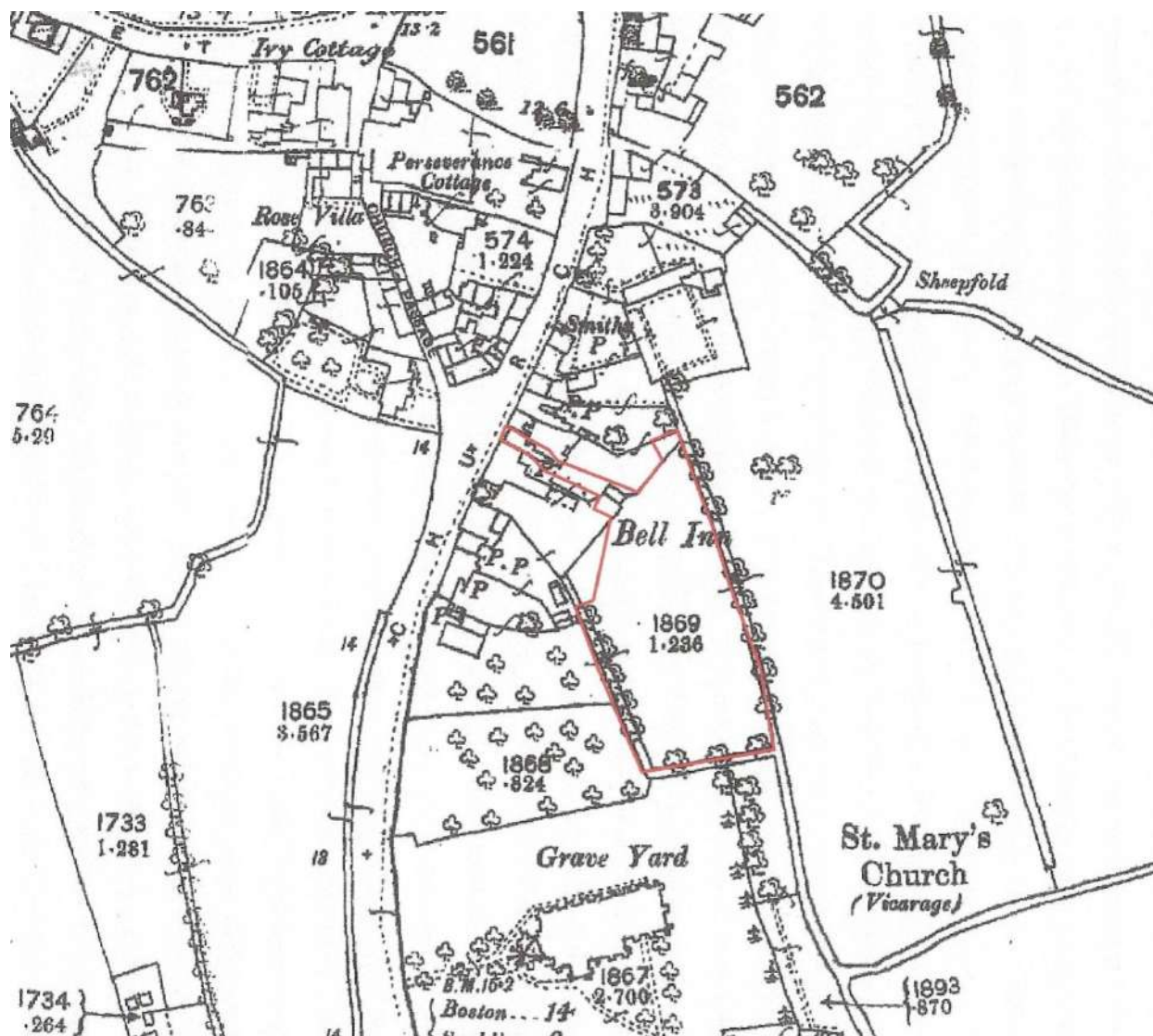


Figure 6: Extract from the First Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1888, map sheet no. Lincolnshire 134.10. The approximate boundaries of the assessment site are shown outlined in red.

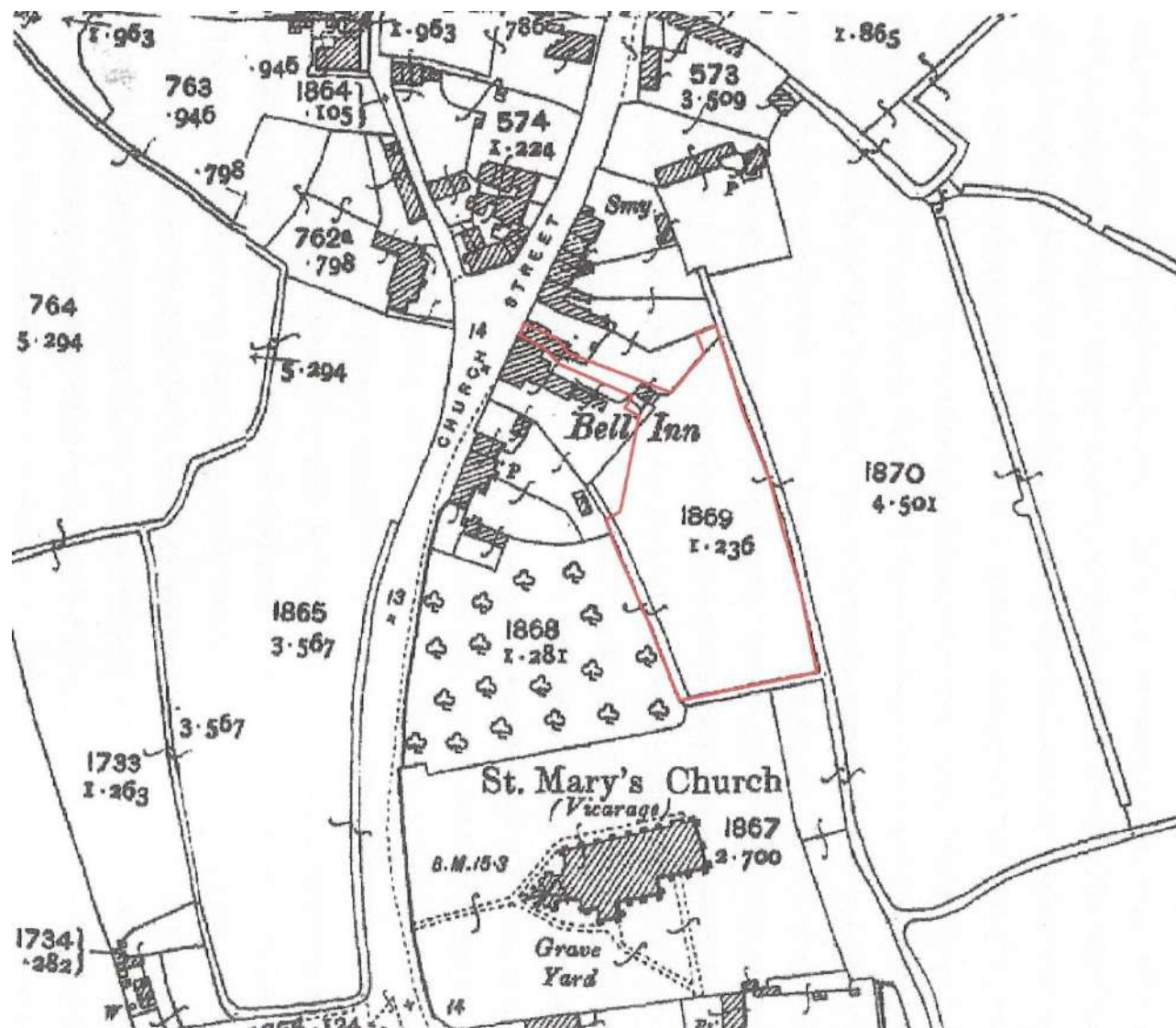


Figure 7: Extract from the Second Edition 25 inch to one mile scale Ordnance Survey (O.S.) map of 1904, map sheet no. Lincolnshire 134.10. The approximate boundaries of the assessment site are shown outlined in red.

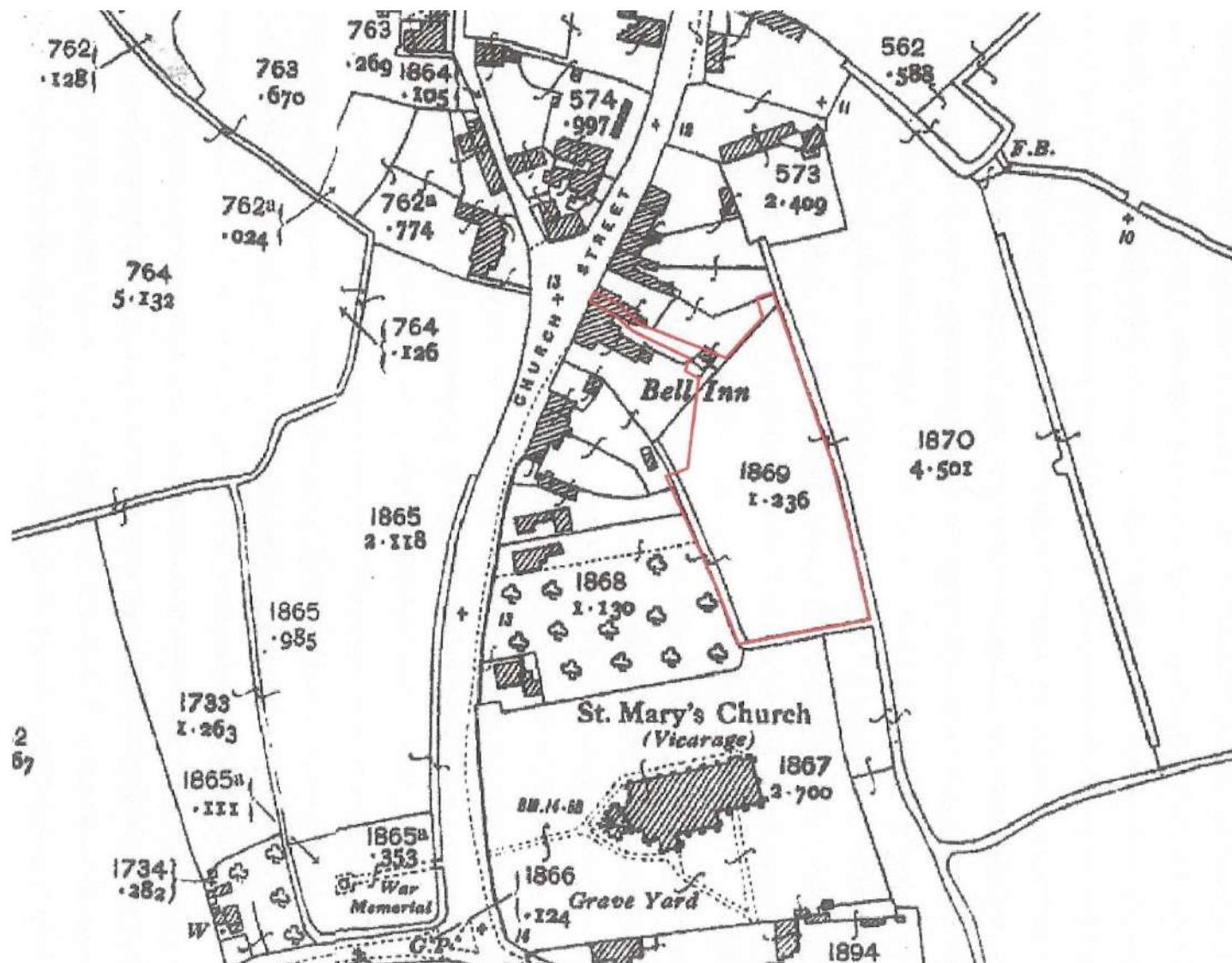


Figure 8: Extract from the 1932 Edition 25 inch to one mile scale Ordnance Survey (O.S.) map, map sheet no. Lincolnshire 134.10. The approximate boundaries of the assessment site are shown outlined in red.



Figure 9: Extract from the 1:2,500 scale O.S. map of 1968. The approximate boundaries of the assessment site are shown outlined in red.

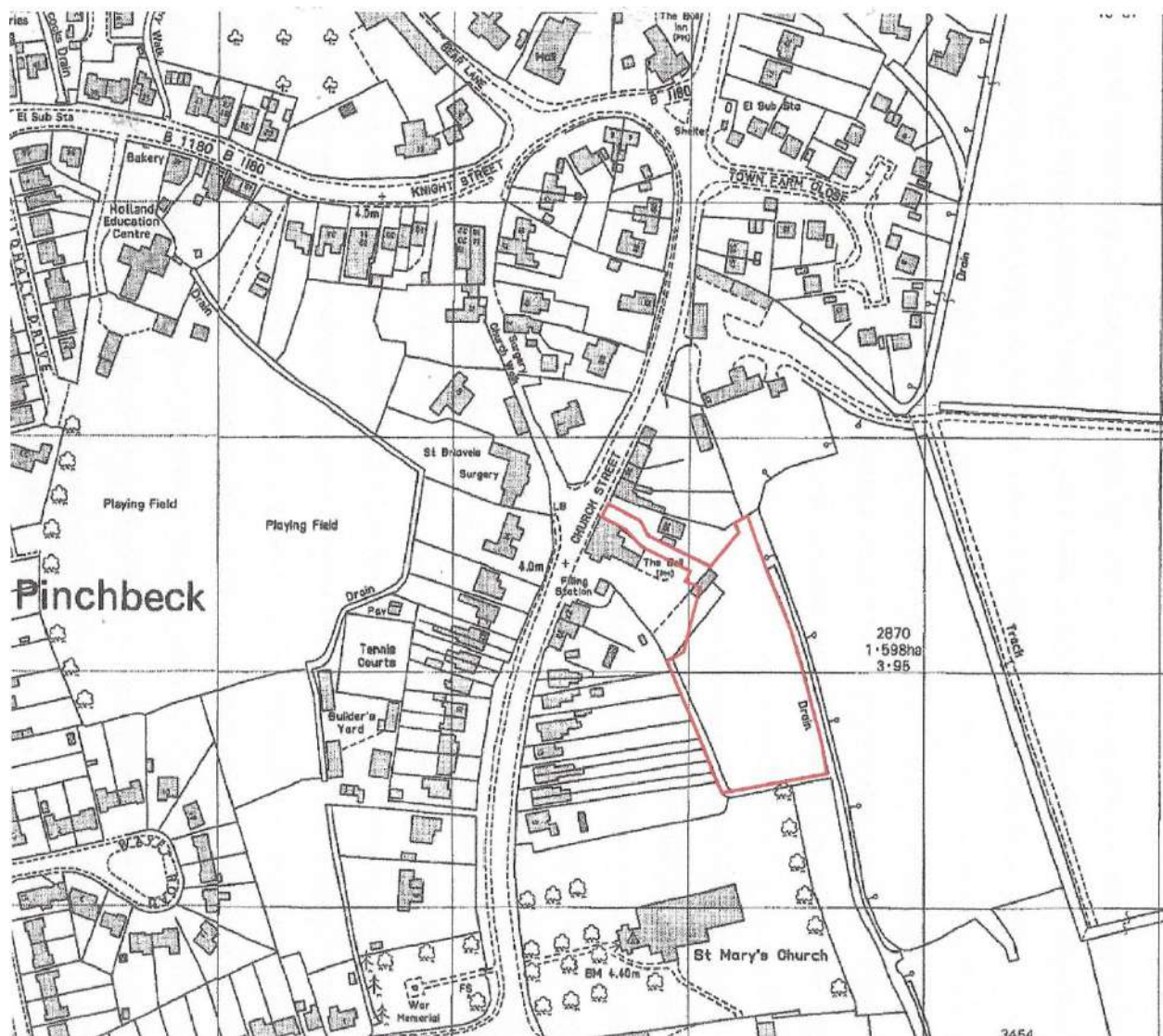


Figure 10: Extract from the 1:2,500 scale O.S. map of 1988. The approximate boundaries of the assessment site are shown outlined in red.

Appendix 1: Extracts from the Lincolnshire Historic Environment Record (HER) and the National Heritage List of Historic England (NHL)

Site No.	HER No.,	NGR (TF)	Description	Period	Significance
1	ELI12219	2417 2554	Former Coach House, Old Vicarage, Church Street. 18th century building.	PM	Medium
2	ELI12819	2405 2557	Watching brief on the groundworks for a new dwelling in 2016 at 1, Rose Lane, yielded negative results.	UN	Uncertain
3	ELI7438	2416 2548	Watching brief on the groundworks for new extensions to 7, Spalding Road in 2006, yielded negative results.	UN	Uncertain
4	MLI20150	2400 2580	Settlement of Pinchbeck.	MD	High
5	MLI22422	2395 2565	Bronze key found in 1963 during the construction of a new house at Wayet Road.	MD	Low
6	MLI22425	2414 2543	Possible moated site to the SE of Rose Lane.	MD	Medium
7	MLI22431, NHL 1064433	2419 2559	Grade I listed parish church of St. Mary, Church Street.	MD	High
8	MLI22432	2415 2559	Base of a stone cross in the parish churchyard.	MD	Medium
9	MLI22433	2419 2595	Set of stocks on Church Street.	MO	Unimportant
10	MLI94302, NHL 1064431	2417 2578	39, Church Street. Grade II listed 18th century house.	PM	High
11	MLI94303, NHL 1064432	2420 2584	Grade II listed mid 18th century barn at 47, Church Street.	PM	High
12	MLI94306, NHL 1064438	2408 2592	Grade II listed Graft House, wall & store, 13, Knight Street. dated to 1733.	PM	High
13	MLI94309, NHL 1064441	2408 2556	Grade II listed War Memorial. Unveiled in 1920.	MO	High
14	MLI94434, NHL 1146713	2418 2579	Pair of Grade II listed early 18th century cottages at 41, Church Street.	PM	High
15	MLI94436, NHL 1146762	2422 2553	Grade II listed The Vicarage, Church Street, dating from 1722.	PM	High

Site No.	HER No.,	NGR (TF)	Description	Period	Significance
16	MLI94557, NHL 1308805	2423 2554	Grade II listed mid 18th century store at the Vicarage.	PM	High
17	MLI94559, NHL 1308859	2422 2582	No. 47, Church Street. Grade II listed mid 18th century house.	PM	High
18	MLI94631, NHL 1359313	2417 2554	Grade II late 18th century listed stables & traphouse at the Vicarage.	PM	High
19	MLI98386	2414 2606	Parkland around Pinchbeck Hall.	PM	Medium
20	MLI22729	2423 2592	Site of a 19th century farmstead (Town Farm).	PM	Low
21	MLI126680	2396 2587	Site of former National School on Knight Street.	PM/EM	Medium

ABBREVIATIONS

ME – Mesolithic
 NE – Neolithic
 BA – Bronze Age
 IA – Iron Age
 PR - Prehistoric
 RO – Romano-British
 AS – Anglo-Saxon
 MD – Medieval
 PM – Post-medieval
 EM - Early Modern
 MO - Modern
 UN – Undated