

LINDSEY ARCHAEOLOGICAL SERVICES

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NEWPORT EARTHWORK, LINCOLN (SAM 21)
DESKTOP ASSESSMENT

JUNE 1993

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This assessment of Scheduled Ancient Monument (SAM 21) has been prepared by Lindsey Archaeological Services for clients D'Arcy International (The Tanglewood Group). Part of the monument lies within a proposed development site for a nursing home. Condition 8 of the 1991 Deemed Planning Permission LC.1/535/91 requires the preparation of a scheme indicating the measures intended to "ascertain, record and preserve the archaeological content of the site" to ensure that archaeological evidence is not lost to posterity.

Scheduled Ancient Monuments have been selected from numerous archaeological sites as examples considered particularly worthy of national protection from development and certain management practices. These sites have been assessed on criteria which include the type of site, regional or national rarity, complementary documentary record and the level of preservation. Responsibility for monitoring such sites rests with English Heritage but owners of land within scheduled limits are required to observe the restrictions and seek advice and consent for proposed activities which might injure the scheduled site.

Present Condition

The monument is known as 'the Newport Earthwork' from its location in the Newport area of Lincoln, outside the walls of the Roman colonia (Fig.1). The earthwork is visible now as a broad distinct ditch in land at the rear of properties either side of Newport, the present successor to the Roman Ermine Street directly north of the city. Parts of this ditch are overgrown with vegetation including large shrubs, small trees and dense weeds, and has been fairly recently slightly filled in places by mostly small-scale tipping of rubble and other material which is still visible (Fig.2).

Present Status

The description and assessment of SAM 21 (Site No. 34657) by English Heritage's fieldworkers (and their predecessors) held by Lincoln City and County Museum Sites and Monuments Record (Lincs. SMR) was most recently edited in January 1989. At that time the short stretch of scheduled ditch to the E of Ermine Street in the grounds of Bishop Grossteste College was under well-managed grass but with some mature trees to the S. Here the feature was described as a "broad shallow depression". The fieldworker revising the description was unable to see the earthwork to the W of Ermine Street and noted considerable post-war building in the area. A site visit by the authors in May 1993 located the ditch without difficulty (Fig.3).

Previous Investigation

Two trenches were dug across the earthwork within the grounds of the Diocesan Training College, (now Bishop Grosseteste College) during July and August 1937 (Stanwell and Baker 1938). These were designed to test theories that the feature was of medieval rather than earlier date and to check whether traces of an internal wall with towers/bastions existed, as marked on Stukeley's plan of 1722 (Fig.4).

The main, very narrow, trench was positioned across the NE corner of the ditch and cut almost 2.75m below internal ground level. A drawn section of the trench shows the ditch to have been excavated through natural grey clay to the surface of limestone bedrock; a horizontal base was drawn (Fig.5). The drawing by F.T. Baker calls for re-interpretation: deposits appear truncated but no explanation for the truncations were recorded. Unfortunately the width of the section did not allow a useful photographic record to be made and this reduces the value of the excavation in understanding the monument.

The trench seems to have centred on a recut of an earlier ditch extending beyond the trench limits and outside the visible monument. The earliest depicted fill was compact limestone rubble with clay, implying that part of the original ditch may have penetrated below the sealing clay into bedrock. No information about the width, shape or depth of the first ditch is known other than it may have had an internal shelf and a width greater than 2.75m, but it defined an enclosure slightly larger than that within the present ditch. Upcast from the earliest ditch formed a mound 0.5m high and at least 3m wide inside the enclosure, filling undulations of small contemporary features. The upper surface of the upcast was flattened, and a deposit of dark brown clay piled above to an additional height of 0.45m or more. The face of this clay formed a vertical face and must have been retained by some means although no associated supporting features were recognised. The excavators found no evidence of either a wall or a wooden defensive structure; no large or dressed stones were found in any fills.

The section suggests a shallow recut to the first ditch followed by a major recut which produced the profile that in a weathered form is still visible. Upcast from this recut sealed the revetment and raised the internal bank over 0.7m higher than before, about 1.75m above original ground level. Stratified sherds dated as mid-14thC from a green-glazed pitcher came from the material interpreted here as the fill of the intermediate recut; it has not been possible to re-evaluate this material at this stage. Later activity took the form of a ?16thC domestic hearth above the internal bank, and more recently tipping of limestone into the ditch during levelling of gardens S of the site.

Archaeological and Historical Context: The Newport Suburb Prehistory

Neolithic and Bronze Age material has been reported from findspots in Yarborough Crescent (to the N of the Newport earthwork) and at Newport Arch (Lincs. SMR). The finds of a barbed and tanged arrowhead and "several" stone axes, respectively, are not set within a context of settlement activity within Newport.

Roman

Excavation of modern graves within the Newport Cemetery has revealed Roman pottery and coins. Numerous interments (some recorded as E-W but orientation of others unknown), a cremation, fragments of an inscription, pottery, jewellery, isolated coins and a coin hoard have been found when ground has been disturbed within the vicinity. These can be interpreted as the normal finds close to the burial areas expected beyond the walls of Roman towns.

The surface of the main route leading north from Lincoln through the Newport Arch (White 1978) towards the Humber, called Ermine Street perhaps because of the colour of local limestone, has been exposed in various locations within Newport; it served as the base for some burials which were probably associated with St. John's Churchyard. A watching brief by M. Jones for the City of Lincoln Archaeology Unit (CLAU) in 1989 did not find evidence for the Roman road surface at the Riseholme Road roundabout although later metalling was recorded (Palmer-Brown 1990 O.N.149).

There is a small quantity of material recorded which testifies to Roman extra-mural habitation in the Newport area. Archaeological excavations by the Society for Lincolnshire History and Archaeology in the grounds of Bishop Grosseteste College between 1970 and 1977 located a 3rdC oven, cobbled surfaces and a feature described as a drain or gully. Three phases of substantially founded Roman buildings were investigated, at least one of which was associated with painted wall plaster (Rollin 1971-8). Foundations of one Roman building had been re-used as the base of a medieval structure.

Saxon

The former street name of "Sastangate" or "Sextonesgate" in Newport is thought to have derived from an Old English personal name. This is perhaps a hint of early medieval occupation in this part of Lincoln.

Medieval:

Twelfth Century

The name of the Newport area is thought to be of Norman origin, probably signifying "new town". A similar development was the suburb to the west of Lincoln, *Newland*, which appears to be dateable from at least the

12thC and it is likely that expansion to the north was occurring in response to the similar population pressures. At some point between 1123 and 1148 the church of St. John in Newportia was granted to *Humphrey* together with half a carucate of land which had been *Aye the priest's*, indicating an older community of unknown size (Hill 1948, 144).

Thirteenth Century

About 1240 a reference speaks of a house in Newport suburb in the parish of St. John Baptist, which abutted "towards the west on the fosse of Lincoln and to the east on the common way" (Stanwell and Baker 1938, 261).

East of Ermine Street, substantial remains of medieval buildings positioned on Roman foundations were located during the archaeological investigation of a site at Bishop Grosseteste College (Rollin 1978).

A community of Austin/ Augustinian friars settled within Newport probably in about 1269 and were receiving oaks towards their building programme in 1280.

Fourteenth Century

Houses within the St. John in Newport parish provided by employers for craftsmen working at the cathedral and elsewhere in the city were let in 1307 at an annual rent of 2 shillings, which became the basis of a dispute.

A tenement extending from the "King's Way towards the west and to the King's Wall towards the east" in Newport was mentioned in a will of 1345, but the same property extended in 1349 to the "King's Ditch east".

The immediate effects of the 1348 Black Death were a scarcity of agricultural labour in Newport which was reported in March 1350 and resulted in a reduction of land rents in December of the same year.

Fifteenth Century

Both parishes within Newport almost certainly suffered a serious decline which was documented in the returns of the 1428 Subsidy. The parishes of St. John in Newport, and St. Nicholas' were among 17 in the city area where 10 or less inhabitants were claimed (Hill 1948, 287).

Post Medieval:

Sixteenth Century

Fragments of 16thC pottery were found above the internal bank of the Newport Earthwork in the section excavated at its NE corner. These were associated with a hearth, charcoal and animal bones, implying domestic activity taking place within the earthwork enclosure.

John Leland stated in his *Itinerary* in 1546 that nothing remained in the suburb other than the ruins of the Augustinian Friary and a parish church, with "a great ruin of a tower in the old town wall" not far from the

church garth (quoted by Stanwell and Baker 1938, 255-6). The decline of the extra-mural parish may have cleared the land of medieval housing, perhaps contributing to Leland's supposition that the earthwork was of prehistoric origin. He claimed that "the oldest part [of the city] whereof inhabited in the Briton's time was the northeast part of the hill, directly without Newport Gate, the ditches whereof yet remain and great tokens of the old walls builded with stone taken out of the ditch by it: for all the top of Lincoln hill is quarry ground." He recorded a belief that the area had been destroyed by King Stephen, but asserted that the Danes had been responsible.

Seventeenth Century

Camden's *Britannia*, published in 1607, refers to the monument, noting the clear indications of ditches and a rampart.

A pound was located on the W side of Newport Green in 1657 after problems of the return of stray cattle found trespassing on arable land. The rural character of the suburb at this time is clearly indicated by these arrangements.

Eighteenth Century

William Stukeley prepared a plan of the Lincoln colonia and its immediate environs in 1722, measured by pacing (Fig.4). Most of his depictions are reasonably accurate, although the plan includes unsubstantiated elements which may be imaginative. His plan includes the earliest known illustration of the unnamed earthwork which is shown enclosing a wall with circular features in the NW and NE corners which have been interpreted as towers. The external ditch with rounded corners is shown extending to but respecting "Hermen" (Ermine) Street on the N side. A similar gap in the W side ditch (but curiously not the internal wall) respects a side road off the main road which may represent Lark Lane. St. John's Church is drawn in the centre of Ermine St., two separated buildings (?houses) are marked on the street frontage between the lane and the N end of the earthwork on the W side and a single house is shown on the E side of the street. South of the side street a building is shown close to the junction, with no others marked until the "Fryery" at the junction with another side street, possibly Rasen Lane. The wall, ditch and side street end near this point but whether for topographic reason or artistic licence is unclear.

South of the church a well labelled "Grantham's Well" is shown in the centre of the main road, slightly south of a lane leading east. A building is marked immediately north of the junction on the E side of the road, another opposite the Rasen Lane turning, and Newport Church in an enclosure close to Newport Gate. Ermine St. continues south through Newport Gate into the City. The appellation

of the well is uncertain: Grantham's Well in Lincoln featured in a tale of treachery and murder but Matthew Paris described the victim's disposal in a well behind the castle (Hill 1948, 230-1).

Stukeley indicates the internal wall of the earthwork to continue beyond the ditch on the E side of the street, ending immediately north of the lane by Grantham's Well. The lane is shown ending exactly on the line of the wall; to the S of the lane the property boundary deflects to the E and projects the outer side of the ditch.

A painting of Newport Arch by an unknown local artist, probably about 1750, depicts part of the Newport suburb through the central arch of the Roman gate ruin (Fig. 6). The west side of Ermine Street is apparently unfenced but a roadside wall extends along much of the eastern side, with mature trees behind it. At the northern limit of the scene the painter has marked a group of buildings, filling an area to the west of the road. The land in front of these buildings is clear apart from a sapling. From comparison with Stukeley's drawing the buildings may be those of the Friary.

Nineteenth Century

During the early part of the century the suburb of Newport was a remote and neglected part of the city, housing agricultural labourers (Hill 1966, 4). At some time after Stukeley's site visit the NW corner of the earthwork was removed as part of a stone quarry. This land-use is absent from Padley's plan of 1819 (Fig.7) but already abandoned by 1851 when another edition was produced at a larger scale (Fig.8). A bulge in the NW corner of the earthwork may reflect stone-robbing from a 'tower' or a convenient heap of redeposited stone inside the ditch corner. Another distinct and extensive area of active quarrying is marked south of the proposed development.

After the common fields had been enclosed many of the land holdings were used for housing development, mostly of small dwellings, and the population of the Parish of St. John in Newport doubled from 101 to 216 between the censuses of 1801 and 1831. Padley's later map marks ribbon development within the suburb but much of the NW part remained open. He marked two buildings in the corner of a field, now within the area of the proposed development.

Discussion

The construction date and extent of the ditched enclosure are unknown and this hinders the current interpretation of the monument and its function. The enclosure lies either side of a Roman road, the line of which is approximately central and parallel to the west and east ditches. The relationship of the ditch to the Roman road surface has not been reliably established until recently when observation of the trench for a replacement water-

main provided an opportunity to inspect the section; no sign of a ditch pre-dating the road was visible (L. Donel, CLAU, pers. comm.). It is probably safe to assume the feature is post-Roman in construction and deliberately straddles an earlier metalled route into the city.

Pottery (in very small quantities) from the 1937 excavation in the NE corner of the earthwork indicates a partially open ditch during the 14th century, with a later major recut before the 16th century. The original, probably more substantial, ditch had filled by the 14thC and on present meagre evidence its construction can only be said to pre-date this event.

The parish church of St. John the Baptist in Newport was shown by Stukeley to be positioned in the centre of Ermine Street within the enclosed area. Medieval burials in stone cists were disturbed on the road surface when the water main was laid in 1993 and the indicated church site is thought to be accurate. The earthwork forms the boundary of the parish on three sides on the OS 2nd edition 6" map, with an intrusive narrow strip of St. Nicholas parish either side of Ermine Street; the S side may reflect a missing side of the earthwork. Property boundaries within the earthwork seem to have been planned and continue their alignments either side of the road; the only boundaries to extend across the ditch are those connected with the college grounds. Outside the earthwork the land boundaries are aligned on a very different axis which might suggest that the earthwork has been superimposed onto a Saxon or early medieval pattern of land division. Much of the land surrounding the enclosed area lay within St. Nicholas parish, with its church close to Newport Gate, and the earthwork may define a land unit removed from that church's parish with the establishment of St. John's Church.

Implications of the Proposed Development on the Scheduled Ancient Monument

The development area includes land both outside and within the enclosure and abutting each side of the visible ditch. Virtually all of the ditch within the development area is scheduled as part of SAM 21b, although a 15m stretch of the projected ditch continuation is unscheduled (Fig.1).

The plans propose that a vehicular access from Woburn Avenue should cross the scheduled area of the western ditch at about 110-115m south of its NW corner (Fig.9). It is intended that this will be raised progressively above existing ground level from 20m W of the scheduled monument but will return to existing ground level on the inner edge of the enclosed area (Fig.10). This could remove any threat of disturbance to the scheduled part of the site but may adversely affect remains of an internal

bank (or possible wall) immediately to the east of the visible ditch which lies outside the protected area.

The 1937 excavation hints at the possibility that the earliest and most substantial ditch around this earthwork lay outside the present enclosure. Remains of the original phase might be encountered when the access is prepared W of the scheduled area.

Conclusion

The impact of the proposed access road and development on the scheduled ancient monument is likely to be minimal, although the degree of disturbance will depend upon the method of construction which is not known to LAS at the time of writing this report. Archaeological monitoring may be required by the Local Planning Authority during construction of the proposed access.

The remainder of the site is also of considerable potential although possible disturbance by past quarrying cannot be discounted. Construction work within the interior of the defined Newport Earthwork may disturb archaeological levels; on the evidence presented in this report it is possible that Romano-British, medieval and post-medieval horizons will be encountered. Exploratory investigation by limited excavation of the affected area within the enclosure may be necessary to determine the appropriate level of archaeological response to the full development proposal.

N. Field and G. Tann
Lindsey Archaeological Services
June 1st 1993

Acknowledgements

Research for this assessment has drawn on the published investigations by the late Sir Francis Hill and studies by R.H. Stanwell and F.T. Baker. The staff at Lincolnshire Sites and Monuments Record, City of Lincoln Archaeological Unit, Lincolnshire Archives Office, Lincoln City Library (Local Collection) and the Usher Art Gallery contributed further information and assistance which is gratefully acknowledged.

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APPENDIX 1

Lincolnshire Sites and Monuments Record Data

(All NGRs SK)

Prehistoric

- 9756 7292 Barbed and tanged flint arrowhead from garden of 110 Yarborough Crescent
9766 7211 'Several' stone axes from excavations at Newport Arch (OS Records)

Romano-British

- 9761 7287 Roman coin, back garden of 197 Newport, 1977
9798 7260 Fragments of sandstone inscription
9764 7278 Pot, cremation, Constantine coin; Drill Hall site 1940
9764 7281 Hadrian coin, c.1957
9780 7250 Pottery, from Newport Cemetery: 1959, 1975
9768 7266 Roman road surface, Ermine Street
9768 7283 Coin, Antoninus Pius: Principal's entrance, Bishop Grossteste College, 1970
9769 7277 Drain/gully; cobbled surfaces; 3rdC oven from excavations in college grounds
9765 7274 20 stone-lined E-W graves below W pavement of present road; found when laying cables from Elvin's Cotts., mid 1930s
9766 7269 Inhumation and pottery, Newport?Broadway junction, 1953
9769 7267 Brooch, 2ndC, found in gdn of 82 Newport, 1979
9773 7258 Ring bezel plaque; Blenkin Hall, St. John's Rd
9774 7266 Coin hoard, Broadway road, 1955-6
978 727 Pot and 4thC coins, Broadway road
9773 7223 Pottery, 1.5m deep, Stonefield Cotts. (with ?later human burial)
9772 7239 Coin, found Newport Cemetery, 1975
9767 7222 Coins, 4thC; found 10 Newport, 1956
9778 7225 Pottery, 2ndC; garden of 8 Stonefield Ave.
9785 7243 Brooch, 1stC AD; found 1978
9780 7243 Coins; Newport Cemetery
9765 7228 Gold ring setting; Rasen Lane/Newport corner, 1981

Uncertain Date

- 970 729 Coin, 9 Arras Close
9768 7266 Burials in stone-lined graves, placed on surface of Roman road
9765 7273 4-5 E-W burials, "crude limestone coffins", 1.3m deep, in front of Broadway Gdns, 1954; ?site of St. Johns burial ground
9773 7223 Human skull and bones, 1.5m deep, Stonefield Cotts.; (with ?residual R-B pottery)

Medieval and Post-Medieval

- 9764 7270 Church site (St. John the Baptist)
9769 7277 coin, large building, cobbled surface, 7x13thC lead tokens
9780 7243 Coins, 15thC; Newport Cemetery
977 728 Newport earthwork
9774 7293 Excavation of Newport enclosure, 1937

9763 9808 lead seal, St. Nicholas' Rectory garden, 1979
9707 7278 Edw.III groat (1352-61); Burton Rd allotments
9702 7264 Q. Mary groat (1553-4); 206 Burton Rd, 1960
9763 7229 Augustinian friary, 1269-1539
9767 7237 Well, 14m deep, 11m in bedrock

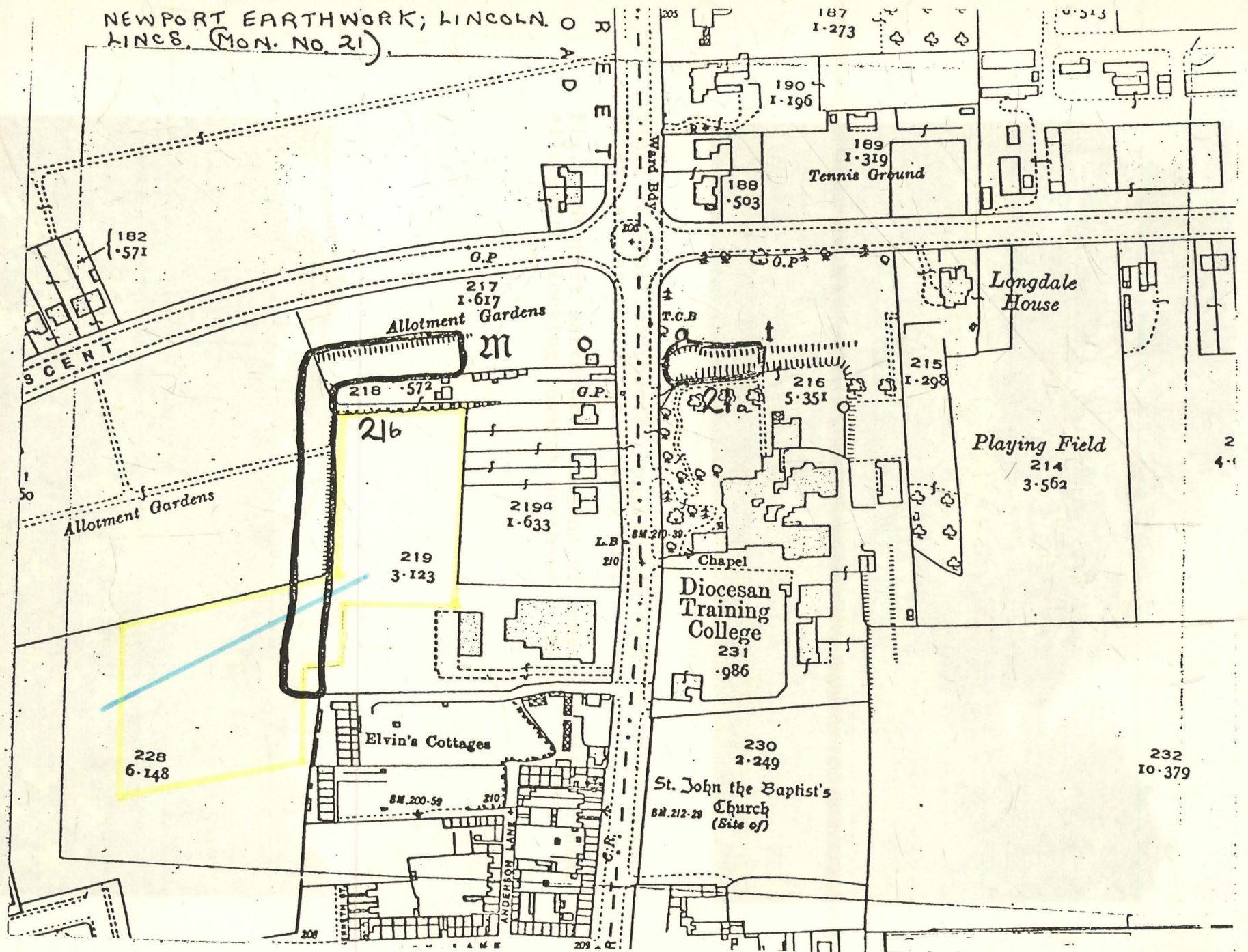


Fig.1 Location of proposed development site (yellow) and scheduled monument 21b (heavy outline)



Fig.2 Newport earthwork. Approximate position of proposed access across the ditch looking east.

Fig.3 Newport earthwork. Remains of scheduled ditch beneath allotments, looking towards north-west corner.



LINDVM Colonia.

4 Sep. 1722.

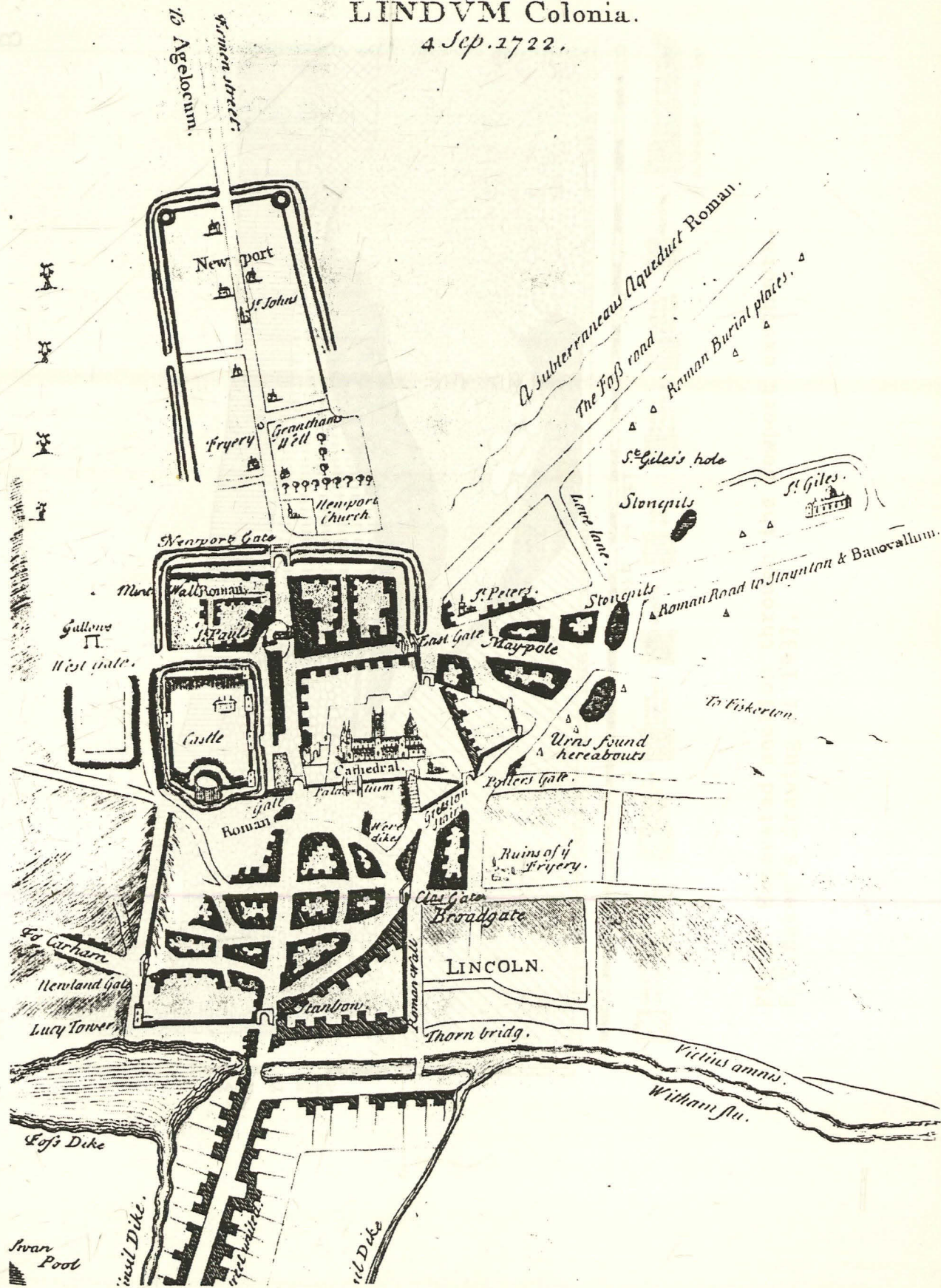


Fig.4 Part of Stukely's plan of Lincoln, 1722

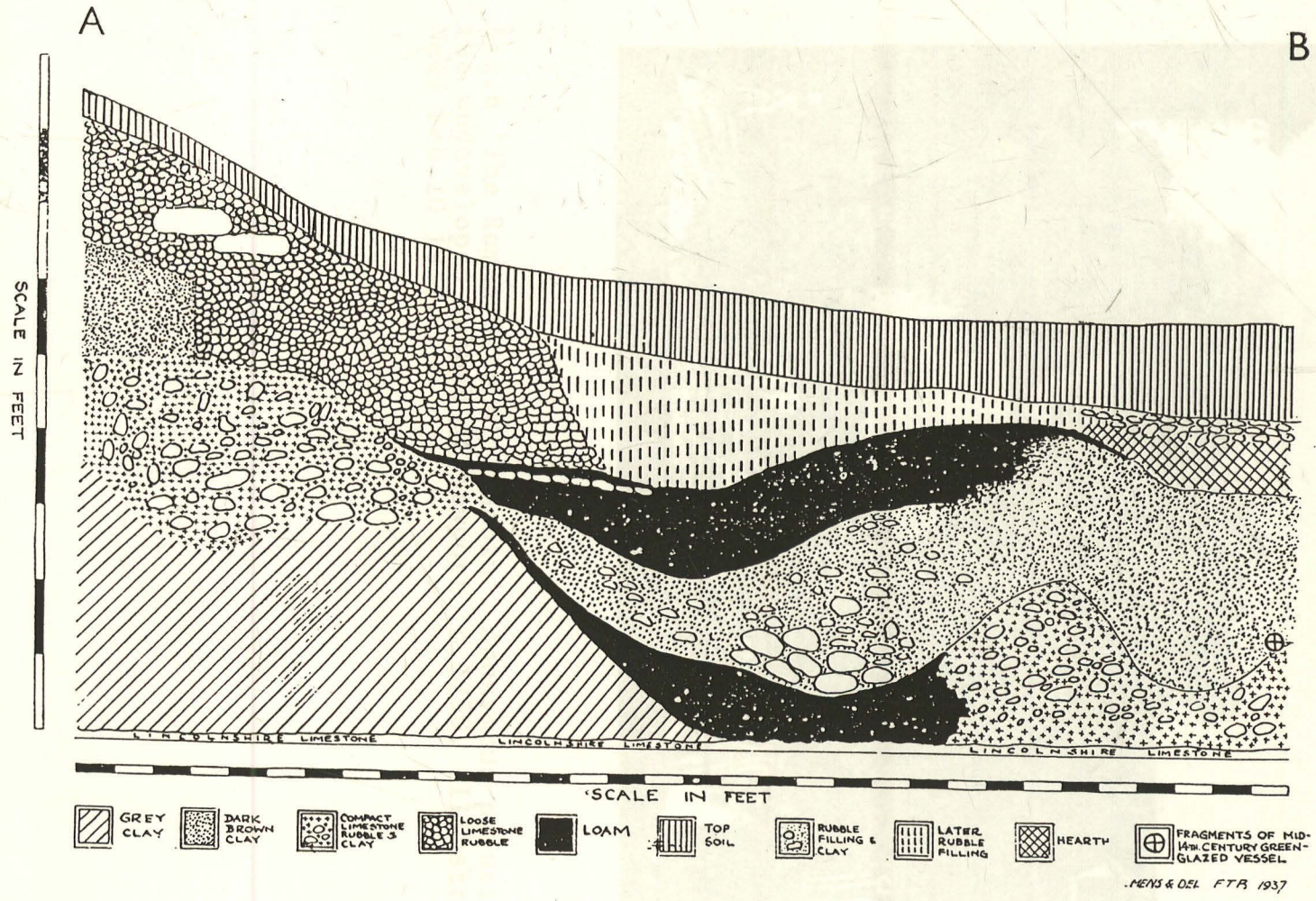


Fig.5 Excavated section through the Newport earthwork.
 F.T.Baker's drawing of 1937.

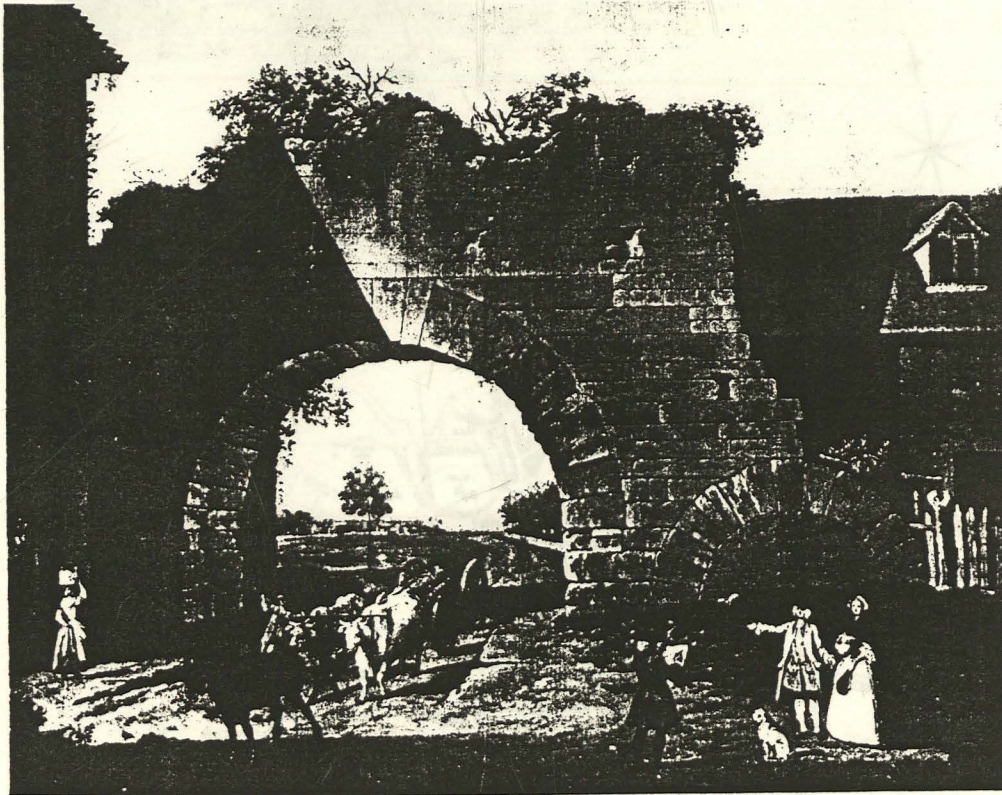


Fig.6 'The Roman Gate at Lincoln'. Anonymous painting showing the undeveloped suburb of Newport c.1750. (Illustrated London News Feb.20 1937.)

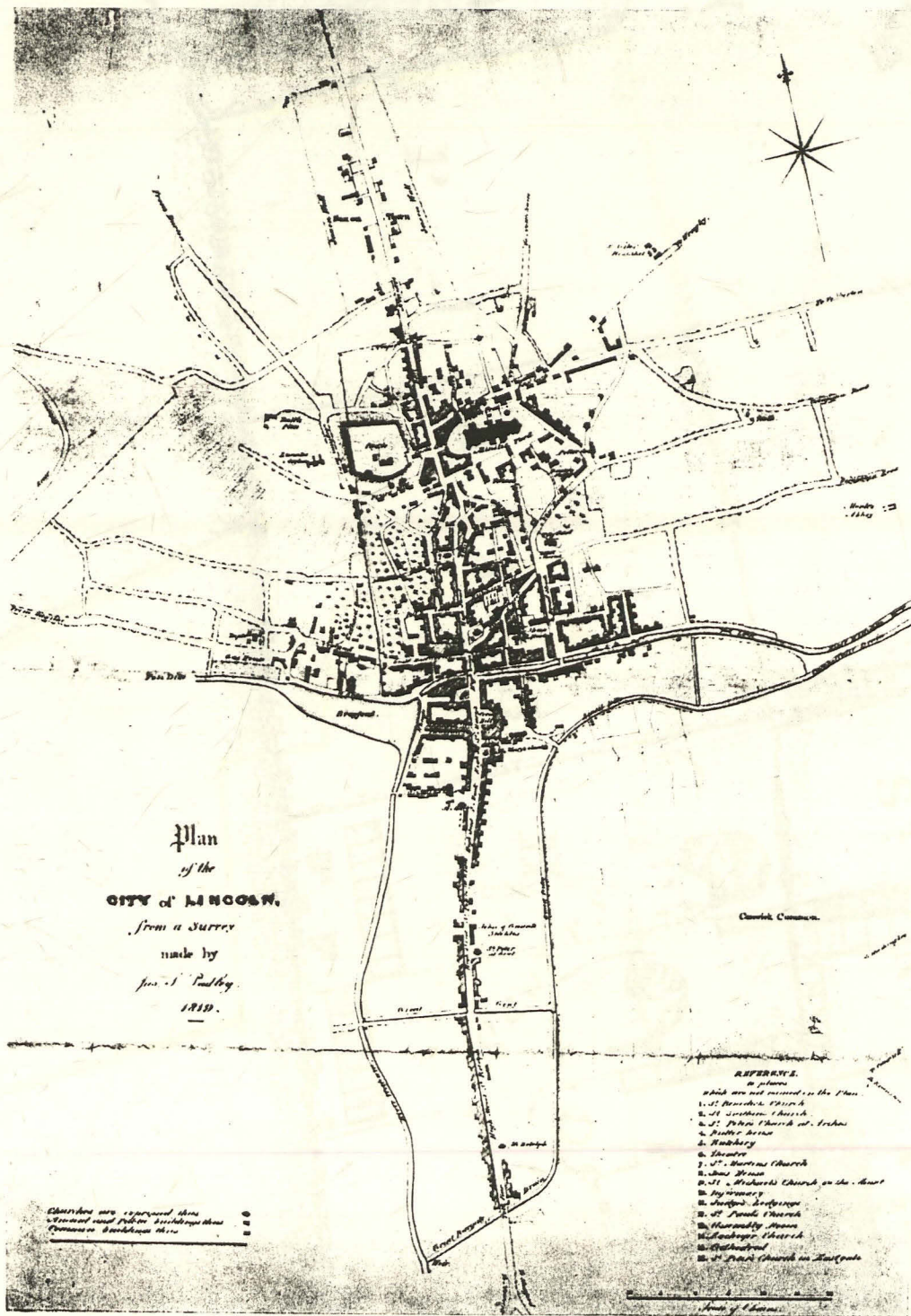


Fig.7 Plan of the city of Lincoln from a survey made by J.S.Padley in 1819

Fig. Enlargement of part of a plan by J.S.Padley (1819) showing the north-west corner of the earthwork. There is a ditch to the south of the proposed development

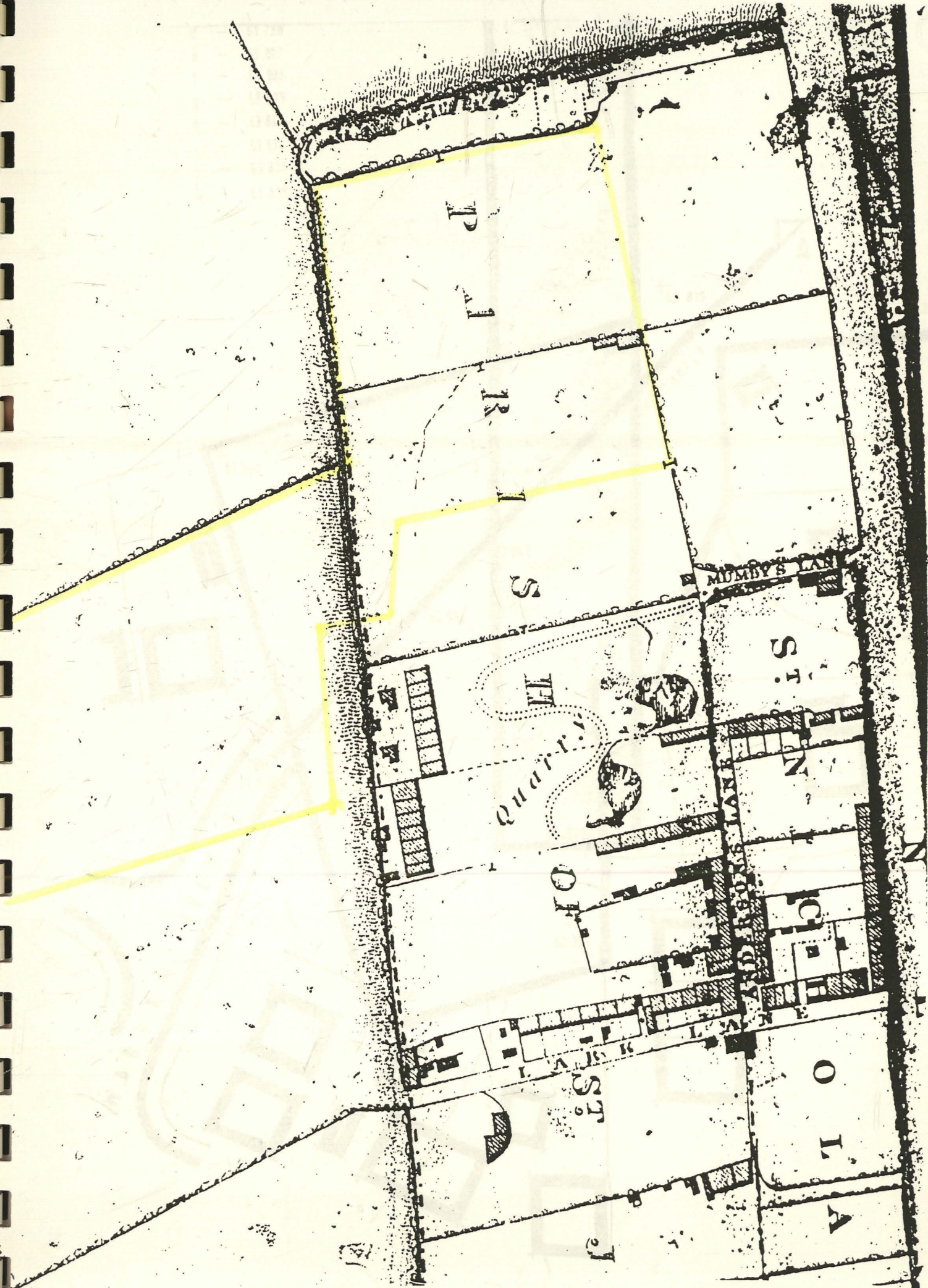


Fig.8 Enlargement of part of a plan by J.S.Padley (1851) showing the north-west corner of the earthwork. There is a road dedicated to the south of the proposed development

- d - 63.738
- e - 63.817
- f - 63.833
- g - 63.829
- h - 63.841
- i - 63.874
- j - 63.877
- k - 63.835

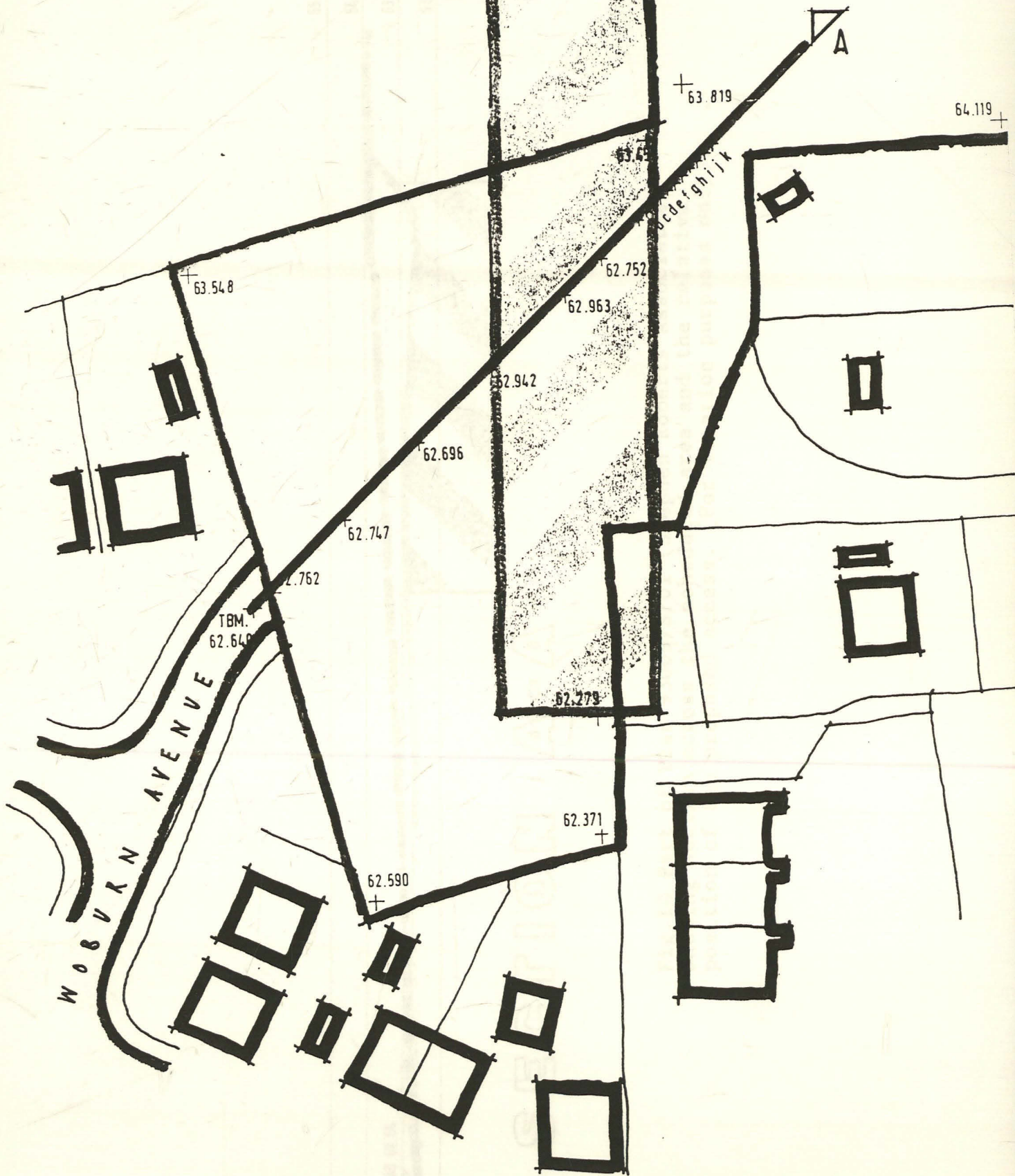
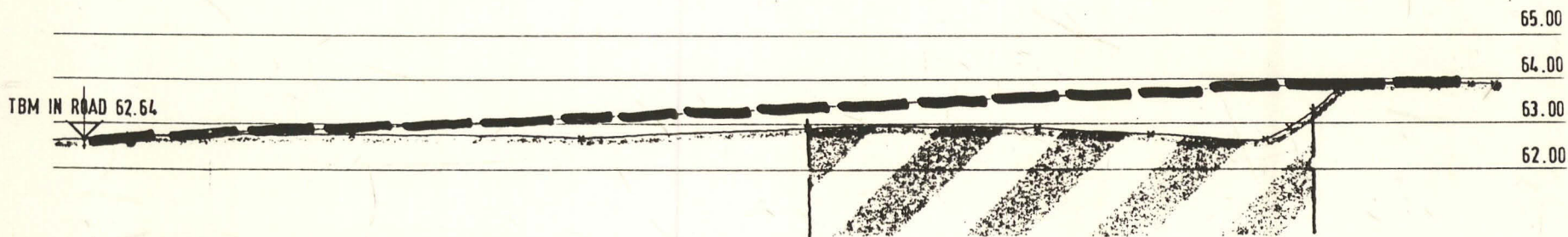


Fig.9 Part of Plan 93009/S/01 (Stephen Roberts Associates) showing position of proposed access across the scheduled area. (1:500. For location purposes only)



SECTION A-A

Fig.10 Part of Plan 93009/S/01 (Stephen Roberts Associates) showing section across the scheduled area and the relative position of the proposed access. (For location purposes only).

Lincolnshire County Council Deemed Planning Permission

536

Town and Country Planning Act 1990

Town and Country Planning General Regulations 1976

Date of Proposal 24 September 1991

Planning Reference No. LC.1/535/91

Part 1 Planning Permission

On 2 December 1991 the Lincolnshire County Council resolved, for the purposes of Regulation 5 of the Town and Country Planning General Regulations 1976, to authorise the carrying out of the following development

namely, to erect dwellings on land to the rear of T.A Centre, Newport and Mount Street, Lincoln.

Take notice that Planning Permission is thereby deemed to have been granted, on that date, by the Secretary of State for the Environment to carry out that development subject to the following conditions.

Part 2 Conditions

Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than which ever is the later of the following dates:

the expiration of five years from the date of this permission; or

the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Cont...

Signed *[Signature]*
Chief Executive
Lincolnshire County Council

Date - 9 DEC 1991

This permission must be entered in the statutory register of planning decisions maintained by the District Council (as required by the Town and Country Planning General Regulations 1976). In addition the District Council is requested to make an entry in the Land Charges Register of any conditions attached to this permission.

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation.

A4

2. Before any development is commenced on site, the approval of the Lincoln City Council as Local Planning Authority is required to the number, siting, design and external appearance (including materials) of the dwellings to be erected, the means of access thereto and landscaping (referred to as the "reserved matters" in the foregoing condition).
3. Such details as required by the "reserved matters" shall include details of treatment of all boundaries to the site of the proposal, including details of all fences, walls, hedges or other means of enclosure.
4. Before any development is commenced the approval of the Lincoln City Council as Local Planning Authority is required to:-
 - (i) a *specification of the type of construction proposed for roads and/or footways;
 - (ii) a programme for the making up of the roads and/or footways;
 - (iii) details of the method and means of disposal of surface water;
 - (iv) detailed plans to a scale of 1/500 showing the layout of the roads and footways together with longitudinal sections to a scale of 1/100 horizontal and not less than 1/100 vertical showing the gradient of the carriageways and full details of surface water drainage proposed (Cross sections taken at not more than 30 metres intervals normal to the proposed carriageway plotted to a scale of 1/100 natural width. It will also be required where the adjoining ground levels will vary 0.30 metres plus from the proposed finished footway levels of the existing road.)
 - (v) details of all proposed services showing location within the site in accordance with the Report of the Joint Committee on the Location of underground services published by the Institution of Civil Engineers in 1963.

*This specification shall be such as to enable the local highway authority in due course to take over the roads and/or footways as highways maintainable at the public expense.
5. No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road on to which it fronts, is adjacent to, or gains access has been constructed to the satisfaction of the Lincoln City Council as Local Planning Authority.
6. Before any development is commenced the approval of the Lincoln City Council as Local Planning Authority is required to the detailed design of the scheme which shall provide for the satisfactory disposal of surface water run-off from the development; and such scheme as approved shall be carried out before any building is occupied.
7. Before any development is commenced the approval of the City Council as Local Planning Authority is required to a scheme of landscaping and tree planting on the site. Such scheme as approved by the Local Planning Authority shall be carried out in its entirety within the period of 2 years beginning with the date on which development is commenced, (or within such longer period as may be agreed in writing with the Local Planning Authority). All trees, shrubs and bushes shall be adequately maintained for the period of 10 years beginning from the date of

completion of the scheme and during that period all losses shall be made good as and when necessary.

No development shall be carried out on the site of the proposal until full details of the measures to be taken to ascertain, record and preserve the archaeological content of the site (including excavations and observations of trenches being dug) have been submitted to and approved by Lincoln City Council as Local Planning Authority. All the works shall be carried out in full accordance with the details so approved.

Reasons

The reasons for the conditions are:-

- 1. Required to be imposed pursuant to Section 92 of the Town and Country Planning Act 1990.
- 2. and 3. No such details have been submitted with the proposal which is in "outline" form only.
- 4. To ensure an adequate standard of access to the estate in the interests of highway safety and convenience.
- 5. To enable the position of the dwellings and associated estate roads in the layout to be fixed more accurately in the interests of the proper planning of the area.
- 6. To ensure that surface water run-off from the development will not adversely affect, by reason of flooding, the amenity of nearby land.
- 7. To protect and enhance the visual amenities of the area and the proposed development.
- 8. To ensure that any archaeological evidence and/or features contained in the site are not lost to posterity.

(a) Prospective developers are advised to discuss with the Director of Planning, Lincoln City Council details for the development of the site before submitting them for approval.

(b) Prospective developers are advised to contact English Heritage for their requirements regarding the portion of land highlighted on the attached plan A4/1270/293 which is a Scheduled Ancient Monument.

[Signature]
Chief Executive
Lincolnshire County Council

- 9 DEC 1991