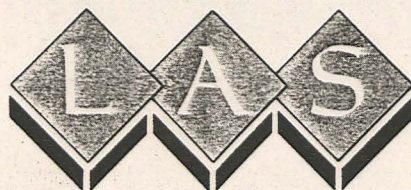


96/1



LINDSEY ARCHAEOLOGICAL SERVICES

FRANCIS HOUSE SILVER BIRCH PARK GREAT NORTHERN TERRACE LINCOLN LN5 8LG

**Former British Legion Club, Bank Lane
CAISTOR**

NGR: TA 1176 0132
Site Code: CBL 95
LCNCC Museum Accn. No.: 206.95

ARCHAEOLOGICAL DESK-TOP STUDY

for

MR P. KIRKE

January 1996

Lincolnshire County Council
Archaeology Section
12 Friars Lane
LINCOLN LN2 5AL
TEL. 0522 575292 FAX: 0522 530724

8/1/96

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Fig. 1 Former British Legion Club, Bank St, Caistor. Site location, archaeological remains and area of Scheduled Ancient Monument. Based on the 1970 OS 1:1250 map with the permission of the Controller of HMSO, Crown copyright. Licence no. AL50424A

Fig. 2 Location map of known archaeological remains. Based on the OS 1:10,000 scale map with the permission of the Controller of HMSO, Crown copyright. Licence no. AL50424A

Fig. 3 Suggested circuit of Roman wall, mapped by Philip Rahtz in 1959. (Reproduced from Rahtz 1960)

Fig. 4 Former British Legion Club, Bank St, Caistor. Proposal for development showing extension to west of building, terrace and lower garden, garage and drive. (Plan supplied by Mr P. Kirke).

**Former British Legion Club, Bank Lane
CAISTOR**

Archaeological Desk-Top Study

NGR: TA 1176 0132

Site Code: CBL 95

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Summary

A desk top study was carried out to try and determine the potential archaeological impact of development at the former British Legion Club. The land to be affected by the proposed development lies within the circuit of the Roman defences and is part of Scheduled Ancient Monument 148. Saxon and medieval remains may also be present but there is insufficient available data to say at what depth such deposits might be encountered. Their state of preservation is also not known. It is therefore proposed that further evaluation of the site is required.

Introduction

Lindsey Archaeological Services was commissioned by Mr P. Kirke to undertake an archaeological desk-top study to provide English Heritage and the local planning authority with information concerning the archaeological implications of proposed development.

The proposed development comprises the renovation and extension of the former British Legion Club on Bank Lane (Fig. 1). The building lies east of the parish church within the circuit of the Roman defences, and its front elevation forms the street frontage of the property. Land belonging to the property lies to the rear, with access on the east side of the building. All ground belonging to the property, excluding the building, comprises Scheduled Ancient Monument 148(s). The property also lies within the Conservation Area of Caistor. Planning consent was granted by West Lindsey District Council in December 1994 for change of use to residential use (Application No. W18/852/94).

Method

Records of Caistor parish at the County Sites and Monuments Record (SMR) were examined and sites and finds plotted onto a 1:10,000 map (Fig. 2). Those within the Roman defences are shown at the larger scale of 1:1250 on Fig. 1. (Some items have not been shown because their 6-figure grid reference is too imprecise to plot at a larger scale.) The numbered locations cross-refer to descriptions listed in Appendix 1, and include a few additional records held at the offices of LAS. The numbers in Figs. 1 and 2 are also referred to in the text below.

Maps and published sources were consulted at the Lincolnshire Archives Office and the Local History Collection Library at Lincoln Castle.

The computer print-outs and records of the Cambridge University Collection of Aerial Photographs (CUCAP) and the National Air Photographic Library (Swindon) held in the offices of LAS. General photographs of the town held by CUCAP include two taken in 1948 (ref. BT37-38). These have not been examined.

Archaeological Background

Caistor is situated at a height of 85-95m O.D. on the north-west edge of the Lincolnshire Wolds, a chalk and sandstone scarp which rises frequently to heights over 150 metres. The older geological formation is overlain with frequent minor subsoil variations from clay to wind-blown sand. The town is built on a spur of land projecting from the lower part of the chalk escarpment in a commanding position overlooking the Clay Vale to the west. This natural spur was enclosed by Roman defensive walls which lie west of the Market Place, a level area of ground. East of the Market Place the ground rises steadily though the upper part of the modern town, beyond its limits to the crest of the escarpment.

Caistor and adjacent parishes have produced widespread and significant evidence of human settlement from the prehistoric periods to the present day. Much of this evidence has accumulated as a result of circumstantial or chance discovery largely during the previous century. Casual finds record human activity in the area dating from the Mesolithic period to the recent past. Aerial photographs have recorded physical remains, such as enclosures and ditches which cannot be dated with confidence. Controlled excavation and recording has been limited to small areas in the town and along the route of the proposed western by-pass.

Prehistoric

There have been many finds outside the town centre spanning the Mesolithic to Bronze Ages. The majority have been chance finds, although the work of D. N. Colebrook in the 1950s identified several settlement areas and a Bronze Age barrow at Sandbraes (Fig. 2.5).

Caistor eastern parish boundary is formed by the Caistor High Street, the route of an important prehistoric trackway which ran the western length of the Wolds from the Humber to Horncastle. Its significance, at least from the Bronze Age (2,000 BC and later) is indicated by the number of round barrows which cluster along its route.

To date, no Iron Age finds have been made in the locality. Unlike Horncastle, where Romano-British occupation appears to have developed from an Iron Age settlement, there is currently no indication of Iron Age origins within, or near, the town of Caistor.

Romano-British

The existence of a Roman walled settlement has long been known, the earliest known illustrations (but no map) to accompany an account were made by Stukely in 1724. Its presumed circuit was mapped in the 1920s and

the 1940s but were reassessed in some detail in 1959 (Rahtz 1960; see Fig. 1.49, and Fig. 3 this report).

The wall was carefully traced by Rahtz who argued that its circuit followed the line of the natural change in ground level, except on its east side, where it was more difficult to follow the alignment. He suggested that two substantial walls in the basement of 19 Market Square formed part of a tower or gatehouse flanking the east gate to the enclosure. If this is the case then Bank Lane probably follows the course of a Roman street which runs past, or beneath the former British Legion Hall. It is of note that the properties north of Bank Lane change alignment north of the National Westminster Bank (which is aligned to Bank Lane). Perhaps the Roman east wall ran parallel to this alignment to meet a tower on the north side of Bank Lane, beneath the present bank premises.

Since 1959 excavations have concentrated largely on dating and understanding the defences and at least five small archaeological excavations have been carried out within or close to the wall circuit. In 1961 the pupils at the Grammar School investigated the Roman walls in the former school garden and located the Roman wall core but there was no evidence for an anticipated bastion. The location of this excavation is approximate because the 8-figure grid reference at the SMR (TA1180 0123) is incorrect. The site was shown to the author in 1986, by the retired Headmaster as being at c. TA1158 0133 (Fig. 1.50).

In 1964 excavations east of the Methodist Church confirmed the straight line of the Roman wall at the NE corner of the circuit, suggested by Rahtz (point 'H', Fig. 3). In 1966 T. Richards located the bastion conjectured by Rahtz at point 'U' on the circuit (Fig. 3).

More tantalising are the records which refer to another excavation by Tom Richards comprising trenches "south of the British Legion Headquarters". Unfortunately, the 6-figure grid reference makes it impossible to accurately locate his excavations (Fig. 1.52). It was noted that pottery of Romano-British and medieval date were found but there were no structural remains. There is no indication as to what depth they were encountered. Mr Richards died in the 1978.

In 1992, Lindsey Archaeological Services excavated a small evaluation trench immediately outside the wall where a possible associated defensive ditch was identified for the first time. A single undiagnostic sherd of Roman pottery was found in its fill (Field 1992).

By analogy with other late-Roman defences Caistor is assumed to date to the late 3rd-4th century. Its walls, measuring some 4m in thickness, enclosed an area of about 3.5 hectares. Caistor has often been linked with Horncastle as a fortified site of a similar type. Unlike Horncastle there is no direct positive dating evidence or indication of a primary military function for the walls. Both sites have been compared to the late Roman Saxon Shore forts, but their

inland locations suggest perhaps that their function was to monitor and control transport and communications between the Humber and Wash via the Caistor High Street (Field and Hurst 1983).

Surprisingly little is known regarding the development and layout of settlement remains within the walled circuit. Finds within the walled area few and poorly provenanced. A Roman lead tank was found in Church St in 1864, during the laying of a drain beneath the road (Fig. 1.24). Roman pottery was found during the construction of classrooms close to Church Street at the Grammar School in the 1980s. The building was constructed on piles and the pottery is reported to have been found at considerable depth (2-3m?) but there was no archaeological monitoring of the works which were carried out by Lincolnshire County Council under deemed planning consent.

Numerous Roman finds, including pottery kilns and burials have been recorded in an area to the west of and below the present town (Fig. 2.9-17, 19, 22, 26), indicating activity which may pre-date the construction of the walls. It is not clear whether the main settlement was located here or on top of the hill.

Anglo-Saxon

There is little doubt that Caistor remained a centre of significant regional importance after the withdrawal of Roman administration from Britain in the early 5th century AD. It was probably the capital of the North Riding of the Kingdom of Lindsey; it had a mint in the 10th century and became a royal estate at the time of the Norman Conquest.

At Horncastle there is a strong indication that the Saxon core of the town developed within the Roman defences, where the Market Place, church and Manor are all located. It is possible that Caistor developed in the same fashion, although only the church was certainly located within the walled area.

Little is known of any early Saxon presence within the town itself, although gravel extraction at nearby Fonaby in the 1950s revealed a substantial 6th century cremation cemetery (Cook 1981). In 1972, a single inhumation burial of the same century, with associated brooch and beads, was found at 'Tree Tops' on Nettleton Road, (Fig. 2.28), which may have been part of a cemetery already identified in the 19th century (Fig. 2.38). 5th-century pottery was reputedly found in the grounds of Grove House, immediately west of the Roman walls. The Victorian building was built over the Roman walls and had to be demolished in 1986, because of major structural defects caused by differential settlement. Later Saxon pottery and a silver sceatta of Eadberht (737-58) was found during the construction of a new boarding house at the Grammar School in 1966 .

The early ecclesiastical importance of Caistor is hinted at by the discovery, in 1770, of an 8th-century *titulus*, or dedication, stone on Castle Hill (Fig. 2.29). Originally, this would have been set on a holy site to record the dedication of

a building or altar, forming an epitaph to a ruler or saint. Its presence suggests that there existed in Caistor an early Saxon church of some importance. The Domesday entry for Caistor refers to a church and priest, confirming the existence of a Saxon church (Foster and Longley 1924, 22) and its location within the Roman walled circuit is itself suggestive of an early foundation and high status. The fabric of the present church preserves a possible pre-Conquest blocked window in the south transept, noted by LAS in 1995. A recent archaeological watching brief undertaken by LAS during works in the tower and churchyard failed to identify further early remains at the west end of the church (Field and Clark in preparation).

Medieval and Later

Castle Hill, west of the church was probably fortified in 1143 (Renn 1973,353) reflecting the unsettled times of the Anarchy under King Stephen. Nothing is known of the extent of these fortifications, or if they made use of the existing Roman walls.

Caistor declined as a centre of regional importance during the medieval and post-medieval periods, although it continued to function as a local market town. There are earthworks and fish ponds north-east of the sewage works of Navigation Lane (Fig. 2.27, .39) and there are extensive earthworks in Nettleton parish close to Manor Farm (Fig. 2.37). North of (37) there is a suspected moated site near the Nettleton/Caistor parish boundary, (Fig. 2.35), and this lies a short distance east of a large sub-rectangular enclosure (Fig. 2.36).

Unlike Horncastle the medieval Market Place was established outside the Roman walls. There is little archaeological information from this part of the town so its possible development over a late Roman extra-mural settlement can only be conjectural. A recent watching brief on the site of the George Hotel in the Cornhill (Taylor 1995) failed to locate any datable archaeological features because of deep cellars on the site (Figs. 1 and 2.47). Human remains found during building work north of the Town Hall (north of the Market Place) in the 1980s (reported to Scunthorpe Museum) were of unknown date.

In 1681 Caistor Parish Register recorded a great fire which "in the space of three or four hours ...burnt down to the ground the great half of the dwelling houses, barns, stables and outhouses in the town, with all the shops and warehouses, save one mercer's shop in the Beast Market". Another source recorded that the church was spared. This major event has yet to be found in the archaeological record.

3 Bank Lane

The building at 3 Bank Lane (the former British Legion Hall) was originally built as the National School in about 1824. In 1822 William Dixon left £200 in his will for the construction of a Sunday School. It is thought that a day school was started in the 1830s but there are no written details (Russell 1960). The

White's 1842 makes no reference to the National School, although it is mentioned in the 1851 edition (published 1856, p 669).

There is no information about the use of the site prior to 1820 but given the position of the Old Vicarage immediately to the west and the former Tithe Barn to the south-west it is suggested that perhaps the whole block of land east of the church, bounded by Bank Lane to the north the Roman walls to the south and east, belonged to the Church.

Site Visit

A site visit was made on December 29th 1995 to examine the relative ground levels on the site. Land falls gently from east to west from the Market Place towards the church. Bank Lane forms the northern boundary to the property. The present road level is perhaps 0.5m below the garden at its NE corner, falling to c.1m below the garden at its NW corner.

There is little variation in ground level in the property east of the British Legion Building, beyond that of the gentle slope up towards the Market Place. Stylistically the house appears to have been built c.1965 and it is not known how much associated landscaping of the garden took place. Earlier maps show buildings along the street frontage (see Fig. 3).

The garden falls only slightly from east to west but there is a brick retaining wall along the western boundary marking a distinct terrace. The difference in ground level between the garden and the adjacent property to the west, at the south end of the wall is 1.45m and 1.40m at the north (Bank Lane) end.

The south boundary of the garden is formed by a brick wall and the rear wall of an outbuilding belonging to the Old Vicarage. Their south elevations were not inspected because there was no access but the ground level appears to be similar to that on the west side i.e. perhaps 1m or more below the Bank Lane garden.

Development Proposals (Fig. 4)

Specifications for the proposed development are not yet available but proposals include the lowering of ground at the rear of the property which is currently 1 metre above internal floor level. This would alleviate damp problems and allow windows to be inserted along the south elevation. It is also proposed to build an extension along the west side of the property measuring 9 x 5m in plan. Together this would require the removal of ground measuring c.10 x 8 m for the extension and a strip of ground 2m wide along the rest of the south elevation and 3m wide around the east elevation, for a total length of 13.5m.

Outline planning consent (see Appendix 2) is conditional upon the construction of a double garage and it is proposed to place this at the south end of the garden with drive access along the east boundary. Provision of a hard surface along the drive would probably involve the laying of hardcore

and top dressing to a total depth of c.300-400mm. Extent of ground disturbance by the garage foundations would depend on design.

Services (sewage, water, electricity) are already in place and run directly onto Bank Lane and it is not known if additional trenching will be required.

Discussion

The Roman walls and all ground inside is scheduled which by definition identifies the area as being of National Importance but little is actually known of the nature and date of the archaeological deposits.

The site is in a prime location within the Roman walls, possibly fronting onto the line of an original Roman street. Nothing is known of the land use on this plot prior to the construction of the present building which is probably of early 19th century date. Potentially archaeological remains of all periods in the garden may be relatively undisturbed, if as is surmised, the land belonged to the Church.

It is not clear on available data whether the above proposals would cause damage to the scheduled monument. The problem is made less clear because it is not known whether the standing building was constructed by cutting into the side of the slope or if the ground level has been artificially raised subsequent to building construction in order to provide a level garden area. Given the general local topography the truth may lie somewhere between the two.

Rahitz notes that the base of the presumed Roman walls in the cellar of 19 Market Place are 3ft below the present ground level in the Market Place (1960, 184-5). Spot heights on Fig. 3 show that the level falls by 9ft from that point to the junction of Chapel Street and Bank Lane. One can only speculate on the likely depth of associated Roman levels. The only way to establish more precisely the level at which archaeological deposits exist would be to carry out trial excavations within the area designated for lowering.

It is unlikely that redevelopment would be feasible if the ground cannot be lowered by approximately 1metre. This will allow the insertion of windows along the south elevation to provide light for the ground floor rooms. It is therefore proposed that a single trench c.2m wide and 5m long, perpendicular to the standing building, be hand dug to a depth of 1m, or to a point when archaeological deposits are encountered if shallower.

Foundations for the new extension would be below the level of the lower garden. Should all material to a depth of 1m prove to be build-up then selected areas should be explored to a greater depth to determine the feasibility of conventional foundations. Should archaeological features be encountered between 1-2m depth alternative foundation designs could be considered.

The impact of the garage and drive on archaeological deposits is considered to be smaller and could be minimised depending on construction methods used. This area may need to be separately evaluated, depending partly upon the depth at which archaeological remains are encountered close to the house.

Naomi Field
January 4th 1996

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APPENDIX 1

Gazetteer of archaeological remains in the vicinity of Caistor

LM = Lincoln Museum. Alphabetical reference relate to each 1:10,000 scale map. A few records have been computerised and have a unique Sites and Monuments Record five-figure number reference.

RCHM = Royal Commission on the Historical Monuments of England, National Air Photographic Library reference. (Film number + negative number). Some of these photograph are also held by LAS.

No.	NGR	LM Ref	Description
Prehistoric			
1	TA1005 0129	F	Flints, scrapers + 2 leaf arrowheads
2	TA 099 988	AA	Neolithic stone axe
3	c. TA 1101	O	Bronze Age socketed axe
4	TA1073 0195	H	Worked flints, scrapers, Bronze Age pottery, burnt bone
5	TA1068 0195	AT	Destroyed round barrow, 5 cremations in urns, worked flints including microliths + Palaeolithic hand axe
6	TA1005 0013	C	Bronze Age flints
7	TA1040 0007	E	Worked flints
8	TA1040 0050	E	Worked Flints
	Unlocated	O	Looped and socketed bronze axe
	Unlocated	AX	Flint plano-convex knife
Romano-British			
9	TA102 010		Cropmarks, (RCHM ref. 2920/25; 2921/28,34)
10	TA105 012		Cropmarks, rectangular enclosure + other faint marks (RCHM ref. 2920/26, 27,34; 2921,32,35)
11	TA113 011	W (50585)	Human burials, no grave goods
11	TA113 011	W	Undated inhumations (as above). 2 N-S burials. 2 crouched burials, 60yds. W. of above
13	TA1045 0076	D (50217)	4th century R-B cinerary urns found 1937
14	TA1134 0180	AC	R-B grey ware pottery
15	TA1130 0100	Q,AI	R-B pottery kiln, 3rd/4th century, S of Navigation Lane, 3ft below ground
16	TA113 012	AF	Site of R-B pottery kiln, 4th century. Resistivity survey suggested more kilns to S.
17	TA1176 0144	I	??R-B inscription
18	TA117 013	AD	Jet/shale spacer bead of Romano-British date + silver coin of Gallienus
19	TA1135 0120	AF	Romano-British pottery, 3rd/4th century grey ware, waster sherds, kiln furniture
20	TA1010 0150		Cropmark site, ditched enclosure + annexe (RCHM ref. NMR12271/06,08,09; NMR12257/37,38,39,40,41,42)
21	TA1055 0125		Cropmarks (RCHM ref. 2920/26,27,34; 2921/29,32,33,35)
22	TA109 012	?	Tesserae, possible villa site
23	TA1188 0135	J	Romano-British pot sherds
24	TA1163 0125	K	Roman lead tank
25	TA1175 0123	?	Roman coins
26	TA1140 0110	?	Burial, Navigation Lane. ?Roman.

Saxon/Medieval			
27	TA108 012		Earthworks (RCHM ref. 2921/31; 5157/16,17; NMR1851/287-290)
28	TA1127 0087	P (50587)	6th century Anglo-Saxon burial, in garden of 'Tree Tops'. Bead necklace, 2 annular brooches, iron knife + ring on hip.
29	TA1141 0127	AV	Pre-Danish inscribed titulus; found Castle Hill, 1770
30	TA1155 0131	AG	Danish/medieval pottery + coins (Caistor Grammar School boarding house)
31	TA1091 0037	A	Knife with silver wire decoration; possibly an Anglo-Saxon scramasax
32	TA118 003		?Strip lynchets (AP)
33	TA106 003		Amorphous earthworks, perhaps continuous with western half of Nettleton
34	TA1045 0045		?Moated site (RCHM ref. 2920/23)
35	TA103 007		Small ?moated site, c. 0.3ha (RCHM ref. 2921/25)
36	TA1038 0063		Large banked enclosure/cropmark (RCHM ref. 2921/25)
37	TA101 003		Slight but extensive earthworks around Manor Farm
38	TA111 006	B (50220)	Anglo-Saxon inhumation cemetery
39	TA1090 0120	50498	?Medieval fish ponds (RCHM ref. 2921/34)
40	TA 119 013	Z	15-16th century weight box
41	TA 115 013	AK	Rouletted rim sherd, St Neot's Ware pot
42	TA 111 030	AQ	Substantial scatter of R-B pottery
43	TA1167 0126	AU	SS Peter and Paul Church
	unlocated	AW	Anglo-Saxon/Scandinavian bone comb
Miscellaneous			
44	TA 116 077	BA	Silver Bowl, Unknown date
45			Bypass proposed route, no finds made during evaluation
46	TA1163 0138		Evaluation and Watching Brief 1992-3, RB and late Saxon features
47	TA1190 0138		Watching Brief 1995, no datable features
48	TA1220 0146		Watching Brief 1995, no archaeological features
49	TA1157 0122		Excavation 1959, P. Rahtz, 1 and 3 Castle Hill
50	TA1159 0134		Excavation 1961, Caistor Grammar School, line of R. wall, no bastion found
51	TA1180 0137		Excavation 1964, K. Hunter, line of Roman north wall confirmed (Rahtz 'H')
52	TA117 013		Excavation 1964, T. Richards "south of British Legion HQ", pottery finds
53	TA1163 0122		Excavation 1966, T. Richards, bastion confirmed (Rahtz 'U')

Planning Permission granted by West Lindsey District Council dated
December 30 1994. Change the use of building to residential

Form B2

Town and Country Planning Act 1990

Planning permission

Name and address of applicant

Royal British Legion
c/o Regional Organiser
East Midland Region
19 Malvern Road
NOTTINGHAM
NG3 5HA

Name and address of agent (if any)

Budworth Brown
Unit 1 Kingsthorpe Park
Henson Way
KETTERING
NN16 8PX

Part I - Particulars of application

Date of application

4 November 1994

Application no.

W18/852/94

Particulars and location of development

Planning application to change the use of building to residential.
Bank Lane, Caistor.

Part II - Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted subject to the following conditions.

1. The development must be begun not later than the expiration of five years beginning with the date of this permission.
2. Before the use is commenced full details of the intended layout of the building together with details of all alterations to the design and external appearance of the building, shall be submitted to (in the form of a further application for planning permission) and approved by the district planning authority.
3. When application is made for approval of the "reserved matters", that application shall show adequate land within the site reserved for the garaging of 2 cars per dwelling unit. Such garaging provision as approved by the District Planning Authority shall be made on the site before the relevant dwelling is occupied, and shall thereafter be used or be available for use for car parking.
4. Notwithstanding the provisions of the Town and Country General Development Order no extensions to the dwelling hereby permitted shall take place without express planning permission from the district planning authority.

The reasons for the conditions are:

1. Required to be imposed pursuant to section 91 of the Town and Country Planning Act 1990.

/see overleaf ...

Date 30 December 1994


District Planner
West Lindsey District Council

Council Offices

26 Spital Terrace, Gainsborough, Lincs. DN21 2HG

Note: 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.

Reasons continued

2. No details having been submitted of the matters referred to they are reserved for subsequent approval.
3. In the interests of the safety and convenience of traffic using the adjacent road.
4. In order that the district planning authority may assess the suitability and implications of any future extensions in the interests of the Caistor Conservation Area and the Caistor Scheduled Ancient Monument.

1. If an applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Hquiton Street, Bristol BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, he may serve on the Council of the district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

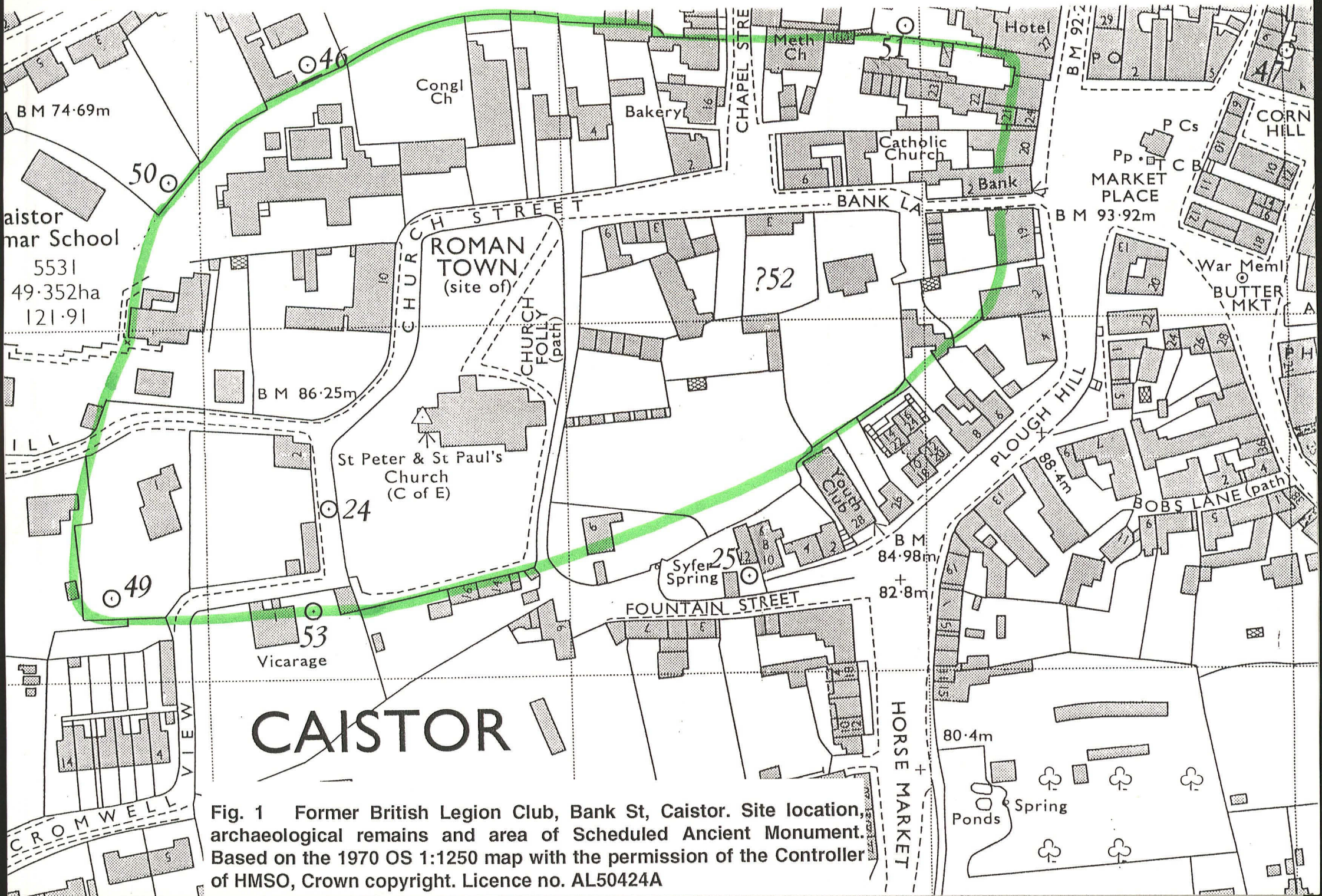


Fig. 1 Former British Legion Club, Bank St, Caistor. Site location, archaeological remains and area of Scheduled Ancient Monument. Based on the 1970 OS 1:1250 map with the permission of the Controller of HMSO, Crown copyright. Licence no. AL50424A

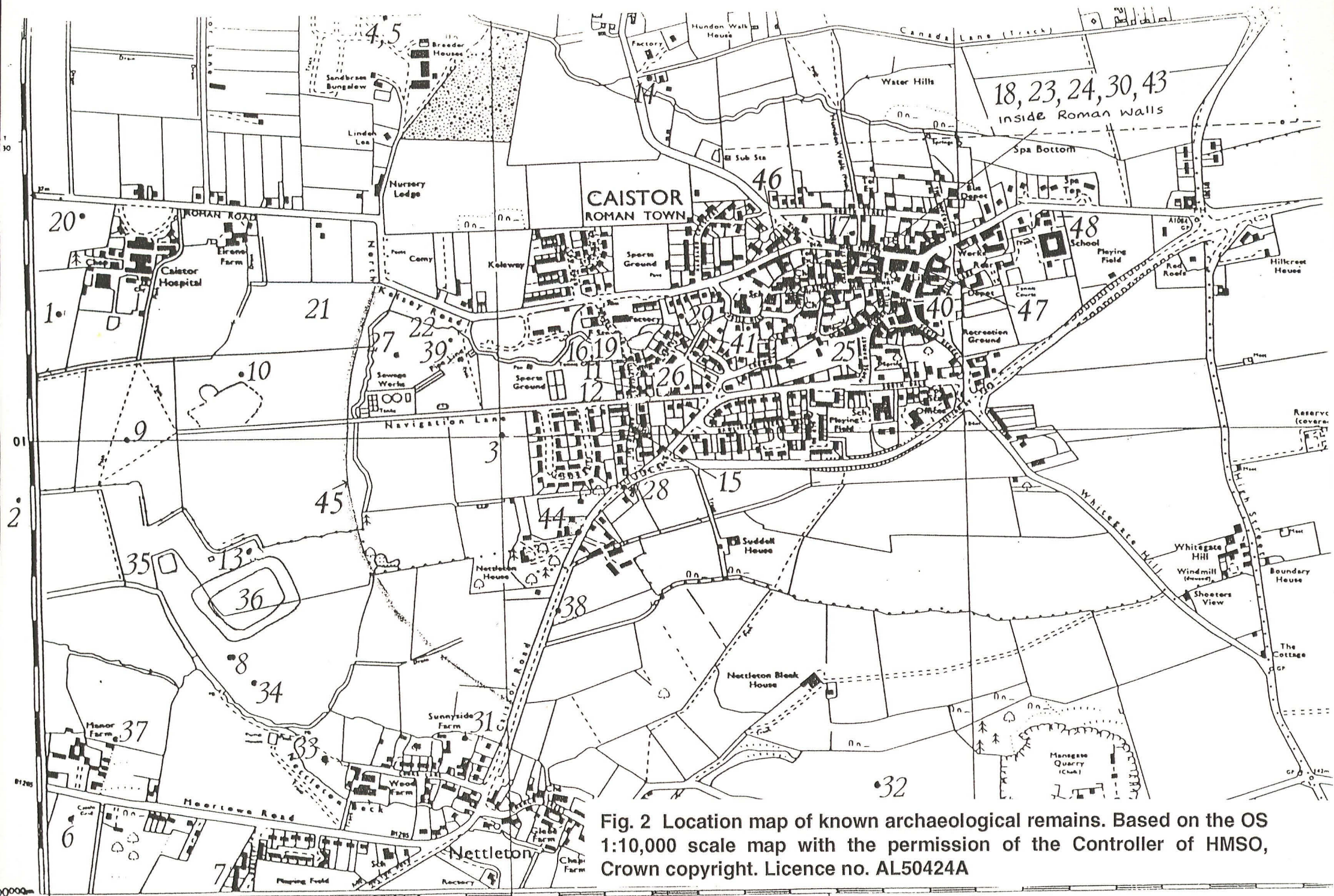


Fig. 2 Location map of known archaeological remains. Based on the OS 1:10,000 scale map with the permission of the Controller of HMSO, Crown copyright. Licence no. AL50424A

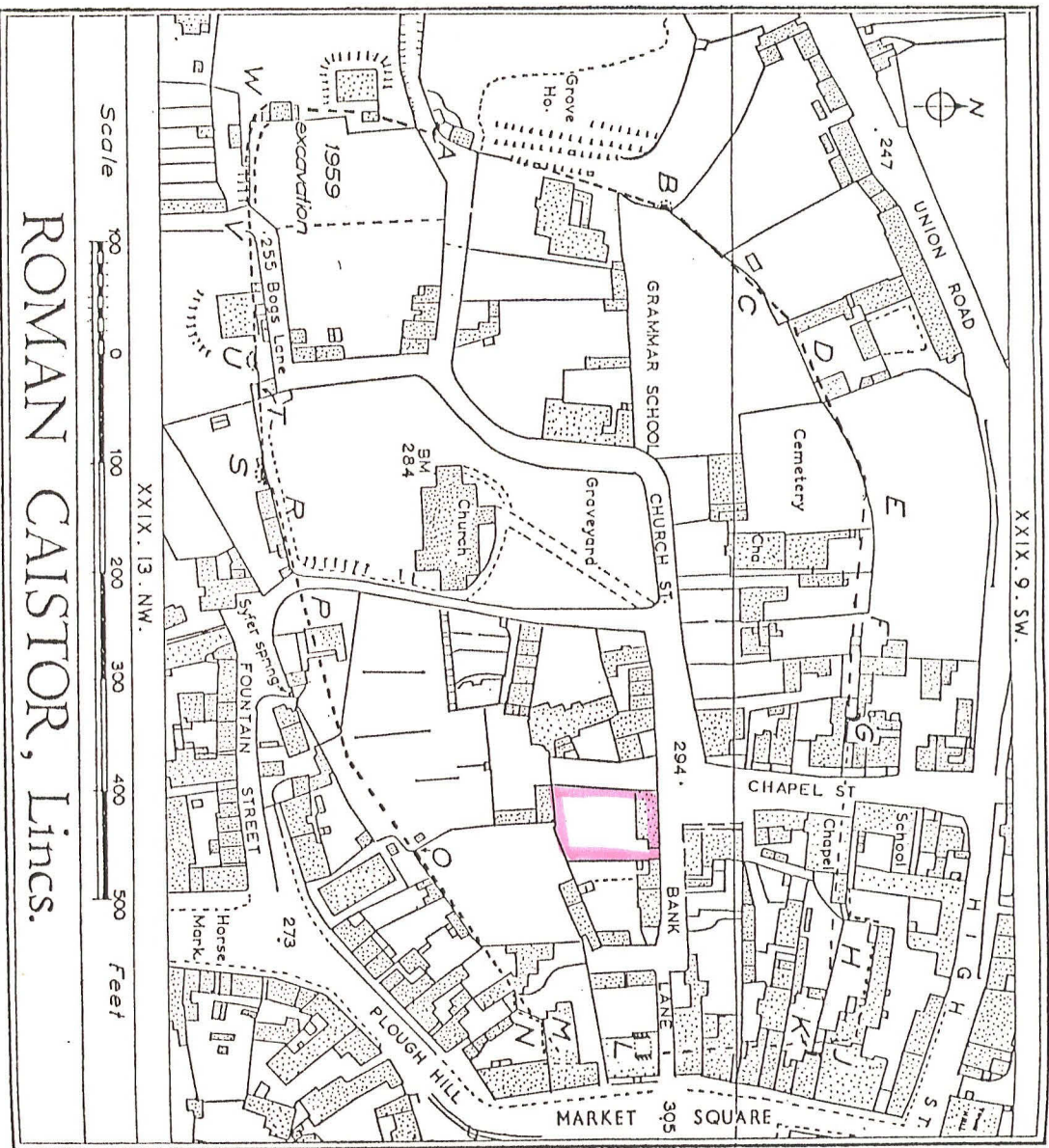


Fig. 3 Suggested circuit of Roman wall, mapped by Philipp Rahtz in 1959.
 (Reproduced from Rahtz 1960)

BANK LANE

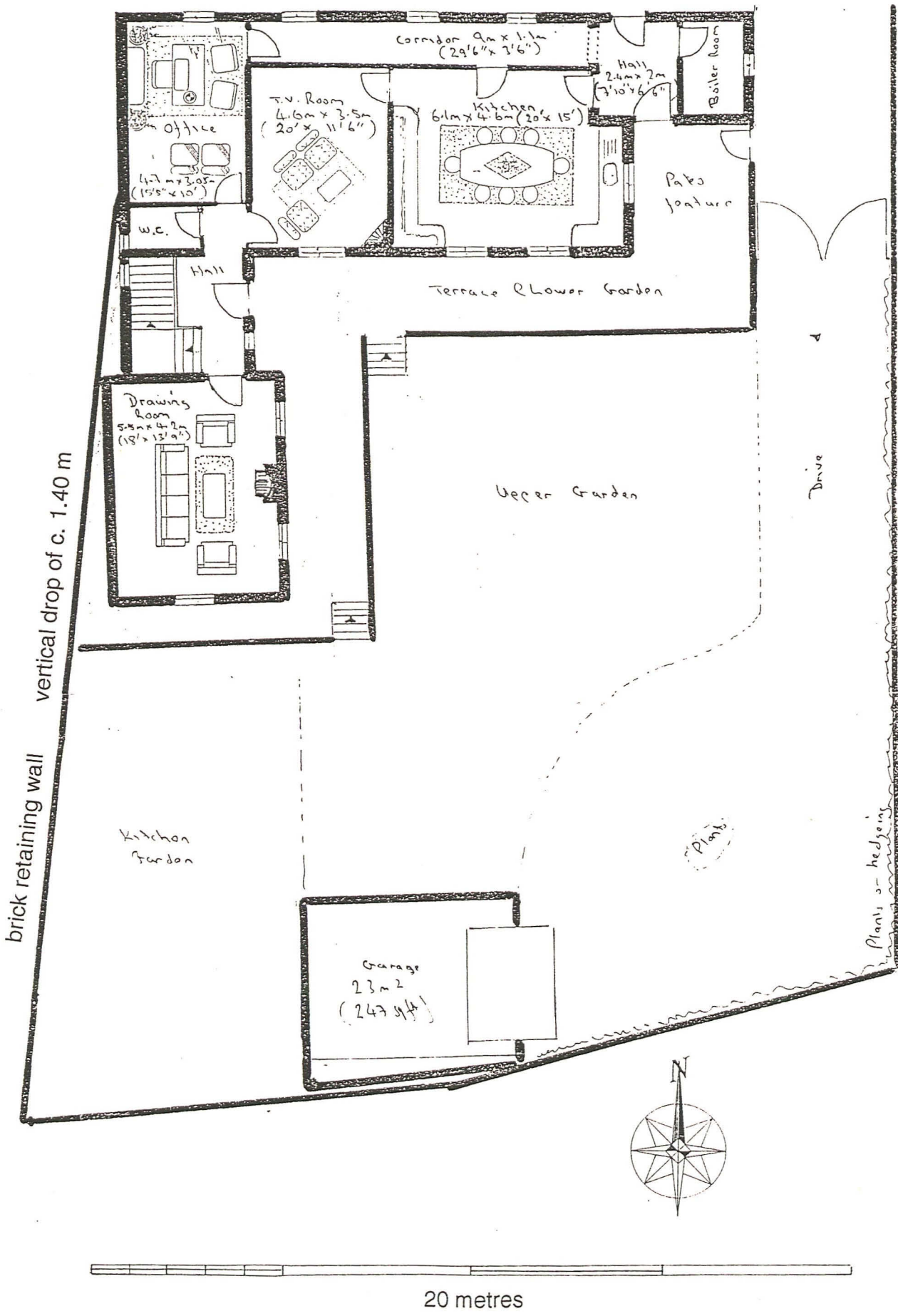


Fig. 4 Former British Legion Club, Bank St, Caistor. Proposal for development showing extension to west of building, terrace and lower garden, garage and drive. (Plan supplied by Mr P. Kirke).