

99/14

**DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
AT HIGH STREET,
WAINFLEET ALL SAINTS,
LINCOLNSHIRE
(WHS99)**



A P S
ARCHAEOLOGICAL
PROJECT
SERVICES

Jim
Should stamp
as copy 2012
for our files?
2/18



DESK-TOP ASSESSMENT OF THE
ARCHAEOLOGICAL IMPLICATIONS OF
PROPOSED DEVELOPMENT OF LAND
AT HIGH STREET,
WAINFLEET ALL SAINTS,
LINCOLNSHIRE
(WHS99)

Work Undertaken For
Co-operative Wholesale Society

August 1999

Report compiled by
Paul Cope-Faulkner BA (Hons) AIFA

National Grid Reference: TF 4980 5886

A.P.S. Report No: 81/99



CONTENTS

List of Figures

List of Plates

1.	Summary	1
2.	Introduction	1
	2.1 Planning Background	1
	2.2 Topography and Geology	1
3.	Aims	2
4.	Methods	2
5.	Results	2
	5.1 Historical Data	2
	5.2 Cartographic Data	4
	5.3 Aerial Photograph Data	5
	5.4 Archaeological Data	5
	5.5 Walk-over Survey	6
6.	Constraints	7
	6.1 Heritage Constraints	7
	6.2 Other Constraints	7
7.	Assessment of Significance	7
8.	Conclusions	8
9.	Acknowledgements	9
10.	References	9
11.	Abbreviations	10

Appendices

1	Extract from <i>Secretary of State's Criteria for Scheduling Ancient Monuments</i>
2	Glossary

List of Figures

- Figure 1 General Location Plan
- Figure 2 Site Location Plan
- Figure 3 Extract from the map for the Court of Sewers, 1675
- Figure 4 Extract from Armstrong's '*Map of Lincolnshire*', 1788
- Figure 5 Copy of '*A Map of the town and parish of Wainfleet All Saints situate in the County of Lincoln*', 1808 (with amendments up to 1838)
- Figure 6 Copy of '*Plan of Lowlands, Wainfleet*', 1818
- Figure 7 Extract from the Ordnance Survey Surveyor's Drawings, 1818
- Figure 8 Extract from Bryant's '*Map of the County of Lincoln*', 1829
- Figure 9 Copy of Wainfleet Town Plan, 1870
- Figure 10 Extract from the 2nd Edition 25" Ordnance Survey Map, 1905
- Figure 11 Romano-British sites and findspots in the vicinity
- Figure 12 Medieval sites and findspots in the vicinity
- Figure 13 Post-medieval sites and findspots in the vicinity
- Figure 14 Constraints and the results of the Walk-Over Survey

List of Plates

- Plate 1 Aerial view of the proposed development site, looking northeast

1. SUMMARY

A desk-top assessment was undertaken to determine the archaeological implications of proposed development on land adjacent to the High Street, Wainfleet All Saints, Lincolnshire.

There is some evidence of Romano-British (AD 50-410) remains in Wainfleet All Saints, although it is not considered to be a town as believed by William Stukeley, the 18th century antiquarian.

Wainfleet All Saints retains its medieval street pattern dating from the 12th century when the town was relocated to this site from an earlier settlement located to the west. However, only the Market Cross and Magdalen College date from this period. Wainfleet initially thrived as a port, until Boston increased in importance during the 14th century.

Maps indicate that the development area was open ground until the 19th century when a brewery was built on the site. This brewery, which occupied the southern portion of the development area, was apparently destroyed by German bombing during the last war. The proximity of the river, and documented flooding of the area, indicates the possibility of waterlogged ancient environmental remains surviving at the site.

Ground conditions are generally non-conducive to geophysical survey.

2. INTRODUCTION

2.1 Definition of a Desk-based assessment

A desk-top assessment is defined as 'assessments of the known or potential

archaeological resource within a specified area or site on land... They consist of a collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (IFA 1997).

2.2 Planning Background

Archaeological Project Services was commissioned by CWS Property and Development to undertake a desk-top assessment of land adjacent to High Street, Wainfleet All Saints, Lincolnshire. This was in order to determine the archaeological implications of proposed development of the site.

2.2 Topography and Geology

Wainfleet All Saints is situated 4km northwest of the coast and 22km northeast of Boston, just beyond the southern tip of the Lincolnshire Wolds in the civil parish of Wainfleet All Saint, East Lindsey District, Lincolnshire (Fig. 1).

The proposed development site is located 100m south of the town centre as defined by the Market Place. Situated at a height of *c.* 5.5m OD on land bounded by the High Street to the west (National Grid Reference TF 4981 5886), the proposed development site is approximately 70m by 30m in extent. The site is located slightly above the floodplain of the Wainfleet Haven or Steeping River and drops gently southwards, down towards the river.

Local soils are of the Romney Series, typically gleyic brown calcareous alluvial soils (Robson 1985, 53). These soils overlie a drift geology of older storm beach deposits comprising silts and very fine sands which

in turn overlies glacial deposits and Jurassic Kimmeridge Clays (BGS 1996)

3. AIMS

The aims of the desk-top assessment were to locate and, if present, appraise known archaeological sites in the vicinity and to determine the archaeological potential of the proposed development area. This would permit the Archaeology Officer, Lincolnshire County Council, to formulate appropriate policies for the management of the archaeological resource present on the site.

4. METHODS

Compilation of the archaeological and historical data relevant to the area of the proposed development site involved examination of all appropriate primary and secondary sources available. These include:

- historical documents, held in Lincolnshire Archives
- enclosure, tithe, parish and other maps and plans, held in Lincolnshire Archives
- recent and old Ordnance Survey maps
- the County Sites and Monuments Record
- the parish files maintained by The Heritage Trust of Lincolnshire
- archaeological books and journals
- aerial photographic evidence
- place-name evidence

Information obtained from the literature and cartographic examination was supplemented by a walk-over survey of the proposed development site. This walk-over survey investigated the present land-use and condition; the extent of hardstanding and other firm surfaces; the presence, or

otherwise, of dumped materials; and the appropriateness for geophysical survey.

Results of the archival and field examinations were committed to scale plans of the area.

5. RESULTS

5.1 Historical Data

Wainfleet is first mentioned in the Domesday Survey of 1086, where it is referred to as Wenflet from the Old English *wægn-flêct* meaning 'stream that can be crossed by a cart' (Ekwall 1974, 491).

The Domesday Survey records that the land was owned by the Bishop of Durham, Earl Hugh, Gilbert de Gand, Gocelin and Eudo and contained at least nine salt pans and 107 acres of meadow (Foster and Longley 1976). The presence of five manors in Wainfleet led to the separate development of Wainfleet All Saints, Wainfleet St. Mary and Wainfleet St. Thomas (Platts 1985, 217).

Sometime before 1167, Philip de Kyme founded Kyme priory and gave the advowson of All Saints' church to it (Swaby 1994, 8). The church remained the property of Kyme priory until the dissolution in 1539 (Page 1988, 173).

The River Lymn was diverted before 1190 (Swaby 1994, 5).

In the early medieval period, the main centre of Wainfleet lay 2.8km to the west of the modern town. The earthworks of the abandoned settlement are still apparent. The town moved to its present position towards the end of the 12th century. However, the parish church remained at its original position until it was dismantled in 1820 (Wales and Wales n.d., 47).

In 1234 the port was flourishing and a post for Lord of the Port was created (Swaby 1994, 6). The river was navigable as far as Halton, some 10km to the northwest (Anon 1959, 16).

In 1281, the Monastery of St. Edmund's Bury was granted the right to hold a fair, next to their grange in Northolme, on the north side of Wainfleet All Saints (Anon 1959, 14). The following year, Henry de Lacy was granted the right to hold a fair and market in the town (*ibid.*).

The town was regarded as relatively poor in 1332 judging by the Lay Subsidy returns (Platts 1985, 222). A William de Freskney of the town is recorded as owning two ships (Swaby 1994, 6).

In 1339 the land passed to the Crown as part of Henry de Bolingbroke's estate (Swaby 1994, 3).

There is believed to be a 14th century chapel dedicated to St. John the Baptist, possibly in the region of Rumbold Street (Swaby 1994, 2).

In 1396, Wainfleet was subject to flooding (Oldfield 1829, 58). Another incursion occurred during the reign of Queen Elizabeth I (1558-1603), when 5000 acres were flooded (Swaby 1939, 15). It is not known if these incursions affected the town.

Wainfleet was also an important crossing point of the river for in 1410 '*Thomas Wace, William Ellercar and Simon Mawson of Wainflete, and the goodmen of the same town*' had the right of collecting pontage for two years in aid of '*the repair of the bridge of Wayneflete called Sailholme Brygge*' (Anon 1959, 16).

In 1458, Henry VI, upon learning of the decay in the town, granted a bailiff to

manage and survey the port and granted the commonalty exemption from dues (Anon 1959, 6). The charter also confirmed the right to hold three fairs annually and a weekly market (*ibid.*, 14). In 1461 the fairs and markets were given to St. Alban's abbey (Swaby 1939, 15).

Magdalen College was built by William Waynflēt, Bishop of Winchester and former Lord Chancellor of England (Swaby 1994, 7). The brick built grammar school is believed to have been built in 1484 (Parry-Jones 1984, 5). A schoolmaster is recorded as in place in Wainfleet prior to this date in 1466-7, but no evidence of an earlier school is known. Bishop Waynflēt, who came from the town, was executor for Ralph Cromwell who was responsible for building Tattershall Castle, one of the earliest brick buildings in the country.

The grammar school was founded to provide students for Magdalen College, Oxford, also built by Waynflēt. The building remained in use as a school until the mid 1960s whereupon it was converted to a library.

Leland, writing during Henry VIII's time recorded that Wainfleet '*hath been a very good toune and yn it two parochie churches. Shippeletes cam in hominum memoria up to the schole. The haven now decayith. Paynell sayith that as he rememberith, there is a place caulled the Castill Hill at Wainflete*' (Anon 1959, 16).

During the English Civil War (1643-6), Salem (Sailholme) Bridge was fortified by Royalists (Swaby 1994, 11). The Friskney Constable's accounts record that both Royalists and Parliamentarians passed through the town (Anon 1959, 16).

Wainfleet still continued as a port until the 19th century. Coal was imported from Newcastle and gravel was exported to

Norfolk (Wales and Wales n.d., 6). It was the arrival of the railway at Wainfleet in 1871 which finally ceased the towns importance as a port (*ibid.*, 11).

Local tradition has it that a brewery which stood within the development area was destroyed by bombs during World War II (ELDC 1994, Plate 5).

5.2 Cartographic Data

The area under investigation is located to the south of the centre of Wainfleet All Saints. Appropriate maps of the vicinity were examined.

The earliest depiction of Wainfleet All Saints is on a map prepared for the Court of Sewers, dating to 1675 (Fig. 3). Little detail is apparent and only the church is shown.

Armstrong's '*Map of Lincolnshire*', dating from 1788 represents the first map to show streets and buildings in Wainfleet All Saints (Fig. 4). A main thoroughfare is shown and a building, possibly representing Magdalen College, is depicted east of the town. A church is also shown, but this is likely to represent a non-conformist chapel as the parish church was not built until the 1820s.

A map dating to 1806, although used for the 1838 Tithe Award, is the first to show individual property boundaries (Fig. 5). The proposed development site is shown as an open area and there are no indications of standing buildings, although these appear within the neighbouring properties. The depiction of the church indicates that some amendments were made to this map.

A map entitled '*Plan of the Lowlands, Wainfleet*' dating from 1818 depicts the street layout and a few buildings around the area of the Market Place (Fig. 6). No indication of property boundaries is shown

and there is no detail regarding the proposed development site.

The original surveyor's drawing for the 1st edition 1" map of England dates from 1818 (Fig. 7). Buildings are shown as are field boundaries. However, the scale of the map precludes identifying the proposed development area with any degree of certainty. However, buildings front the High Street apart from an open area, positioned in proximity to the proposed development.

Bryant's '*Map of the County of Lincoln*' depicts the street system and the town (Fig. 8). The area between the Market Place and the church is shown as built up and the development area cannot be identified precisely. However, this is likely to be a representative portrayal of the town rather than an accurate depiction.

The first detailed plan showing the development area is on the 1870 town plan of Wainfleet (Fig. 9). A building is shown fronting the High Street along the southern boundary of the development area. To the rear a wall divides the property into two and a second, smaller, building is shown along this wall. Although the original plan was numbered, there was no accompanying schedule to identify the names, or purposes of these structures.

The 2nd edition 25" Ordnance Survey plan of 1905 shows little change having occurred since 1870 (Fig. 10). The building fronting the street is absent. However, subsequent Ordnance Survey maps show a similar structure in this location up to the 1950s. The property is still divided in two and is labelled as a brewery. The latest maps show the bungalow now occupying the centre of the site.

5.3 Aerial Photograph Data

As the area under investigation is within the urban core of Wainfleet All Saints, a comprehensive search of aerial photographs of the site was not undertaken. However, a number of published photographs were examined. The earliest photograph is dated to 1958 and is published in Wales and Wales (nd). Although of poor quality, the site appears to be waste ground and provides access to barns on the north boundary of the site. A greenhouse occupies the central area.

A recent photograph is published in Start (1993) and shows the proposed development site occupied by a single house. The same greenhouse occupies the rear of the property and a number of trees are apparent.

The files of the Heritage Trust of Lincolnshire hold several photographs, one of which is reproduced as Plate 1. No archaeological features within the development area are apparent on any of these photographs.

5.4 Archaeological Data

Records of archaeological sites and finds are held in the Lincolnshire County Sites and Monuments Record. Other, secondary, sources were also examined. Details of archaeological and historical remains falling within the investigation area are collated in Table 1 and committed to Figs. 11, 12 and 13.

Map Code No.	Sites and Monuments Record No.	Description	National Grid Reference
1	41909	Romano-British pottery	TF 4978 5890
2	41912	(Supposed) site of Roman settlement	TF 4990 5900
3	41913	Medieval saltern?	TF 4970 5870
4	43589	Magdalen College, 15 th century	TF 4989 5876
5	41902	Medieval pottery	TF 4970 5890
6	43588	Medieval Market Cross	TF 4983 5895
7	41903	Post-medieval tokens	TF 4970 5870
8	41910	All Saints Church, Post-medieval	TF 4972 5869
9	43728	Post-medieval ditches, pits and artefacts	TF 4985 5875

Table 1: Archaeological Sites in the Vicinity

Prehistoric Archaeology

Prehistoric remains have, so far, not been identified within the area under investigation.

However, it is possible that Iron Age salterns (salt producing sites) are located in

the vicinity. Survey of the parish of Wrangle revealed a number of Iron Age salterns in a similar setting to the Investigation Area (Lane 1993, 74).

Romano-British Archaeology

Romano-British (AD 50-410) pottery is

recorded from within 50m of the proposed development site. This was found during the excavation of a cellar for the Angel Hotel in the early 19th century.

William Stukeley, the 18th century antiquarian, believed that the higher ground north of Wainfleet Market Place was the site of the Roman town of *Vaiona*. However, no evidence for Romano-British occupation or that the place-name existed has come to light.

Medieval Archaeology

No Saxon finds are known from the investigation area, due largely to the early medieval town being located some 2.8km to the west. Therefore, it can be assumed that no finds date prior to the late 12th century when the town was removed to its present location.

Wainfleet All Saints retains the planned medieval street pattern of its 12th century foundation. The High Street represents the main thoroughfare with St John Street representing the former Back Lane to the town. These two streets are joined by a number of cross streets which include the Market Place, Carr Lane and Church Lane. Some properties still retain the long narrow burgage plots of the town, and boundaries can be seen to join High Street and St. John Street.

To the east of St. John Street is the probable site of the medieval port. A long curving boundary may represent the former position of Wainfleet Haven, the area in between probably used for merchant housing and their warehouses as is recorded at King's Lynn (Clarke and Carter 1977, 420) and possibly at Boston.

The only extant remains of the medieval period within the investigation area is Magdalen College constructed in 1484 (Fig.

12, No. 4) and the Market Cross dating to the 15th century (Fig. 12, No. 6).

During construction of the railway, a number of mounds were destroyed (Fig. 12, No. 3). At the time it was believed they were graves (Anon 1870, 234), although the description of clay lined pits suggests a saltern site.

Post-medieval Archaeology

Post-medieval archaeology is poorly represented on the Sites and Monuments Record. Post-medieval tokens have been found during construction of the railway (Fig. 13, No. 7) and a number of archaeological features were recorded during development adjacent to Magdalen College (Fig. 13, No. 9).

Extant post-medieval remains include All Saints Church (Fig. 13, No. 8) and a number of houses, shops, *etc.* within the town. The best of these have been afforded Listed Building status and are indicated on Figure 13. White's directory also lists brewers, blacksmiths, gasworks and cartwrights (1856, 535).

Previous Archaeological Intervention

No previous archaeological intervention has been identified on or in close proximity to the site. A watching brief was carried out during improvements to Magdalen College in 1997, which recovered evidence for post-medieval occupation of the site (Cope-Faulkner 1997, 3). A watching brief was also carried out on land adjacent to Magdalen College, where a flood silt was identified below post-medieval ditches and pits (Tann 1998, 6).

5.5 Walk-over Survey

The site was visited on August 8th 1999 to assess the possible level of surviving archaeological deposits. The proposed

development area comprises gardens to an extant cottage. The northern side of the site is bounded by a number of 18th or 19th century outbuildings, generally one storey high, although a two storeyed building exists along the eastern boundary. A wall contemporary with these structures divides the north and south areas, along which is a greenhouse of timber and brick construction. In the centre of the area is a cottage, built soon after the 1939-45 war, which is still inhabited. South of the cottage are areas of garden, some overgrown.

The garden fronting the High Street is generally overgrown with small trees and nettles. A brick boundary wall fronts the road.

A number of drains and a single manhole were recorded, the positions noted on Figure 14. No indication of other underground services, apart from a water stop tap in the wall next to the High Street, was noted. No archaeological features or finds were seen, although quantities of reused brick may have derived from the former brewery on the site.

Geophysical survey was deemed inappropriate for the area.

6. CONSTRAINTS

6.1 Heritage Constraints

Statutory and Advisory Constraints

The proposed development does not lie within a Scheduled Ancient Monument protected by the Ancient Monument and Archaeological Areas Act of 1979 (HMSO 1979). As such, any archaeological remains within the area of the proposed development are protected only through the implementation of PPG16 (DoE 1990).

No listed buildings fall within the proposed

development site, although are present along the High Street. The site also lies within the Wainfleet All Saints Conservation Area. As such development must meet other statutory criteria (HMSO 1990).

6.2 Other Constraints

The following risks have been identified and plotted on to Figure 14:

- a) Plots of all services (gas, electricity, water, British Telecom, Diamond Cable) in the vicinity of the proposed development were examined. Only an electricity cable enters the proposed development area. However, this does not preclude the presence of other, unrecorded, services as evidenced by manholes, stop taps and drain covers recorded in the walk-over survey.
- b) If further archaeological intervention is required, the excavation of trenches would entail a certain degree of risk which would be enhanced by the use of a mechanical excavator.
- c) Excavation of trenches should not take place in close proximity to standing buildings. The presence of a brewery building as documented on 19th century maps may indicate the presence of cellars in this vicinity.

7. ASSESSMENT OF SIGNIFICANCE

For assessment of significance the *Secretary of State's criteria for scheduling ancient monuments* has been used (DoE 1990, Annex 4; See Appendix 1).

Period

The proposed development area adjoins a medieval street and contains post-medieval industrial remains on the site. Such remains, existing within an urban environment, are typical of the periods. There are some indications of Romano-British settlement in the area.

Rarity

Medieval towns and ports are not rare, but often contain exceptionally well preserved archaeological deposits, due largely to their low-lying position. Post-medieval industrial activity is not rare, but is not well studied, archaeologically. Standing remains of the post-medieval period are not rare. However, 19th century buildings may contain rare or unusual features.

Documentation

Records of archaeological sites and finds made in the Wainfleet All Saints area are kept in the Lincolnshire Sites and Monuments Record.

Several general histories of Wainfleet All Saints have been produced. However, the present report provides the first site-specific consideration of the archaeological and historical aspects of the proposed development area.

Group value

Moderate group value can be ascertained from the association of a post-medieval brewery with part of the medieval street pattern of Wainfleet All Saints. Additionally, the group value is enhanced by archaeology occurring both as standing and buried remains.

Survival/Condition

No trace of cellars could be found during the walk-over survey and post-medieval development is believed to be fairly restricted, despite being used as a brewery in

the last century. The open areas of the proposed development area appear on maps dating back to 1808. As such, any archaeological remains are likely to be well preserved.

Fragility/Vulnerability

As the proposed development may impact the investigation area, any and all archaeological deposits present on the site are extremely vulnerable.

Diversity

Only industrial usage of the 19th century and subsequent habitation in the 20th century is clearly represented. Therefore, there is moderately low functional diversity in the vicinity of the site. The possibility of medieval settlement, as suggested by the present street pattern, enhances the diversity.

Potential

Moderate to high potential exists for remains of a 19th century brewery to be present within the proposed development area. There is also moderate potential for general medieval settlement remains to be located in the area, including the street frontage.

There is moderate to low potential for a saltern existing on the site. A probable saltern was located during construction of the railway and lies within 200m of the proposed development area, with less than 1m difference in height OD.

In consideration of the proximity of the river and documented floods, there is moderate potential for the survival of ancient environmental material due to waterlogging.

8. CONCLUSIONS

In the medieval period the site lay adjacent to the High Street. It is possible that the site lay within the medieval core of the town and

habitation may have fronted the street. Development is known to have occurred by the late 19th century, although this possibly started earlier. This development culminated in the site having been used as a brewery during the last century and as a dwelling since the brewery was destroyed by bombing in the last war.

Few archaeological sites appear on the Sites and Monuments Record. This is likely to be due to a lack of sub-surface archaeological examination rather than an absence of archaeological remains.

The area of the proposed development has been affected by the insertion of services. However, it is difficult to identify the full extent of these works from present ground observations. It is likely that post-medieval, and possibly earlier, remains survive in good condition at depth. However, the presence of a brewery on the site may indicate deep disturbance due to cellars.

The site is not considered suitable for geophysical survey.

9. ACKNOWLEDGEMENTS

Archaeological Project Services would like to acknowledge the assistance of Mr Rhys Davies of the Co-operative Wholesale Society who commissioned this report. Access to the site was granted by Mrs Orme, the current landowner. The work was coordinated by Gary Taylor and this report edited by Tom Lane. Access to the County Sites and Monuments Record was kindly provided by Sarah Grundy of the Archaeology Section, Lincolnshire County Council. Thanks are also due to the staff of the Lincolnshire Archives Office and Lincoln Central Library. Dave Start allowed access to the parish files maintained by Heritage Lincolnshire.

10. REFERENCES

All of the following sources were consulted in the data-gathering exercise. However, as some references duplicated information available in others, not all of them have been specifically referred to in the text.

Anon. 1870, 'Sepulchral discovery at Wainfleet' *Lincolnshire Architectural and Archaeological Society, Reports and Papers*, Vol. X

Anon. 1959, *Wainfleet*

BGS, 1996, *Skegness, Solid and Drift geology*, 1:50,000 map sheet 116

Clarke, H. and Carter, A., 1977, *Excavations in King's Lynn 1963-1970*, The Society for Medieval Archaeology Monograph Series: No. 4

Cope-Faulkner, P., 1997, *Archaeological Watching Brief of Development adjacent to Magdalen Museum, Wainfleet All Saints, Lincolnshire (WMM 97)*, Unpublished APS report No.12/97

DoE, 1988, *List of Buildings of Special Architectural or Historic Interest: District of East Lindsey*

DoE, 1990, *Archaeology and Planning*, Planning Policy Guidance note 16

Ekwall, E., 1974, *The Concise Oxford Dictionary of English Place-Names* (4th ed)

ELDC, 1994, *Wainfleet Conservation Area Partnership Scheme*

Foster, C.W. and Longley, T. (eds), 1976, *The Lincolnshire Domesday and the Lindsey Survey*, The Lincoln Record Society 19

HMSO, 1979, *Ancient Monuments and*

Archaeological Areas Act

HMSO, 1990, *Planning (Listed Buildings and Conservation Areas) Act*

IFA, 1997, *Standard and Guidance for Archaeological Desk-based Assessments*

Lane, T.W., 1993, *The Fenland Project Number 8: Lincolnshire Survey, the Northern Fen-Edge*, East Anglian Archaeology No. 66

Oldfield, E., 1829, *A Topographical and Historical Account of Wainfleet and the Wapentake of Candleshoe in the County of Lincoln*

Page, W., 1988, *The Victoria History of the County of Lincoln II* (Reprint)

Parry-Jones, B., 1984, 'Five hundred years of the Magdalen College School at Wainfleet', in *Magdalen College School, Wainfleet 1484-1984*

Pevsner, N. and Harris, J., 1989, *Lincolnshire. The Buildings of England* (2nd edition revised Antram, N.)

Platts, G., 1985, *Land and People in Medieval Lincolnshire*, History of Lincolnshire IV

Robson, J.D., 1985, *Soils in Lincolnshire IV, Sheet TF45 (Friskney)*, Soil Survey Record No. 88

Smith, A.H., 1956, *English Place-name elements*, Pt. 1, English Place Name Society

Swaby, J.E., 1939, *Wainfleet*

Swaby, J.E., 1994, *The Stranded Town: Wainfleet down the Ages*

Tann, G., 1998, *Wainfleet All Saints*,

Residential Development off St John Street. Archaeological Watching Brief, Unpublished LAS report No. 286

Wales, D. and Wales, D., n.d., *Wainfleet in Times Past*

White, W., 1856, *History, Gazetteer and Directory of Lincolnshire*

Williamson, S.P., 1993, *East Lindsey Local Plan, Part two, Settlement Proposals*

Wright, N.R., 1982, *Lincolnshire Towns and Industry 1700-1914*, History of Lincolnshire XI

11. ABBREVIATIONS

APS	Archaeological Project Services
BGS	British Geological Survey
CBA	Council for British Archaeology
DoE	Department of the Environment
ELDC	East Lindsey District Council
HMSO	Her Majesties' Stationary Office
IFA	Institute of Field Archaeologists
LAO	Lincolnshire Archive Office
LAS	Lindsey Archaeological Services
RCHME	Royal Commission for the Historic Monuments of England
SMR	County Sites and Monuments Record number

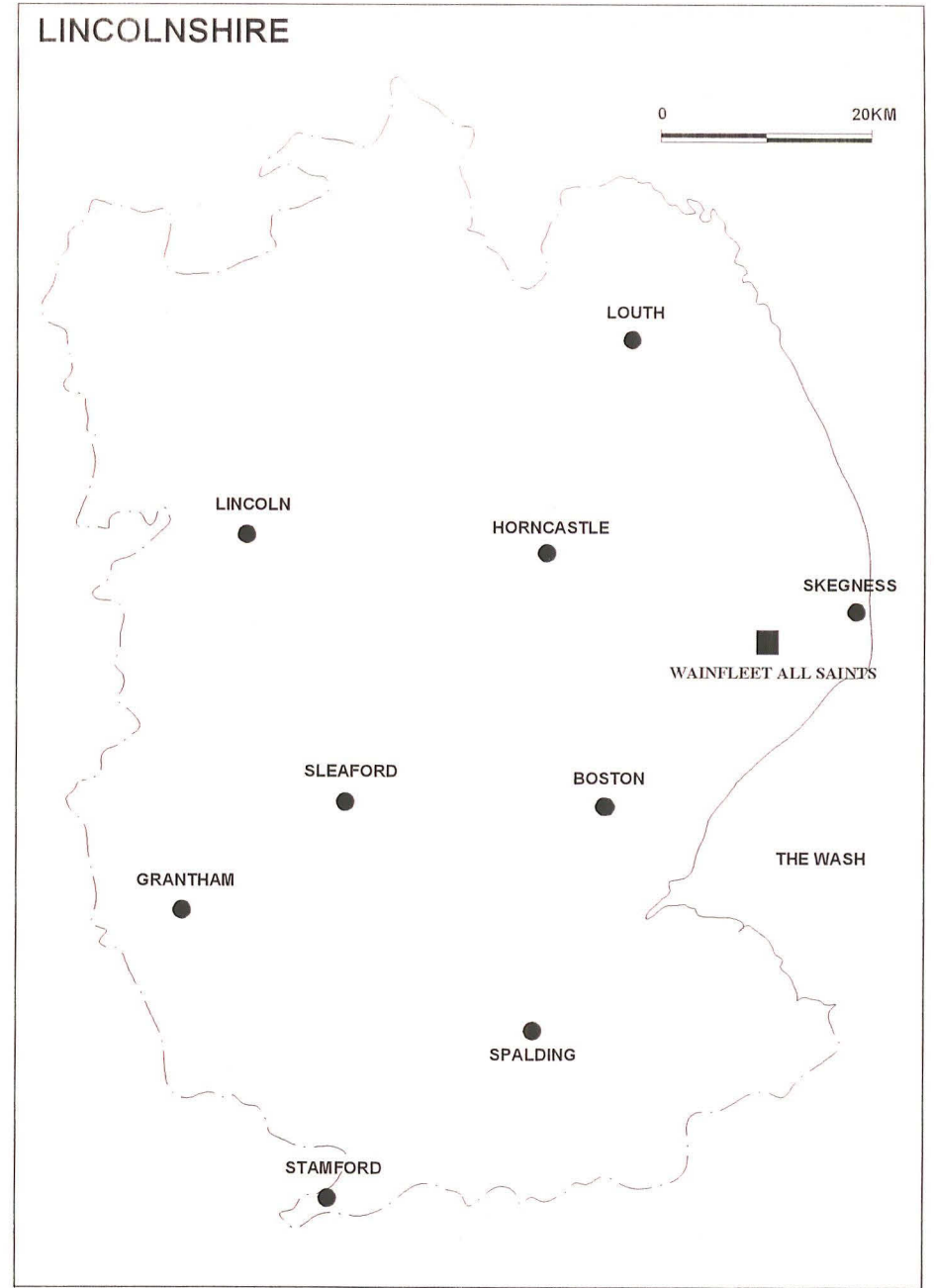


Figure 1 - General location map

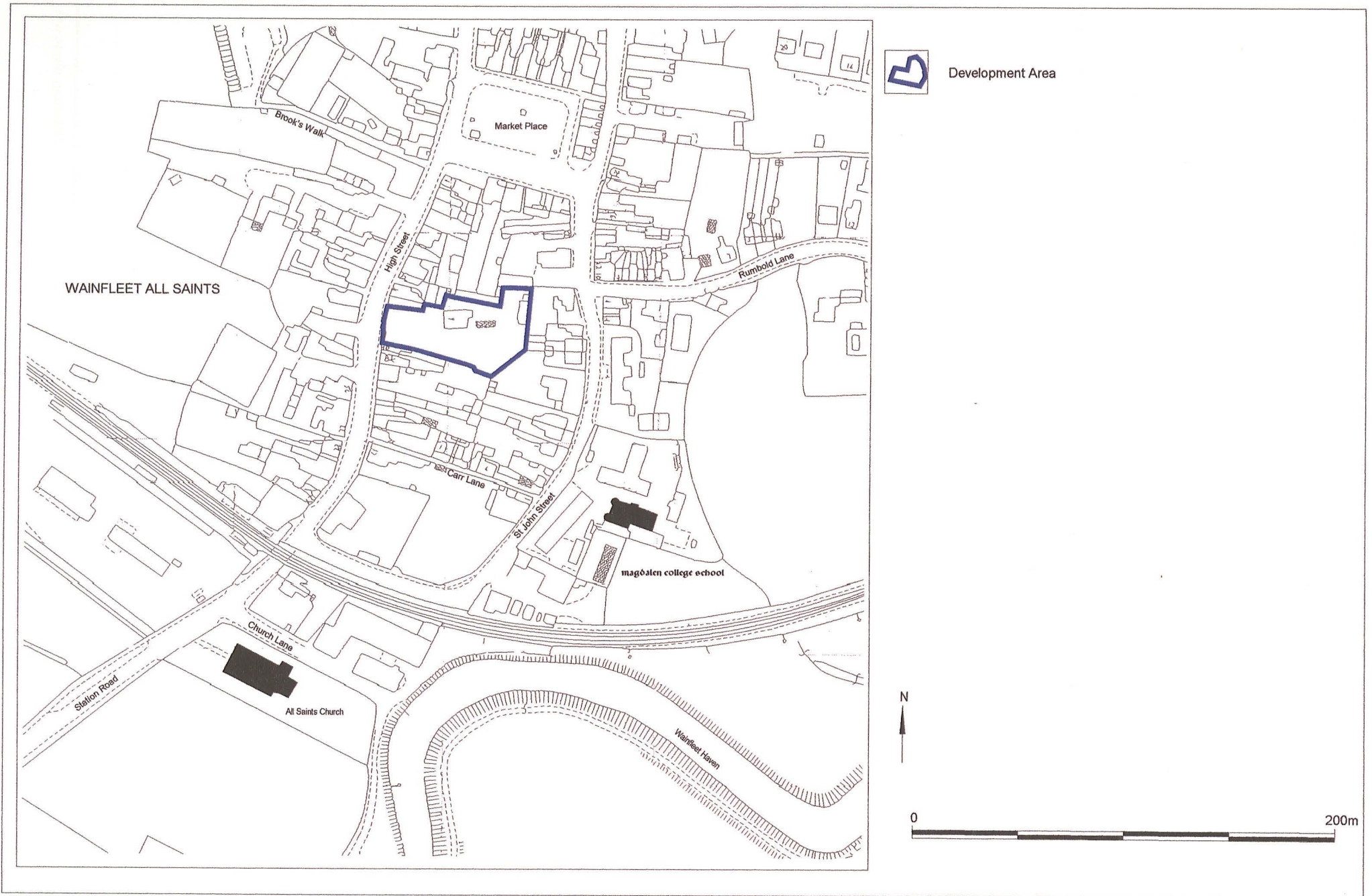
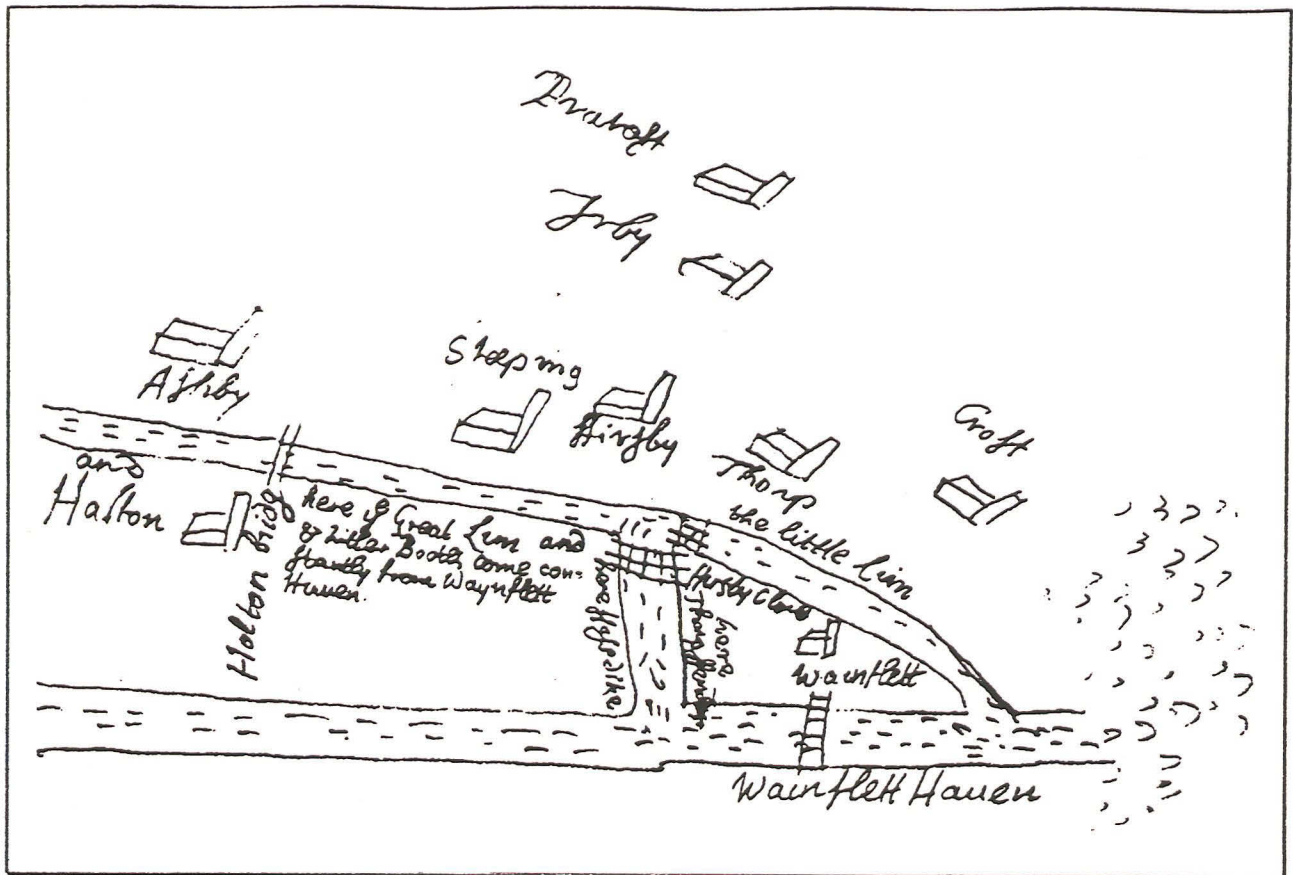


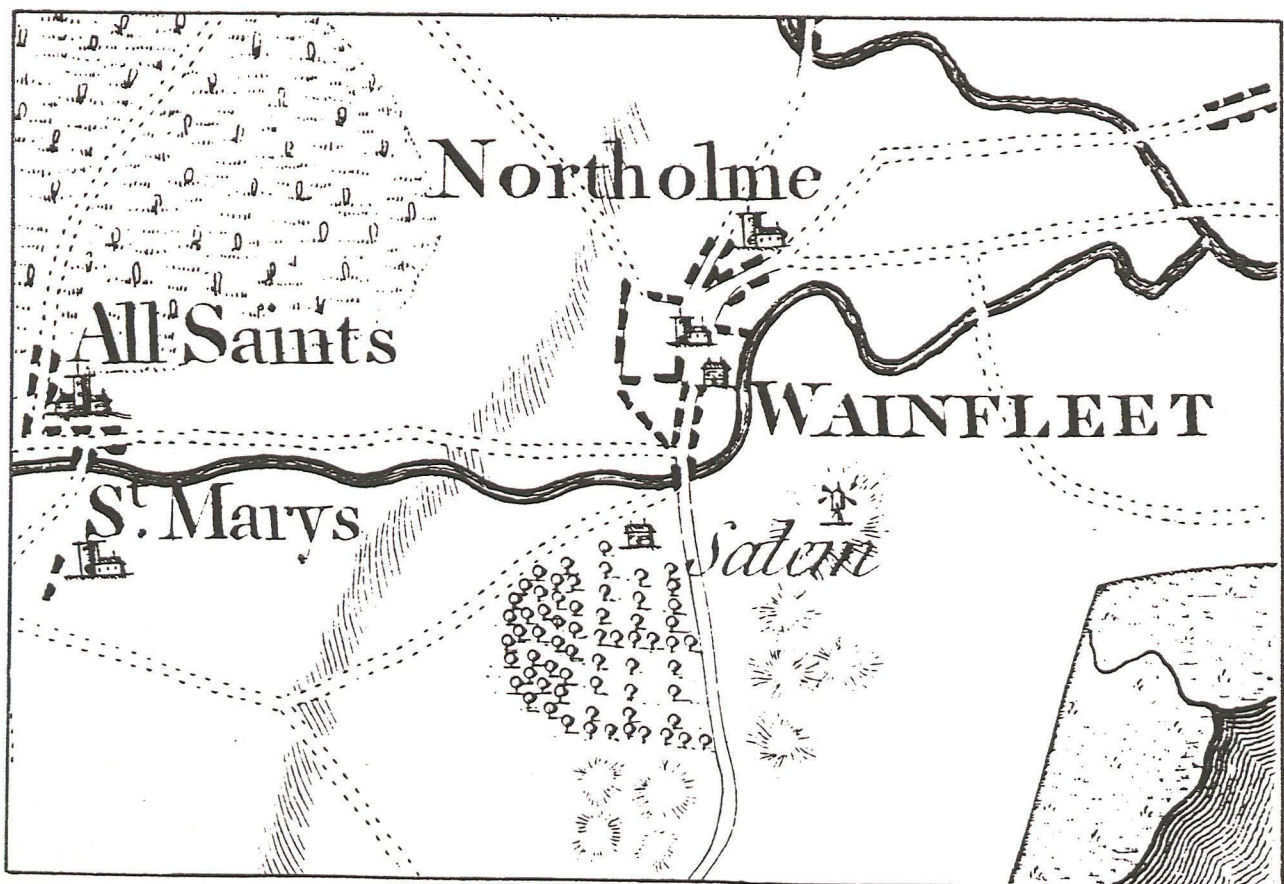
Figure 2 - Site Location Plan



(no scale available)

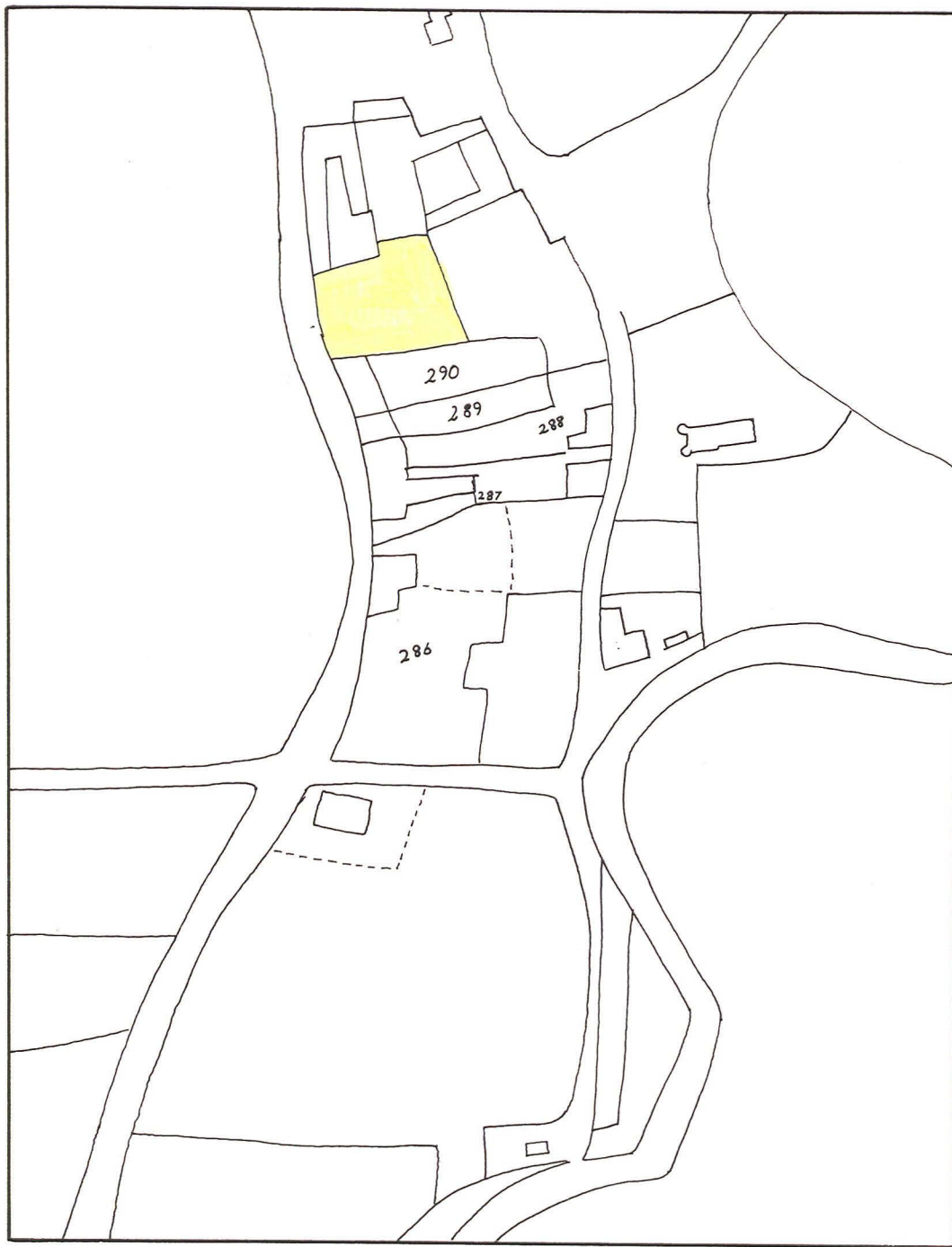
(LAO MM vi/7/10)

Figure 3 - Extract from the map for the Court of Sewers, 1675



(no scale available)

Figure 4 - Extract from Armstrong's 'Map of Lincolnshire', 1788



(no scale available)

(LAO B61)

Figure 5 - Copy of 'A Map of the town and parish of Wainfleet All Saints situate in the County of Lincoln', 1808 (with amendments up to 1838)



(no scale available)

(LAO 3LRA 6/4)

Figure 6 - Copy of 'Plan of Lowlands, Wainfleet', 1818



(no scale available)

Figure 7 - Extract from the Ordnance Survey Surveyor's Drawings, 1818

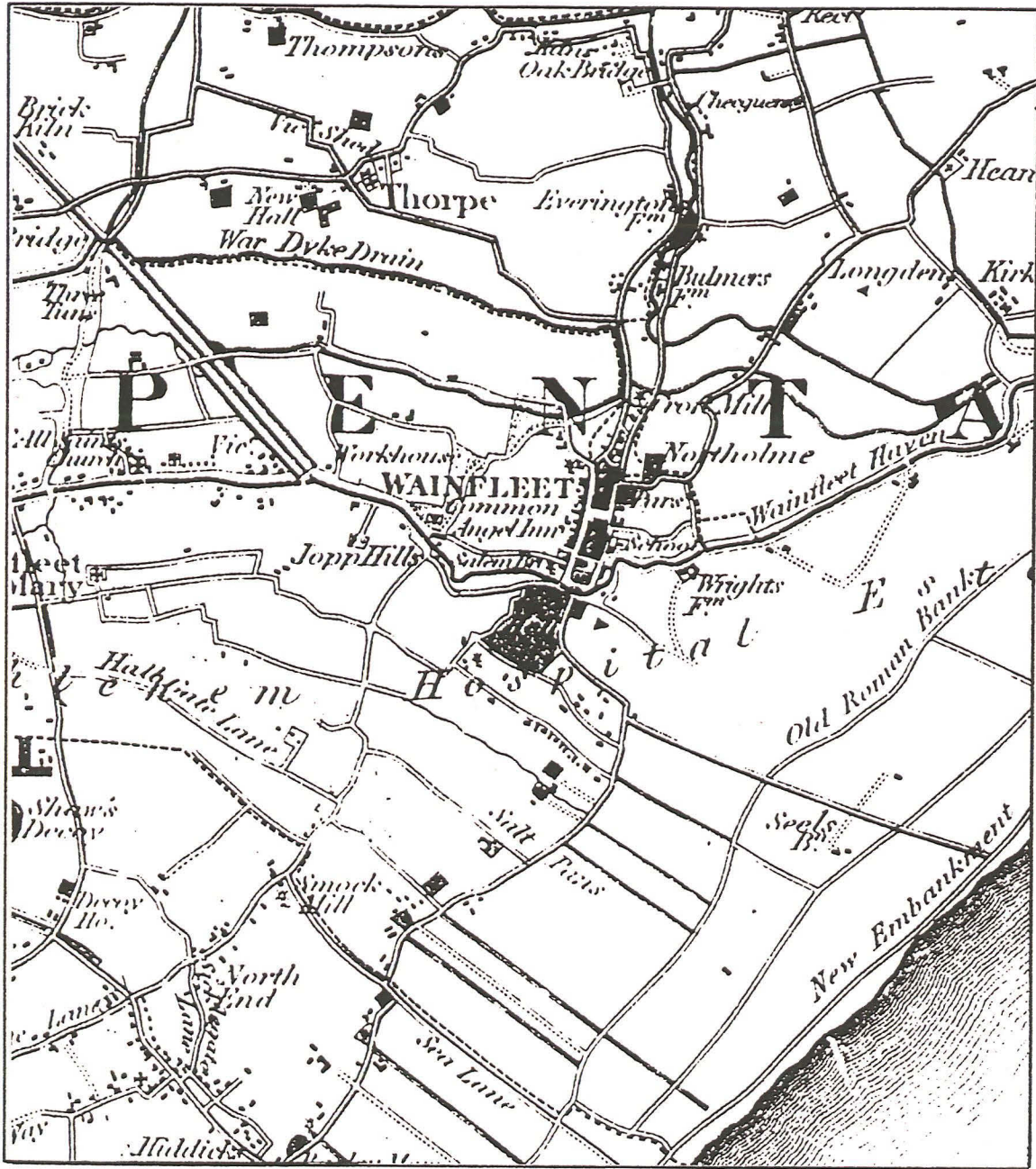
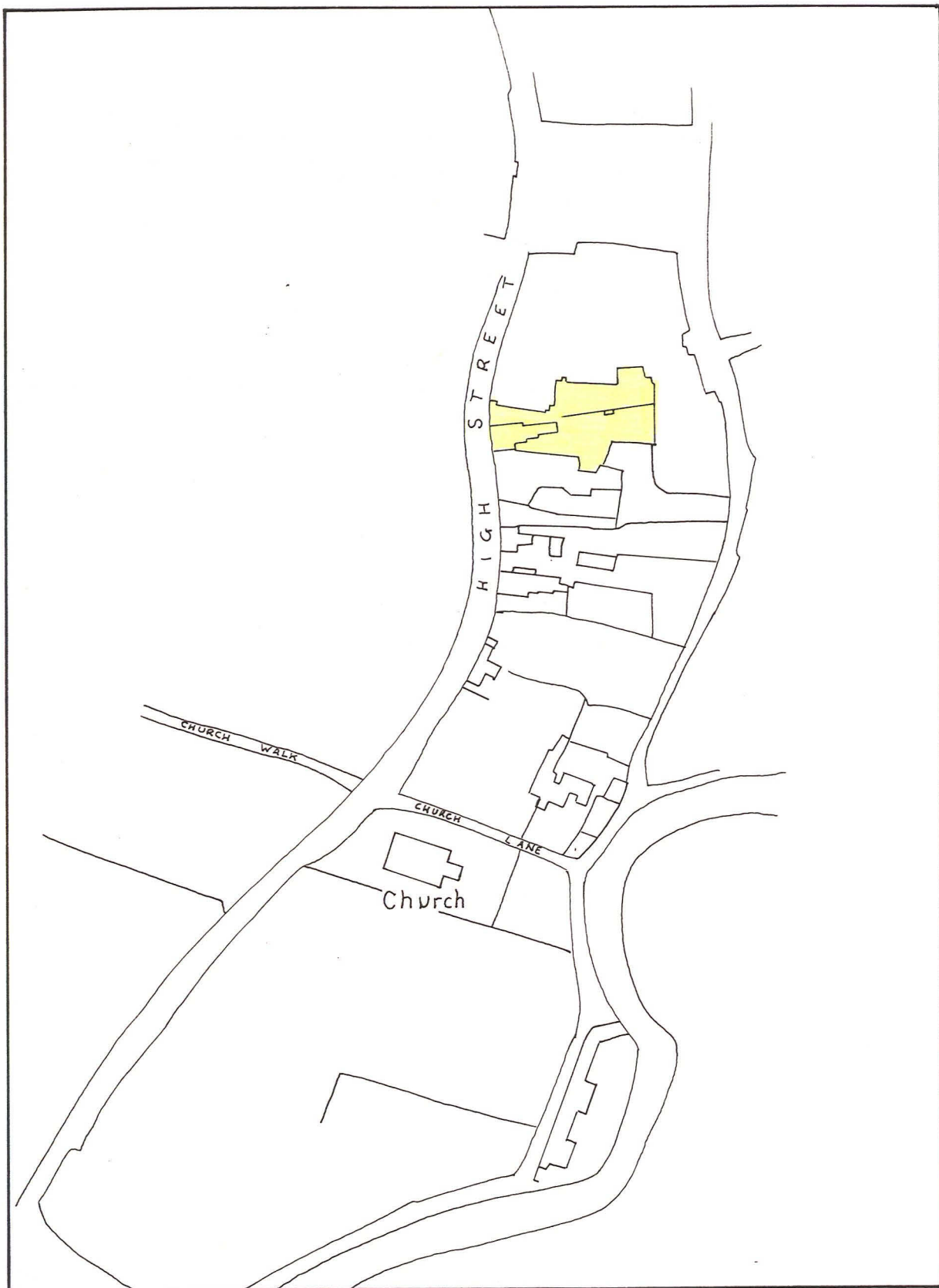


Figure 8 - Extract from Bryant's 'Map of the County of Lincoln', 1829



(no scale available)

(LAO Par 23/2)

Figure 9 - Copy of Wainfleet Town Plan, 1870

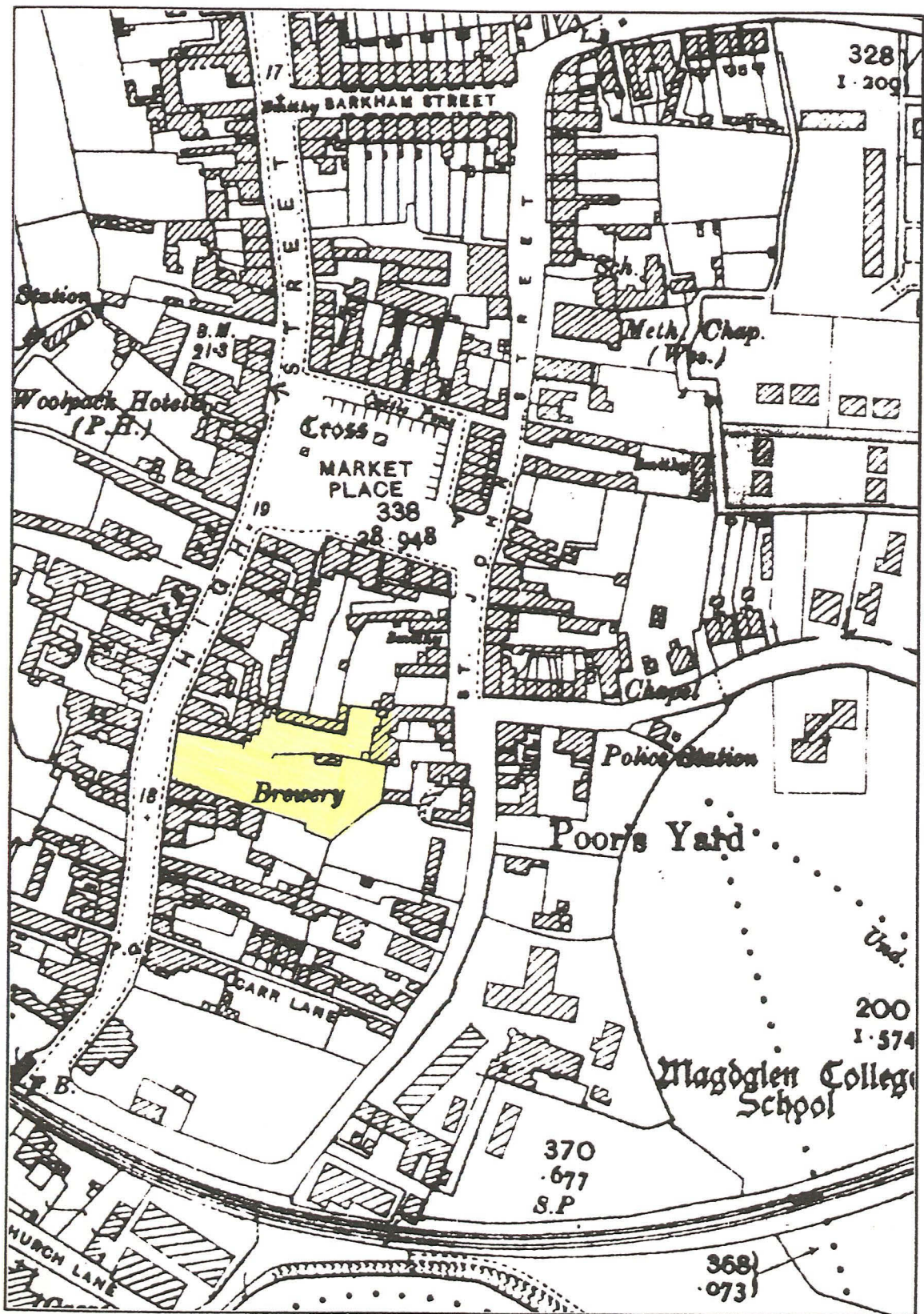


Figure 10 - Extract from the 2nd Edition 25" Ordnance Survey Map, 1905

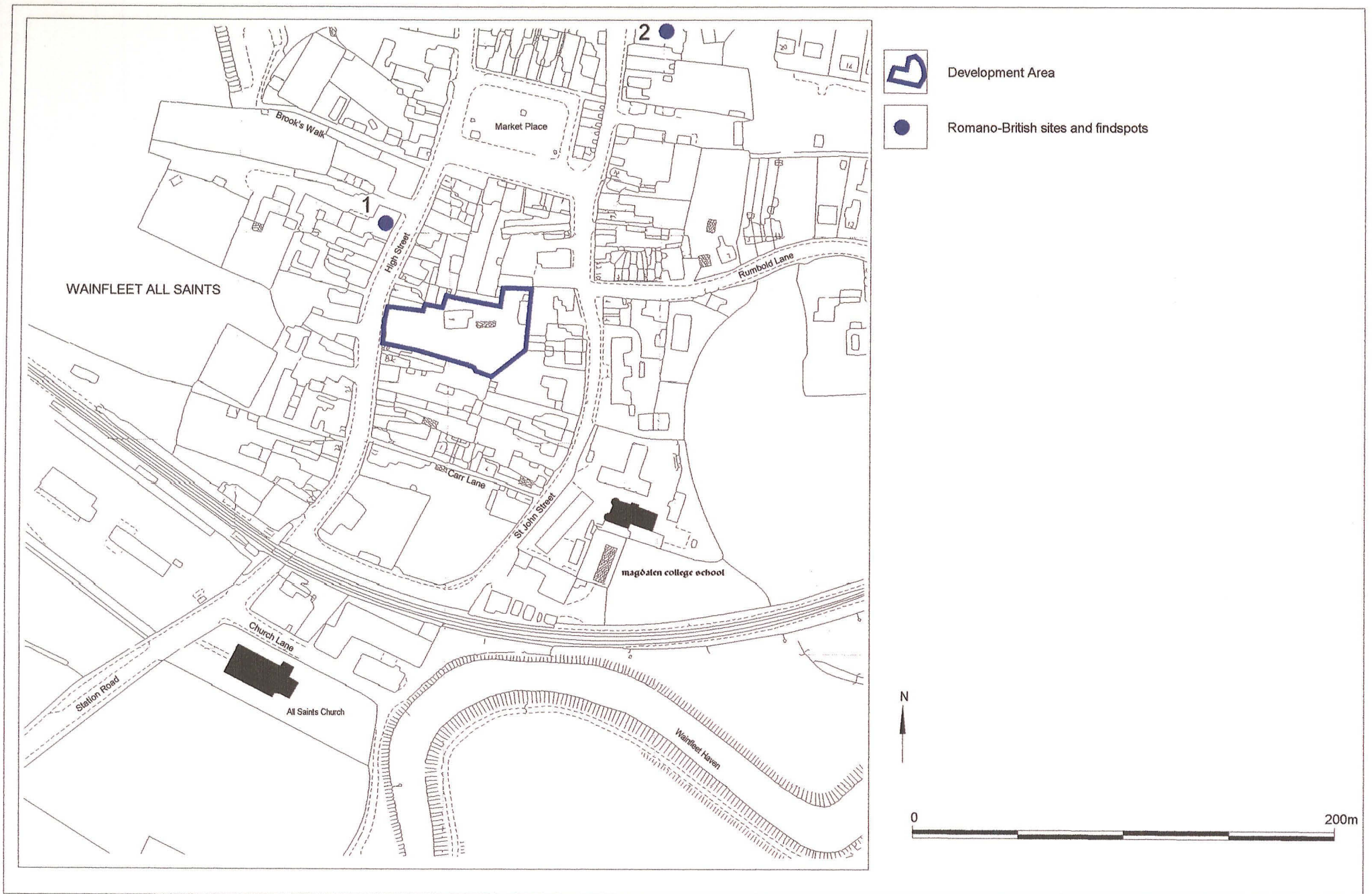


Figure 11 - Romano-British sites and finds in the vicinity

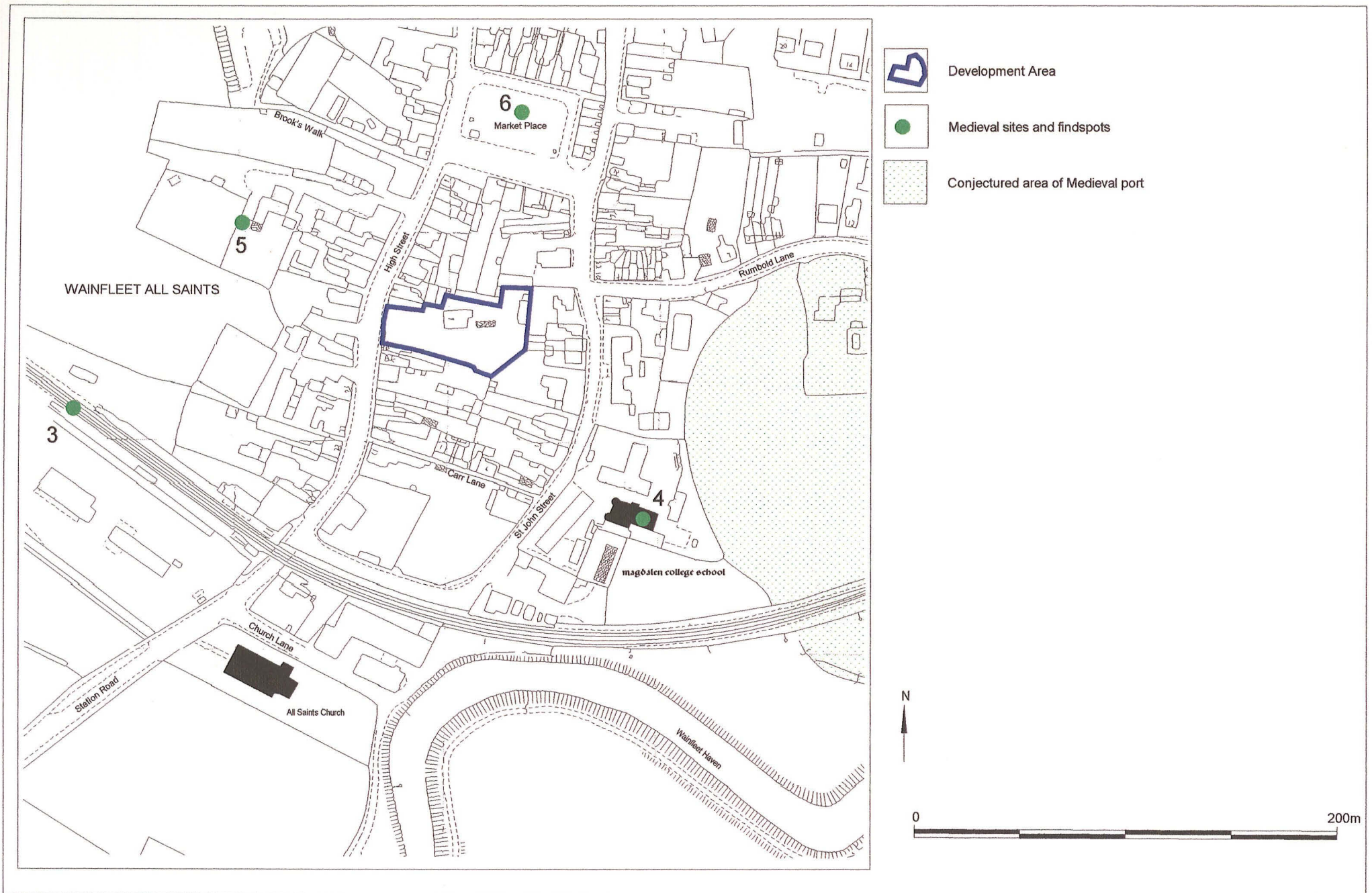


Figure 12 - Medieval sites and findspots in the vicinity

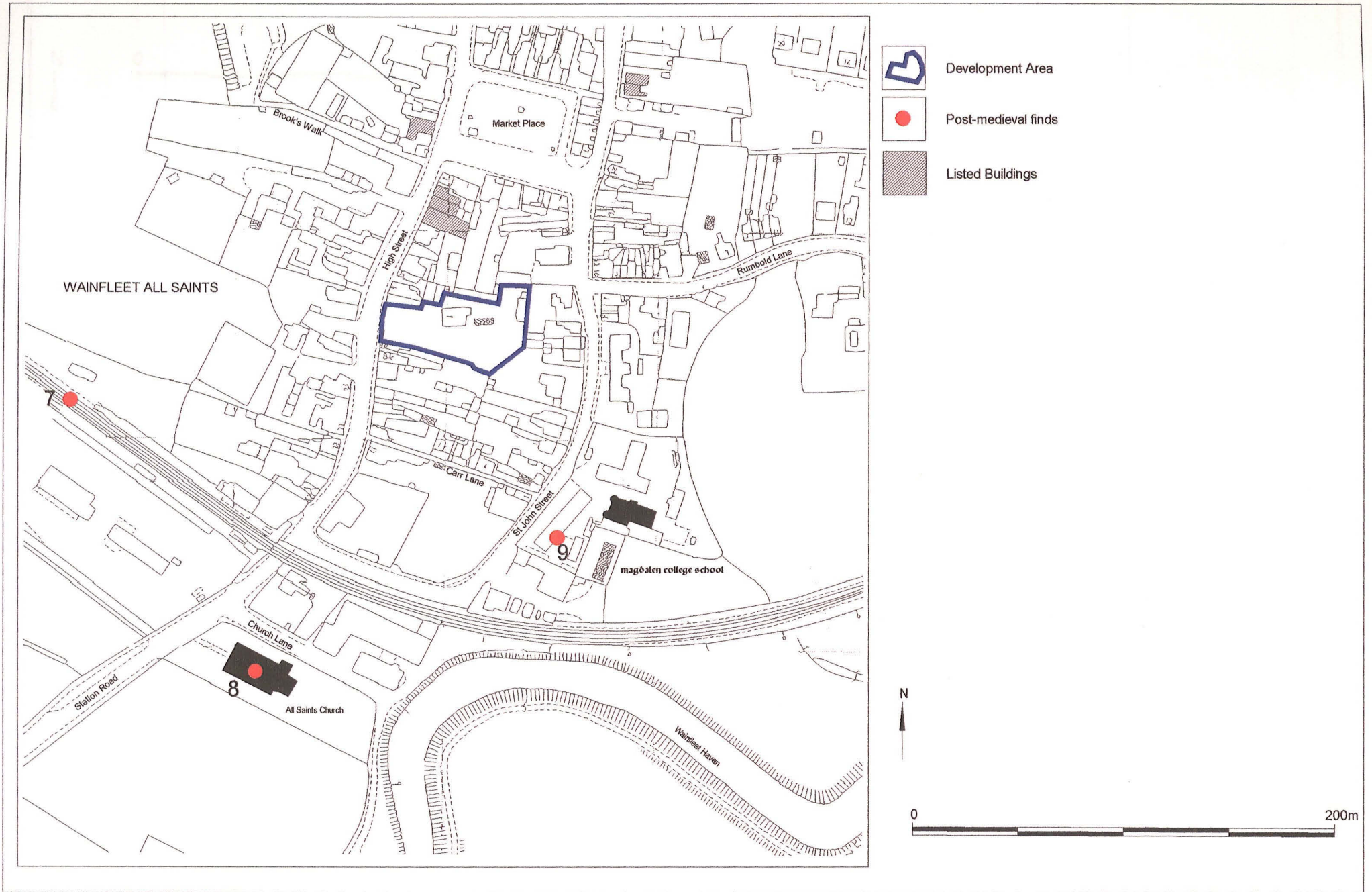


Figure 13 - Post-medieval sites and findspots in the vicinity

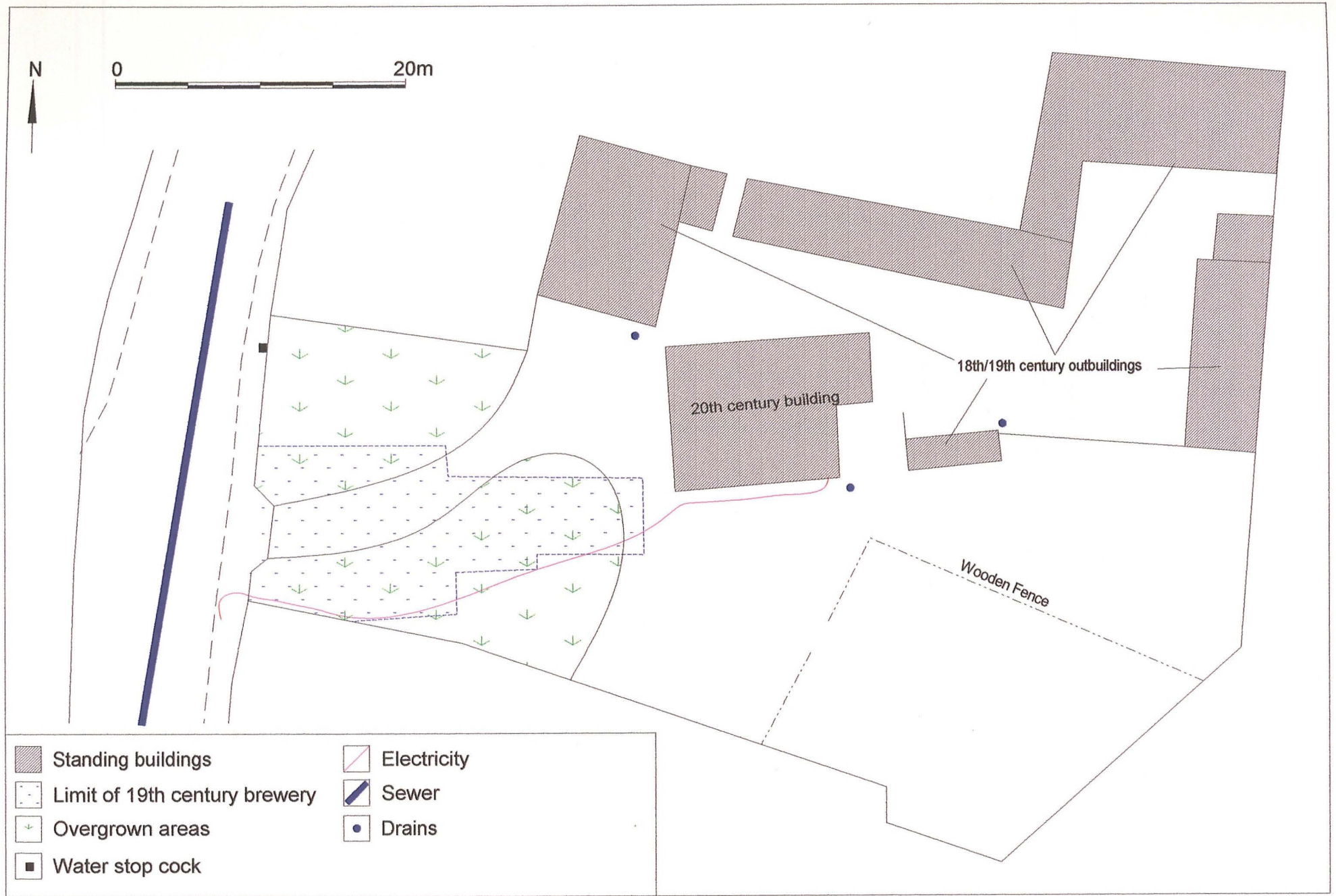


Figure 14 - Constraints and the results of the Walk-over survey



Plate 1 Aerial view of the proposed development site, looking northeast

Appendix 1

SECRETARY OF STATE'S CRITERIA FOR SCHEDULING ANCIENT MONUMENTS - extract from *Archaeology and Planning* DOE Planning Policy Guidance note 16, November 1990

The following criteria (which are not in any order of ranking), are used for assessing the national importance of an ancient monument and considering whether scheduling is appropriate. The criteria should not however be regarded as definitive: rather they are indicators which contribute to a wider judgement based on the individual circumstances of a case.

i *Period*: all types of monuments that characterise a category or period should be considered for preservation.

ii *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context.

iii *Documentation*: the significance of a monument may be enhanced by the existence of records of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records.

iv *Group value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement or cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group.

v *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features.

vi *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection that scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed buildings.

vii *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute.

viii *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.

Appendix 2

GLOSSARY

Briquetage	A term given to fragments of ceramic equipment and hearth/oven remains from the processing of salt.
Geophysical Survey	Essentially non-invasive methods of examining below the ground surface by measuring deviations in the physical properties and characteristics of the earth. Techniques include magnetometry and resistivity survey.
Iron Age	A period characterised by the introduction of Iron into the country for tools, between 800 BC and AD 50.
Medieval	The Middle Ages, dating from approximately AD 1066-1500.
Post-medieval	The period following the Middle Ages, dating from approximately AD 1500-1800.
Prehistoric	The period of human history prior to the introduction of writing. In Britain the prehistoric period lasts from the first evidence of human occupation about 500,000 BC, until the Roman invasion in the middle of the 1st century AD.
Romano-British	Pertaining to the period dating from AD 43-410 when the Romans occupied Britain.
Saltern	Salt producing site typified by ash, derived from fuel needed to evaporate sea water, and briquetage.
Saxon	Pertaining to the period dating from AD 410-1066 when England was largely settled by tribes from northern Germany.