



View northwards of Horse Market



Syfer Spring

LINCOLNSHIRE EXTENSIVE URBAN SURVEY

Caistor—2022



Church of St Peter and St Paul

The Project

The primary objective of the Extensive Urban Survey (EUS) is to create a record of the development and historic character of Lincolnshire's towns. It is anticipated that the survey will be of use and interest within the planning system and to the public, particularly those living within or visiting the towns. It should be noted that although every effort has been made to be thorough, the reports are not completely comprehensive and should not be expected to cover all that is known about a place.

The project consists of a written report, detailing the archaeological and historical background and development of the town. The character of the town will also be discussed within the report within specific Historical Urban Character Area (HUCA) assessments, which indicate the heritage value of each area based upon the four values identified within Historic England's 2008 Conservation Principles: Evidential, Historical, Aesthetic, and Communal, these are also compared to values seen in the National Policy Planning Framework (NPPF).

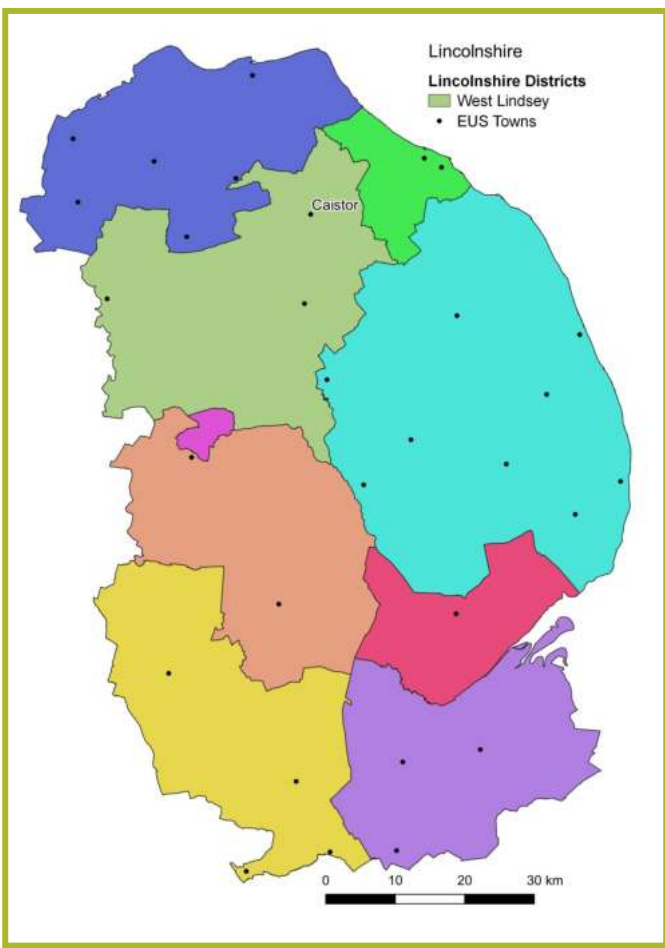
The Extensive Urban Survey provides a 'snap shot' of the development of the towns of Lincolnshire taken at the time of survey, as such it is one of many data sets which could and should be consulted prior to development proposals within the towns. The Lincolnshire Historic Environment Record (HER) maintains an up to date record of all historical and archaeological data that is known within the county, and should be consulted as part of planning applications (NPPF21 para194).

Location

Caistor is located in the district of West Lindsey on the north-western edge of the Lincolnshire Wolds. The town falls within Natural England's National Character Area 43 Lincolnshire Wolds. It is described as a *long, narrow band of rolling agricultural land dominated by a west-facing chalk escarpment approximately 50 m high. The area is characterised by a range of varied yet unified features including open, arable plateau hill tops, chalk escarpments, deep dry valleys... The Lincolnshire Wolds are generally sparsely populated, with villages predominantly lying hidden at the foot of the slopes. Only a few small towns, such as Barntby, Spilsby and Caistor, are found within the Wolds with the larger market towns such as Louth and Horncastle located on the periphery of the NCA. These settlements have all retained much of their historic built character... The Lincolnshire Historic Landscape Characterisation includes Caistor in Character Area 4 The Wolds. The landscape history of this character area is described as being primarily the result of the enclosure of a largely typical open field farming regime, and the subsequent changes to the associated nucleated settlement pattern... The pastoral history of the area has historically been closely allied to the fortunes of the neighbouring marshes and fens. In the later medieval period, and in the post medieval period, wealthy Wolds farmers would rent grazing land on the marshes in order to fatten their stock on the rich grasslands close to the sea. The many east-west aligned roads and tracks, perhaps initially intended to provide access to the coastal salt industry, would have served as drove roads taking livestock between the two areas...*

The British Geological Survey records the bedrock within the survey boundary as comprising several different types which form north-south bands following the western edge of the Wolds. From east to west these are: Welton chalk formation, Ferriby Chalk Formation, Hunstanton Chalk Formation, Hunstanton Sandstone Formation, Tealby Limestone Member, Tealby Mudstone Formation, Claxby Ironstone Formation, Spilsby Sandstone Formation, Kimmeridge Clay Formation. This last formation is overlain by superficial deposits of Sutton Sand Formation. Caistor is located on the elevated western edge of the Wolds, stretching westwards down the slopes to the Ancholme Valley.

The survey area covers the West Lindsey District Council town planning boundary, which is no longer in use.

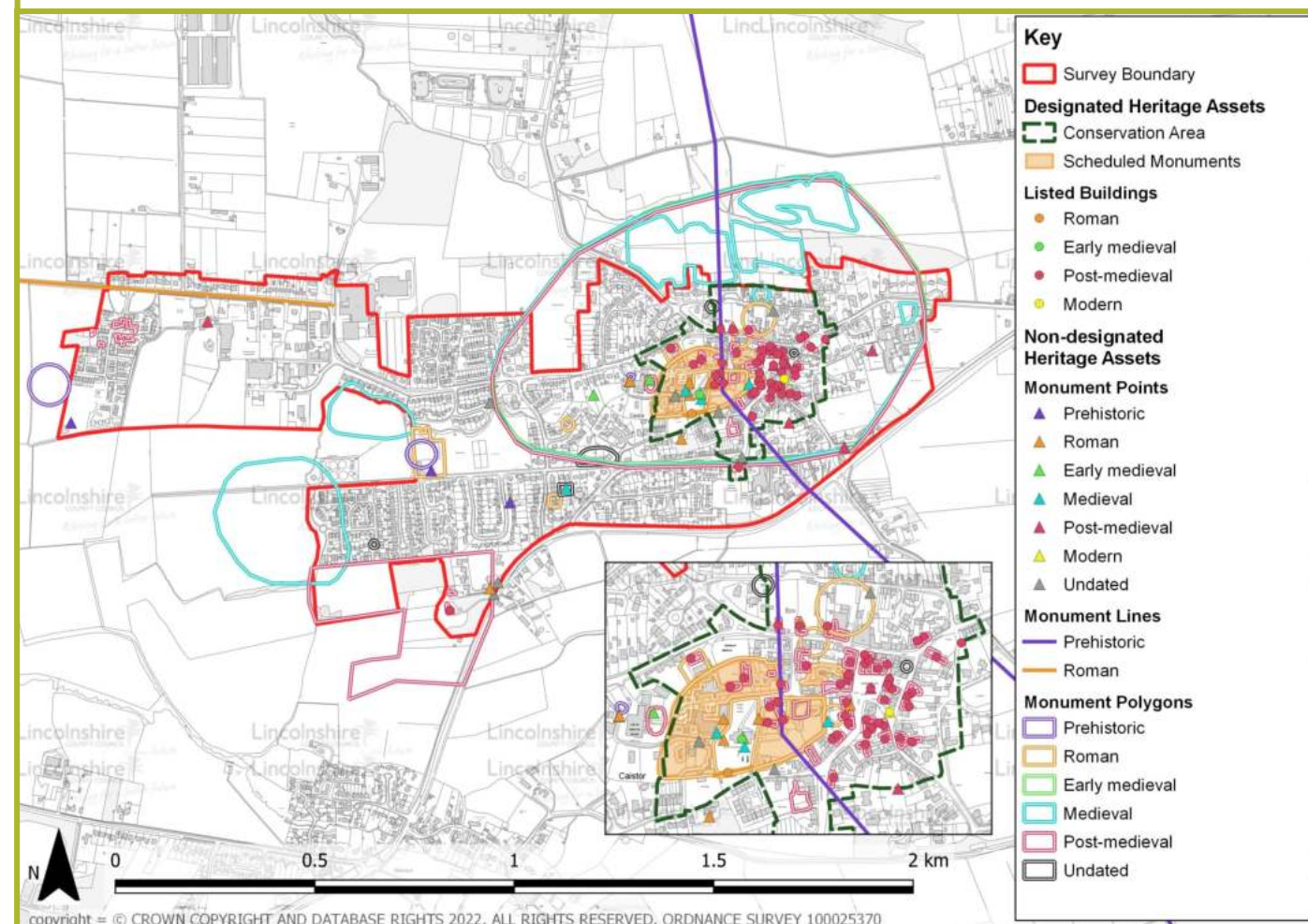


Summary

Caistor was first established as a walled settlement in the Roman period, from where it gets its name; the Latin for fort being *castrum*. There was, however, previous human activity that is evidenced by prehistoric archaeological remains in the survey area. The Roman walled settlement encompassed the area surrounding St Peter and St Paul's Church and had clear views of the Ancholme Valley and Ermine Street to the west. In the early medieval period the church consisted solely of a tower and was probably at the centre of a fortified manorial enclosure within the Roman walls. The town is likely to have had a market in the 10th century and a mint was established towards the end of this century. In the medieval period the town extended eastwards and was focused around the Market Place with burgage plots flanking it to the north and east. The medieval street pattern and burgage plots have broadly been conserved and have been infilled by post-medieval buildings. In the late 18th century the landscape and land ownership changed drastically, passing from open fields to enclosed private fields. It is during this land enclosure that Navigation Lane was constructed in view of it being connected to a canal; the canal never reached Caistor. In the following century the population more than doubled which was accompanied by urban residential expansion to the north and south of the town core.

In the 20th and 21st centuries the town experienced further urban expansion to the west, along North Kelsey Road and Navigation Lane. Caistor Bypass was built in 1938, relieving traffic from the centre of the town and acting as the southern edge of the town. An industrial estate was established off North Kelsey Road in 1968, providing non-agricultural or service industry work in the town.

Caistor has a strong character and sense of place which is formed by its location on the edge of the Wolds and its visible and legible built heritage. Although the town has an important Roman and medieval history, little remains of this except for a segment of Roman wall and the Church of St Peter and St Paul. There are however many post-medieval buildings dotted throughout the medieval market town street layout which contribute to Caistor's distinctive character.



1. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

1.1 PREHISTORIC

Prehistoric activity within the survey area is recorded by the Historic Environment Record (HER). The main feature of Caistor's prehistoric landscape is the probable trackway of Caistor High Street (HER: MLI99396). This trackway ended to the north at South Ferriby and followed the western edge of the Wolds down to Horncastle, passing Caistor. Although its southern end is not certain, this trackway continued to be used into the Roman period. There is evidence of potential occupation in the form of a possible late Iron Age round house and oven recorded within the grounds of Caistor Grammar School (HER: MLI84710). There is no direct evidence for a prehistoric cemetery within the survey area, although a possible Bronze Age cremation urn has been recorded and may indicate the presence of one (HER: MLI52677). Further evidence of human activity in the survey area comes in the form of many prehistoric flint finds, which include blades, arrowheads, and scrapers (HER: MLI50877, MLI52686, MLI54292, MLI84709, MLI88799).

Despite there not being much written about prehistoric Caistor, it is evident that there was a human presence and that archaeology from this period is likely to be preserved in situ in the area.

1.2 ROMAN

A settlement in Caistor was founded in the Roman period and its name derives from the Latin for fort or camp, *caester* (Ekwall, 1991). Caistor's location, on a defensible promontory on the western edge of the Wolds and being on the route of the Caistor High Street, would have probably encouraged the establishment of a Roman settlement here. It has been argued that the east-west oriented road between North Kelsey and Caistor (HER: MLI53545) is of Roman origin and connected Ermine Street to Caistor. It has, however, been proposed that it may also be associated with the enclosure of Caistor Moor in 1814, as the road takes a straight angle turn to avoid the House of Industry (Whitwell, 1992). The presence of natural springs in the town, including Syfer Spring (HER: MLI97498) in Fountain Street, and Pigeon Spring at the southern end of Horse Market would have also helped towards the choice of location for a settlement. It has been suggested by Ian S. Davies in *Roman Caistor: Lincolnshire: some archaeological notes* that the walled town that formed at Caistor may have grown from a conquest-period fort. This, however, has been refuted by many archaeologists (HER: MLI54186).

Thus far, the only structural Roman remains which have been recorded are its walls. It is probable that later development has removed evidence of earlier structures many of which were also likely to have been constructed in lighter materials such as wood, which leaves less of a trace. The walled area covers the west of the current town centre of Caistor- from Caistor Grammar School in the west, the southern boundary of the churchyard in the south, the Market Place in the east, extending almost to North Kelsey Road in the north. This area is designated as a scheduled monument and a segment of the south wall, just south of St Peter and St Paul Church, is a Grade I listed building (NHLE: 1063421, HER: MLI96447). The walls are believed to date to the 4th century and follow the natural topography of the ground enclosing an area of approximately 8 acres. The wall had bastions which may have been later additions (Whitwell, 1992). The more vulnerable eastern side of the town may also have been reinforced with defensive ditches (HER: MLI86325). Caistor was a relatively small walled settlement that may have been a

local administrative and fiscal centre for a territorial subdivision, or *pagus*, within the *Coritani* administrative area that Lincolnshire was a part of. It also probably acted as a marketplace for the surrounding rural area (Whitwell, 1992). Despite Caistor being a known Roman walled settlement there is a relative lack of Roman structures recorded in the walled area thus far. Only a small number of archaeological finds have been recorded. These include a Roman lead tank which was discovered in the 19th century in St Peter and St Paul's churchyard broken into three pieces (HER: MLI50872); one of the pieces was inscribed with a probable Christian wish or salutation. A Roman jet bead and a coin of Gallienus were also recorded to the east of the churchyard (HER: MLI52683) and evidence of Roman masonry was recorded to the west of the churchyard (HER: MLI50871). Most of the Roman archaeology has been recorded from outside the Roman walls. Amongst this archaeological evidence are two pottery kilns (HER: MLI50869, MLI52684), pottery (HER: MLI54256), a coin (HER: MLI90957), a wire ring (HER: MLI52688) and a brooch (HER: MLI52689). There has also been tile found just outside the Roman settlement which is suggestive of the presence of a building with a hypocaust heating system (HER: MLI54256). A possible Roman cemetery has been identified on land close



Section of Roman wall

to 16 High Street (HER: MLI97592). The cemetery also has many Anglo-Saxon inhumations, it may therefore have been used over a long period of time or is later than originally thought.

Despite Caistor originally being a Roman settlement, relatively little is known about this period in the town's history. There is high potential for further archaeological remains to survive within the survey area, which could provide greater insight into the town during this period.

1.3 EARLY MEDIEVAL AND ANGLO-SAXON

Caistor continued to be a settlement of some regional importance during the early medieval period. There was probably an Anglo-Saxon minster at the location of the later Church of St Peter and St Paul. Traces of possible Anglo-Saxon fabric are seen in the walls, but these may also be post-Conquest (Sawyer, 1998). In 1770 an 8th or 9th century dedication stone was discovered in the churchyard (HER: MLI52637, MLI52681), which adds to the argument of an important early Saxon church in the town. The oldest part of the church building is the tower, which was built in the mid-11th century. Originally free-standing, the tower suggests that the church may originally have been the lord of the manor's private chapel, standing within a manorial residence fortified by the Roman walled enclosure. This late Anglo-Saxon church may have also had the function of a watchtower within this fortified aristocratic enclosure, watching over the Ancholme Valley and Ermine Street. Caistor was also a known market town in the pre-Conquest period and a mint was formed within a few years of King Edgar's death in 975 (Sawyer, 1998). As well as having a market, Caistor was the centre of a soke. The lord of the manor would have collected dues from the surrounding sokeland. After the Norman Conquest, the manor and its land became a royal estate. Further archaeological evidence for this period within the survey area includes early Saxon Pottery (HER: MLI54257), a mid-Saxon coin (HER: MLI52687), early medieval pits (HER: MLI51476) and a probable inhumation cemetery on land between North Street and the High Street (HER: MLI97592).

1.3.1 DOMESDAY SURVEY

In Caistor there was a manor and Hundon was a berewick to it, a berewick being an outlying estate of the manor. Hundon was a now-deserted settlement located approximately one kilometre north of Caistor (HER: MLI52633). The lord of Caistor before the conquest was Earl Morcar who had 3 carucates of land assessed to the geld. In 1086 there was land for 6 teams with one lord's team in demesne and 3 teams in the hands of 40 villeins and 12 sokemen. There were also 60 acres of meadow and 4 mills rendering 13 shillings and 4 pence. The annual value to the lord was of 30 pounds in 1066 and raised to 50 pounds in 1086. Alfred of Lincoln had 40 acres of meadow in the soke of William de Perci's manor of Caistor. There was also a church in Caistor, which King William gave to Saint Mary of Lincoln in alms. This was along with 2 bovates of land, 2 villeins, 1 mill and the soke of one carucate in Hundon belonging to the church.

1.3.2 CHARACTERISTIC BUILDINGS

Church of St Peter and St Paul (HER: MLI52638, NHLE: 1063382)

The church is a Grade I listed building that was constructed in the mid-11th century as a free-standing tower, with additions and alterations constructed throughout the medieval period, as well as during the 17th to 19th centuries. The material of the church consists of ironstone and limestone coursed rubble, as well as slate roofing.

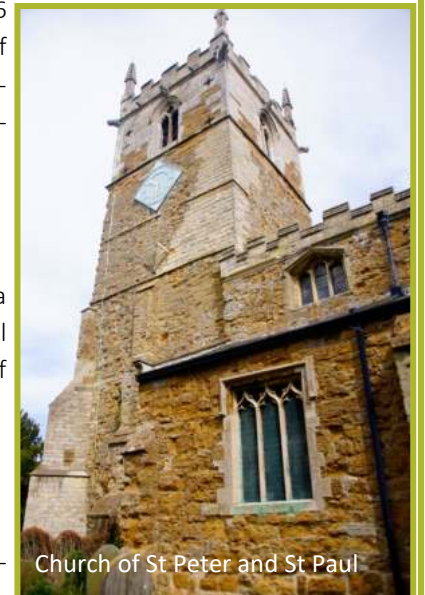
1.4 MEDIEVAL

1.4.1 LANDSCAPE

There were two large open fields north and south of the town, which were used for arable farming. North field was approximately 169 acres and South Field around 212 acres. To the west there were three other smaller open fields, Low Bean Field (nearly 20 acres), the Ings (nearly 34 acres) and Ings Meadow (nearly 9 acres).

1.4.2 STREET PATTERN AND DEVELOPMENT

The medieval town of Caistor would have continued to occupy the area of the old Roman town, as well as extending east towards the current Market Place. The Market Place would have been the central economic focus during the medieval period. The main buildings of the settlement were probably situated within the Roman walls (Dennis, 2022). From the street pattern it is plausible to assume that the land between the High Street and North Street was formed by burgage plots. The land between South Street and Mill Lane (formerly known as Back Lane) also contained burgage plots. The burgage plots would have fronted onto the Market Place which was probably larger during the medieval period, extending to the High Street in the north, South Street in the east, Plough Hill (also known as the Horse Market) and the Butter Market in the south and to the present-day boundary of the Market Place in the west. Plough Hill/ Horse Market is a broad street, which was probably used for animal trad-



Church of St Peter and St Paul

ing. It is also worth noting that Caistor was used as a fort by King Stephen during the Anarchy in the mid 12th century. There may have been a purpose-built fortification on castle hill or refurbishments of the Roman walls may have been carried out. The fortification stood a siege during the Anarchy (HER: MLI50492).

1.4.3 ECONOMY AND INDUSTRY

The economy of Caistor during this period, and the existence of its market, depended mainly on the regional wool trade. The Domesday Survey records four mills in the town, these would have been four of many that would have been situated along the western edge of the Wolds. The convergence of streams from the Wolds to the Ancholme Valley made this area ideal

for water mills. Caistor's relative importance during the Roman and Early Medieval periods declined in this period. This was probably the result of Louth overtaking Caistor as the centre for wool trade during the 14th century (Platts, 1985).

1.4.4 MARKETS AND FAIRS

Caistor probably had a market from at least the 10th century; when a mint was also in operation from the 970s to 1042. However, a market is first recorded in 1179 and at this time the town may have been a borough and was part of the royal estate. No medieval chartered fairs are recorded.

1.4.5 RELIGION AND EDUCATION

The Church of St Peter and St Paul was the only known church present in Caistor in the medieval period and it may have been served by a college formed by a group of prebendaries. There may have been a school for teaching grammar and singing to church clerks in Caistor (Owen, 1990). The church was enlarged and renovated throughout the medieval period.

1.5 POST-MEDIEVAL

1.5.1 LANDSCAPE

One of the largest landscape changes to occur in Caistor took place in the late 18th century. In 1796 to 1798 the open fields of the parish were enclosed by an Act of Parliament. This transformed the once open fields which were communally used for arable and grazing into smaller enclosures, owned by a smaller number of private individuals. This resulted in great social and economic change within the parish and changed the way in which local people interacted with the land.

1.5.2 STREET PATTERN AND DEVELOPMENT

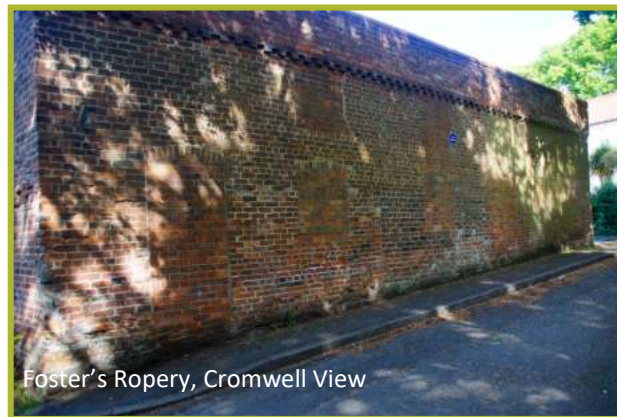
The post-medieval development of Caistor largely took place in the road layout which had been established in the previous periods. The Market Place was infilled with blocks of development appearing in the north, east and south. A number of new roads were established as part of the Parliamentary Enclosure process. During this time Navigation Lane was constructed, which was a private road. The road, at the time called Caistor Canal Road, was built in anticipation of the arrival of Caistor Canal to its western end. The canal, however, never reached Caistor. Despite the minor alterations to the street layout the buildings in Caistor did see changes, especially after the town suffered a fire in the late 17th century, which reportedly destroyed more than half of its buildings and 45 families were left homeless (Saunders, 2009). The fire would have paved way for moving important town buildings, which would previously have been located within the Roman walls, to the Market Place (Dennis, 2022). The town saw important growth in the early to mid-19th century with the number of houses more than doubling, from 869 people living in 193 houses in 1801 to 2166 people living in 422 houses in 1851. This peak in population was not surpassed until the late 20th century.

1.5.3 ECONOMY AND INDUSTRY

The manor at Caistor ceased to be a royal manor in the mid 16th century when sir Francis Ayscough of South Kelsey became lord of the manor (Dennis, 2022). Although Caistor had lost some of its importance as a market town, there was still a Saturday market in the 18th century and a sheep fair where upland breeders sold sheep to farmers who specialised in fattening them in the Outer Marsh. There was also a hiring fair for agricultural labourers (Beastall, 1978). The town had several local trades including blacksmiths, butchers, maltsters and millers among others. There were a number of rope makers



Market Place



Foster's Ropery, Cromwell View

in the town. Some of the rope was made from wool and hemp, coinciding with low prices of coarse Lincolnshire wool (Wright, 1982) and a high demand for rope from the Royal Navy during the Napoleonic Wars (Beastall, 1978). Brewing was another industry with one brewery located on Fountain Street in the 19th century with an attached inn.

The main reason for the population of Caistor more than doubling in the 19th century was not local employment. Caistor was an open parish where labourers could reside and from where they could travel to nearby work. This also explains the presence of a hiring fair in the town. Caistor was the location of a large workhouse known as Caistor House of Industry which has since been demolished. It was established on North Kelsey Road by William Dixon in 1800 and was occupied after a voluntary union of 19 parishes was formed in 1802. In 1836 the Caistor Poor Law Union was officially constituted and was formed by 76 parishes. The House of Industry was enlarged several times throughout the 19th century. The increase of population, construction of a house of industry and rise in hiring fairs, all coincided with the enclosure of the surrounding open fields.

1.5.4 RELIGION AND EDUCATION

The post-medieval period saw the rise of non-conformism throughout the country; Caistor was no exception to this. There was a strong Methodist presence in the town throughout the 19th century. In 1819, an all-day Primitive Methodist gathering, known as camp, was held at Caistor and between 3000 and 4000 people are said to have attended (Ambler, 2000), far more than the town's population at the time. A Primitive Methodist Church was built in 1839 on Plough Hill although it was replaced by a new chapel in 1867 (HER: MLI87102). In 1842 a Wesleyan Methodist Chapel was built in Chapel Street, a Sunday School being added in 1867 (HER: MLI87105, NHLE: 1063420). Also in 1842 the Congregational Chapel on Church Street was built (HER: MLI87103, NHLE: 1063384). The Caistor House of Industry also had its own chapel, which was added in 1866 (HER: MLI52697). At some point in the 19th century the Roman Catholic Chapel of St Thomas More on Bank Lane was built (HER: MLI87104).

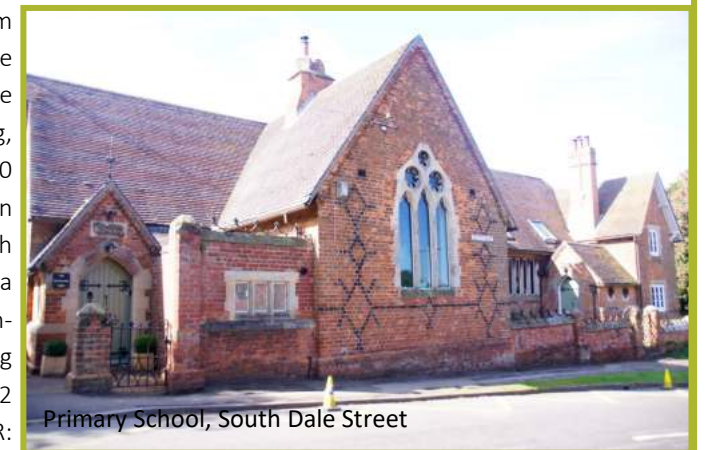
The earliest recorded educational institution in Caistor is Caistor Grammar School, which was founded in 1631. The original building, which was constructed in iron stone, still stands and was restored in 1930 (HER: MLI52682, NHLE: 1063385). In 1859 a National School was built by Maugham and Fowler on South Dale Street and accommodated boys and girls separately; it is still used as a primary school (HER: MLI96426). The House of Industry had its own school which was built in 1863 (HER: MLI52697).

1.5.5 TRANSPORT

As Caistor's economic activity declined in the late medieval period so the post-medieval communications to and from Caistor did not improve greatly either. The main addition to an improved transport network in Caistor during the 18th century was the road from Brigg to Caistor being turnpiked in 1765. This connected Caistor to the wider turnpike network of Lincoln-Brigg-Barton. An attempt was made for a turnpiked road from Grimsby to Caistor, the road was however only improved to Irby-upon-Humber and did not reach Caistor. In the way of water transportation, an Act of Parliament of 1793 authorised the construction of a canal from the River Ancholme to Caistor, ending at Navigation Lane (HER: MLI52709). The canal never reached Caistor and ended at Moortown, nearly 3 miles southwest of its intended location. It was 4 miles long with 5 locks from the Ancholme half-way to Caistor. The tolls from the canal did not repay the interest on the loans let alone the full cost of building it. The canal never prospered, especially after the construction of a railway station only half a mile northeast of Moortown on the Market Rasen to Barnetby le Wold line (Wright, 1982). No rail connections were made to Caistor during the age of rail. There was a proposal for a branch railway to Caistor to support potential ironstone mining in the area although this was rejected in 1860. In 1867 a line was built to Claxby, approximately 4 miles south of Caistor to service an underground mine which opened the following year (Wright, 1982).

1.5.6 RECREATION

Caistor was home to many public houses and inns during the post-medieval period. The Talbot Inn, on the High Street, was originally built in the 17th century and played a part in the Civil War as a mustering point. It was probably lost to the fire later that century (HER: MLI97458). The current building probably dates to the 18th century, with later alterations, and is now a supermarket. Another post-medieval public house which no longer function as such was the Angel Inn on South Street, built in the 18th century (HER: MLI96793). The Red Lion Inn, now flats, was built in the Market Place in the 17th century (HER: MLI97077). The George Inn, demolished in the late 20th century, held assemblies in the 19th century. The assemblies were subscription-based events where dancing and drinking took place. They would have been composed of affluent farmers and the small urban middle class of Caistor, including doctors, attorneys, traders and so on (Olney, 1979). In the early 19th century regular race meetings



Primary School, South Dale Street

were also held at Caistor. In 1890 Caistor had 13 public houses, one for every 143 inhabitants, which was a high number (Olney, 1979).

1.5.7 CHARACTERISTIC BUILDINGS

Caistor Primary School and School House (HER: MLI96326, NHLE: 1063395)

Caistor Primary School is a Grade II listed building, built originally as the National School in 1859-60 by Maugham & Fowler. It is a red brick building with black brick decorative motifs, including a star of David on the central chimney. The roof is made of horizontal bands of red and black pantile. The east wing was originally where the boys were taught and the west wing where the girls were taught, the doorways still conserve the signs labelled "boys" and "girls" that indicate this.

Caistor School Library, Church Street (HER: MLI87103, NHLE: 1063384)

Originally a Congregational Chapel, this 1842 Grade II listed building is now the Caistor Grammar School Library. The façade is made of yellow brick; the side walls are constructed of red brick. The windows of the building and the doorway are flanked by pilasters, the door is painted bright red.

1.6 MODERN AND 21st CENTURY

1.6.1 STREET PATTERN AND DEVELOPMENT

Caistor has seen most of its urban expansion in the 20th and 21st centuries, although this has remained relatively minimal. The majority of what has occurred consisted of residential expansion within the historic road layout and in the fields on the immediate periphery of the town. The majority of Caistor's new development has taken place towards the west of the town, down the slope into the Ancholme Valley due to topographical constraints to the north and Caistor bypass acting as a barrier to the south. The valley to the north is an attractive asset and is of interest for wildlife conservation. In the mid-20th century housing was constructed along Grimsby Road, Nettleton Road, and the eastern end of North Kelsey Road. Further development in the late 20th century and the 21st century continued along North Kelsey Road and to the south of Navigation Lane. In the late 20th century, the industrial estate off North Kelsey Road was also formed. An important addition to Caistor's street layout was the construction of the bypass in 1938, to the south of the town centre, which helped divert traffic, travelling between Lincoln, Market Rasen and Grimsby from it. Caistor's population did not surpass its 19th century peak until 1971 when 2232 residents were registered.

1.6.2 TRADE AND INDUSTRY

The last century has seen a change from predominantly agricultural employment to more people working in the service industry. Furthermore, some residents of Caistor live in the town and commute to larger population centres such as Lincoln and Grimsby or industries on the Humber Bank. In 1968 an industrial estate was established by Caistor Rural District Council off North Kelsey Road, which has gradually expanded and now includes factories, depots and shops.

1.6.3 RELIGION AND EDUCATION

The advent of the 20th century saw a reduction in church attendance and led to the closure of non-conformist churches in Caistor. The Primitive Methodist chapel at Plough Hill closed in 1966 and was sold to Lincolnshire County Council in 1967 (HER: MLI87102). The former Congregation Chapel was closed in 1969 and became the library for Caistor Grammar School (HER: MLI87103). Caistor Methodist Church on Chapel Street, St Peter and St Paul Church and St Thomas More Church continue operating as such.

In 1938 Caistor Yarborough School (now Caistor Yarborough Academy) was opened off Grimsby Road. The National School on South Dale Street became a joint Church of England and Methodist primary school in the 1950s. It was the first of its kind and helped set the framework for future joint Methodist schools (Dennis, 2022). In 1960 Lindsey Education Committee proposed to the council the closure of Caistor Grammar School (founded 1630). This proposal produced a protest, the council was to meet on 19th February 1961. The night before pupils from the school walked 25 miles in snowy weather to the county offices in Lincoln. The Council decided against closing the school (Mills, 1989).

1.6.4 TRANSPORT

Public transportation in Caistor has fluctuated in the 20th and 21st centuries and has probably been adversely affected by increasing car ownership and use. Grimsby and Caistor were connected on 10 July of 1906 by bus, thanks to the Mail Motor Company of Grimsby. The service lasted less than a year and was reintroduced in December 1912. A morning peak journey to Grimsby would not be introduced until the late 1960s (Mills, 1989). Caistor's closest railway station, in Moortown, was closed in 1965, although trains still go through Moortown. The closest railway sta-

tion is now located at Market Rasen, approximately 12.5km south of Caistor. The construction of the Caistor bypass in the early 20th century has shaped the town's future urban expansion and has helped reduce through traffic.

1.6.6 RECREATION

There have been many recreational additions to Caistor in the 20th and 21st centuries. In the mid-20th century, the Caistor Grammar School sports facilities were built north of Navigation Lane. Additionally, in the 20th century a park was created off South Street, a play area was built off Hersey Road and allotments were created off North Kelsey Road. Also off North Kelsey Road is the Caistor Equestrian Centre, for horse riding, training and competitions. An important addition to Caistor's community in 2011 was the creation of the Caistor Arts & Heritage Centre, a non-profit social enterprise funded by Big Lottery. It is located at the former Primitive Methodist Chapel at Plough Hill, which was used as Westgate Youth Centre after the chapel's closure in 1966.

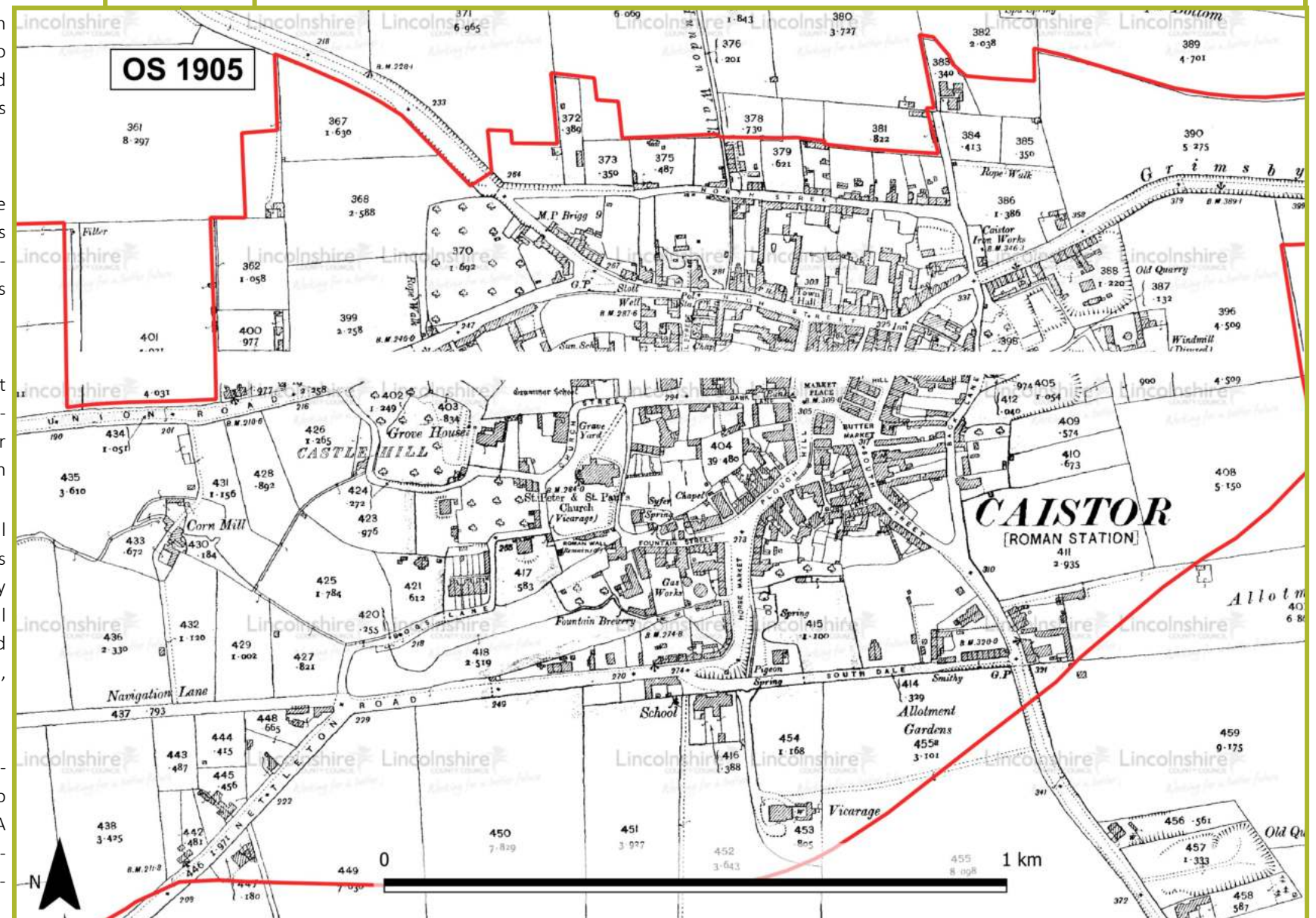
1.6.5 CHARACTERISTIC BUILDINGS

Caistor War Memorial (HER: MLI116030, NHLE: 1450419)

Caistor War Memorial is a Grade II listed building which is located at the junction of Market Place and South Street. The memorial consists of a stone cross on an octagonal shaft which rises from an octagonal plinth on a three stepped-base. It was unveiled on 15 August 1920, by Lord Charles Alfred Worsley, Earl of Yarborough. Thirty-nine individuals are remembered in the original inscription and another inscription, with a further thirteen names, was added for those fallen in the Second World War.



Caistor Arts and Heritage Centre



HISTORIC URBAN CHARACTER ASSESSMENT

Summary

The Historic Urban Character Areas (HUCAs) have been based on the Historic Urban Character Types (HUCTs). The HUCT maps are available separately to this document. The HUCTs highlight patterns of development through areas which have originated at a similar time, are comparable in how they have developed or demonstrate a similar character or land use. The identification of HUCTs with these similarities allows groups (HUCAs) to be formed and analysed as a wider area.

The HUCTs are divided into 14 periods (see table opposite); these have been narrowed from the periods in the archaeological and historical background to provide a more detailed picture of the development and character of a place, incorporating the Industrial Revolution and the fast pace of development throughout the 20th century.

The character areas are discussed in terms of heritage value, based upon Historic England’s 2008 ‘Conservation Principles’, these include: Evidential, Historical, Aesthetic, and Communal. ‘Conservation Principles’ sets out a method for thinking systematically and consistently about the heritage values that can be attributed to a place. People value historic places in many different ways; ‘Conservation Principles shows how they can be grouped into four categories. A concordance table has been produced to compare the values taken from the ‘Conservation Principles’ with the NPPF21, in terms of significance.

The values are as follows:

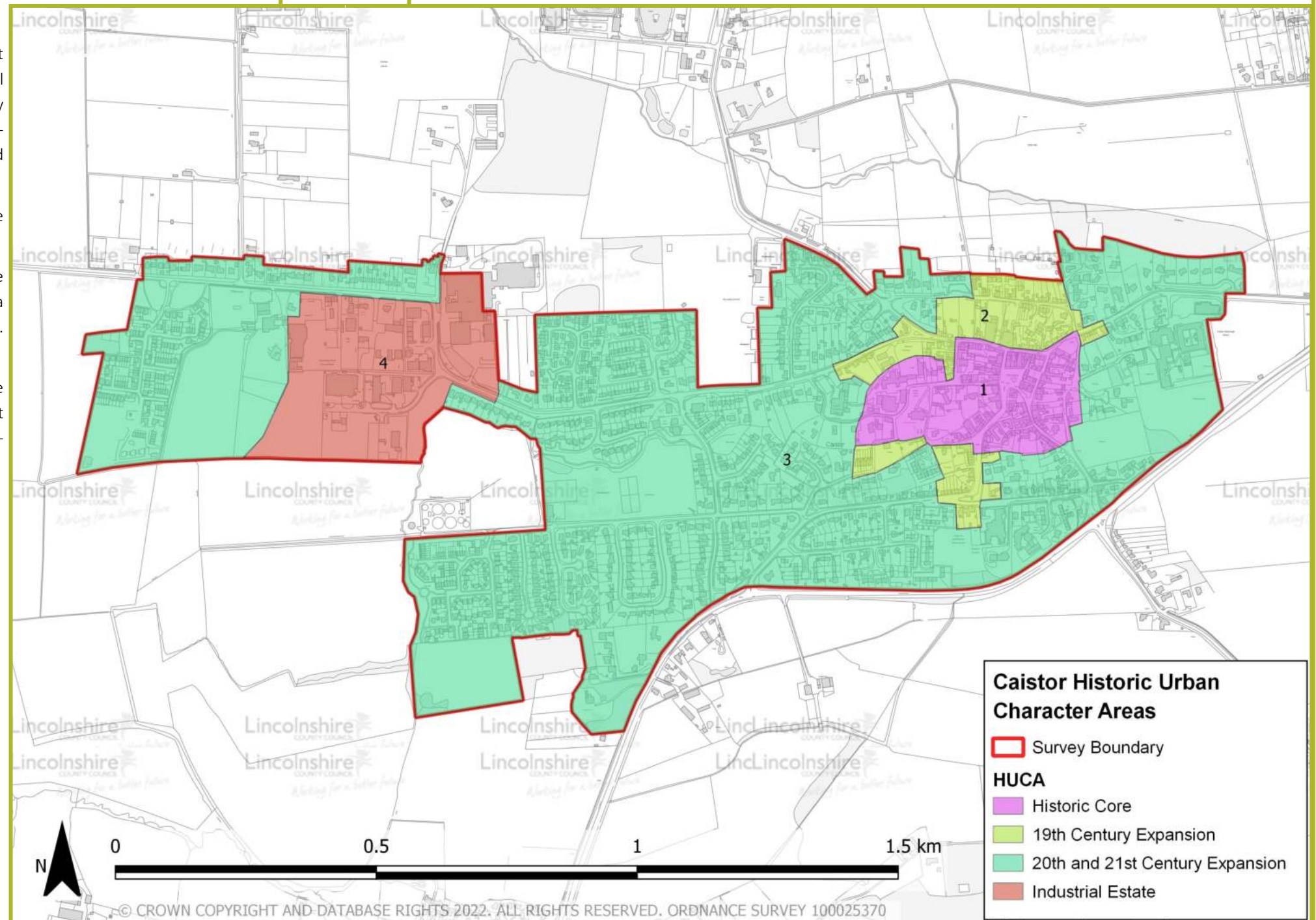
Evidential: the potential of what is present within the HUCA to tell us more about past human activity if investigated. This might relate to a national story of archaeological knowledge or architectural history. One factor which will affect the value is the integrity of what the HUCA contains. Archaeological deposits may be compromised by later development or buildings may be significantly altered by later, unsympathetic extensions and alterations.

Historical: the potential of the HUCA overall to illustrate the story of the town. In some circumstances the story may be of national importance.

Aesthetic: the way in which people draw sensory and intellectual stimulation from the HUCA, principally its appearance. This may be derived from a designed element like a 20th century council housing estate, or from the way the HUCA has evolved over time. Unattractive elements, such as neglected sites, might reduce the aesthetic value.

Communal: the values the local community attach to the HUCA - what it means to the local population, including commemorative, symbolic and social values. Also to what extent the HUCA has the potential to increase public sensitivity towards the historic environment.

Period	Date Ranges	Abbreviations
1	Prehistoric	Pre-H
2	Roman	Rom
3	Early Medieval	E-Med
4	Medieval	Med
5	Post Medieval	P-Med
6	Late 18th Century	Late 18thC
7	Early 19th Century	Early 19thC
8	Mid 19th Century	Mid 19thC
9	Late 19th Century	Late 19thC
10	Early 20th Century	Early 20thC
11	Early Mid 20th Century	Early-mid 20thC
12	Late Mid 20th Century	Late-mid 20thC
13	Late 20th Century	Late 20thC
14	21st Century	21stC



The Conservation Principles values

This can be used to understand how value has been assigned in the value tables which can be found in the Historic Urban Characterisation Area Assessments (HUCAs).

Evidential value

High	There is a high potential for the heritage assets within the HUCA to contribute to an understanding of the history of the town. Archaeological sites are likely to survive (both below ground and above ground fossilised within the townscape) and for new research relating to the nature and origins of the built heritage to enhance the understanding of the development of the town. New insights into the history of the town can contribute to an understanding of the development of towns from the medieval period onwards both within Lincolnshire and more widely.
Medium	There is the potential for heritage assets to contribute to an understanding of the history of the town, but there may be fewer opportunities for new insights to be deduced due to the nature of the heritage assets in question or subsequent changes to the historic character of the HUCA. The potential for archaeological deposits to contribute to an understanding of the development of the town may currently be unclear due to the current level of understanding of the origins of the HUCA. The potential may also be impacted by levels of development.
Low	There are no or very few known heritage assets. The understanding for the potential for above and below ground archaeological deposits to survive may be affected by the current lack of research within the wider area. Mitigation may still be required dependent upon an assessment of both the nature of any prospective new development and the potential of the individual sites being developed.

Historical value

High	The legible heritage assets either dominate or significantly contribute to the historic character of each HUCA. There are strong associations between the heritage assets (both tangible and intangible) within the HUCA that are potentially demonstrable and/or the heritage assets make an important contribution to the history of the wider area. There are often designated sites within or lying adjacent to the HUCA and in some cases these may comprise or include portions of Conservation Areas. The high value is not precluded by some degree of 20th/21st century alterations to the historic character.
Medium	Legible heritage assets are present within the HUCA, but are not necessarily predominant or they have undergone some form of alteration. Their presence, however, may contribute to an understanding of the development of the character area and/or there are potential associations between assets. Further research may clarify these associations and elucidate the contribution of these assets to the history of the wider area. Even in their present form they do enable the public and community to visualise the development of the area over time.
Low	There are no or very few known legible heritage assets; where they exist their associations are not clearly understood.

Aesthetic value

High	The completeness or integrity of the extant heritage townscape and its contribution to the aesthetics of the zone is significant. There are opportunities to enhance or restore the historic fabric of the HUCA. The HUCAs will often form part of or form the setting to Conservation Areas.
Medium	The components of the townscape are legible, but there may have been considerable impact by 20th or 21st century re-development of elements of the historic character. It is not possible within this project to discuss whether the modern alterations have positive, neutral or negative impacts upon overall aesthetics.
Low	The aesthetics of the historic character have been significantly impacted by 20th or 21st century development. It is not within the scope of this project to discuss whether their contributions are positive, neutral or negative within the wider townscape.

Communal value

High	Contains numerous heritage assets which could be used to engage the community through interpretation. The heritage assets clearly form part of a wider history of an area which can be drawn into a narrative. There may already have been a degree of interpretation and/or the community/public already has access to at least some of the heritage assets within the zone.
Medium	The ability for the heritage assets to contribute to the history of the town may be limited by the current understanding, their legibility within the townscape or through limited access.
Low	There are few known heritage assets which make it difficult to elucidate their history or apply it to a wider interpretation. There is no access or the legibility of the heritage assets is negligible.

Concordance Table between Historic England Conservation Principles and the NPPF

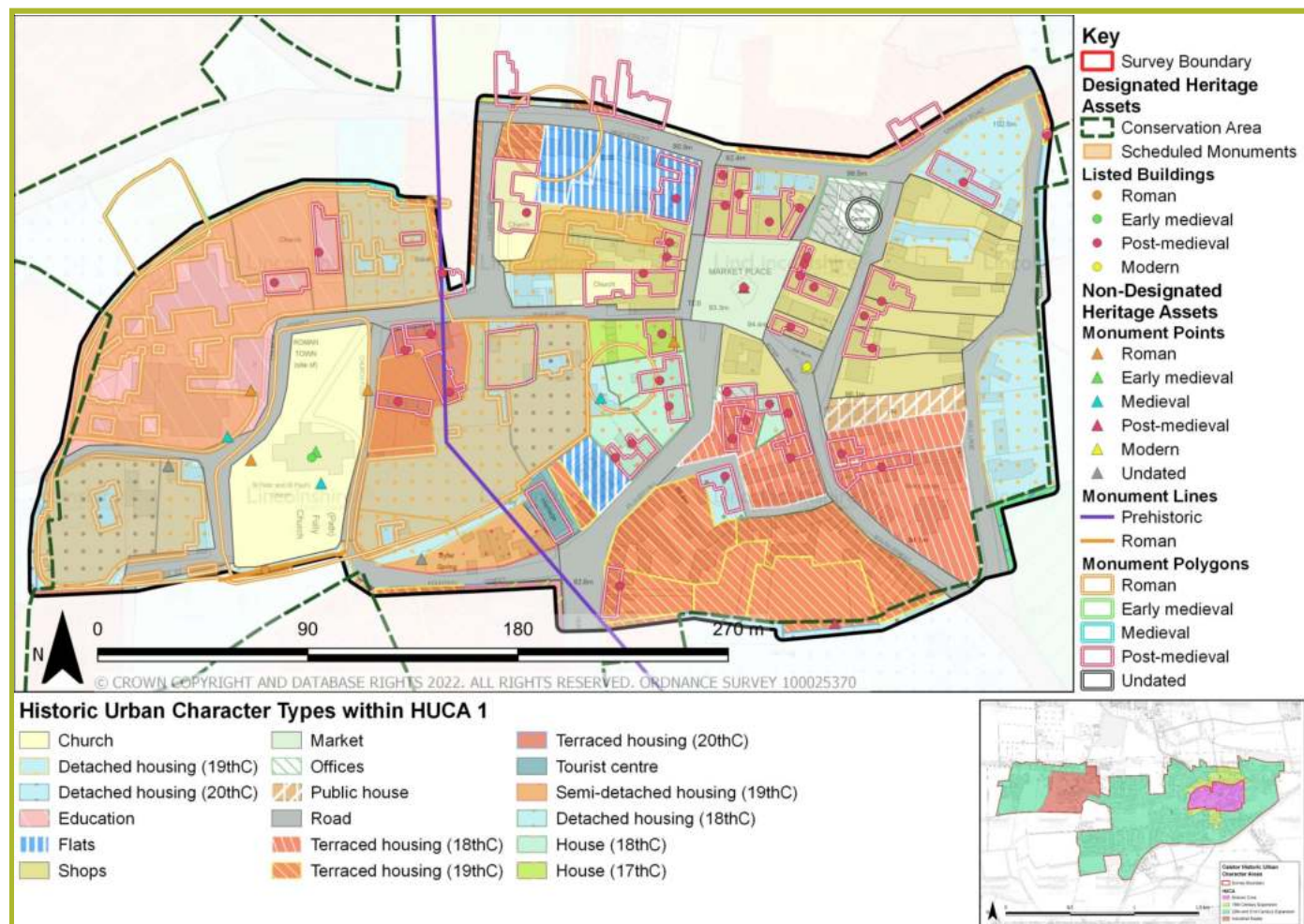
NPPF Significance	Conservation Principles	Conservation Principles Scope Note	NPPF Scope Note
Archaeological	Evidential	<i>"the potential of a place to yield evidence about past human activity."</i>	<i>"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."</i>
Historic	Historical	<i>"the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative."</i>	<i>"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."</i>
Architectural/ Aesthetic	Aesthetic	<i>"the ways in which people draw sensory and intellectual stimulation from a place."</i>	<i>"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture."</i>
*See Paragraphs 190 (b) and (c), 193, 197 (b) and (c), 205, 206.	Communal	<i>"the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"</i>	<i>N/A see relevant paragraphs</i>

EUS in planning

It is anticipated that the EUS will be used to support appropriate application of the National Planning Policy Framework (NPPF) in the future development of Lincolnshire's towns. The EUS is directly applicable to the aims set out in the 2021 NPPF, particularly in Chapter 3 'Plan Making', Chapter 12 'Achieving well-designed places' and Chapter 16 'Conserving and enhancing the historic environment'. Chapter 3 states that *Strategic policies should... make sufficient provision for: conservation and enhancement of the natural, built and historic environment... Plans are 'sound' if they are: Justified... based on proportionate evidence.* For both objectives the EUS can provide a thorough evidence base which can assist in the production of plans. Chapter 12 states that Planning policies and decisions *should ensure that developments... are sympathetic to local character and history, including the surrounding built environment and landscape setting... establish or maintain a strong sense of place using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*

The EUS discusses local character, including built character and landscape setting, the evidence provided in the character assessments can be used to aid in the creation of 'well-designed places' through supporting an understanding and appreciation (from a heritage perspective) of the history and character of a town. The EUS contributes to the application of Chapter 16 of the NPPF by providing another evidence source on which to base development applications. The discussion of the character within the town can also be used to assist in the reappraisal and designation of new conservation areas.

Recent design-related guidance, including the National Design Guide and the National Model Design Code, explicitly reference the significance and value of understanding the historic character of a place. Well-designed places are: based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and responsive to local history, culture and heritage. In all cases the EUS programme, and its products, are directly aligned with the aspirations in these key planning guidance advice notes and emerging legislation.



HUCA 1— Historic Core

Key characteristics

- ◆ Roman and medieval Core
- ◆ Commercial core containing a Market Place, shops and public houses.
- ◆ Predominantly post-medieval building dating from the 17th to 19th centuries.
- ◆ Red brick, orange brick and white render.
- ◆ uPVC windows and traditional wooden windows.
- ◆ Pantile roofs.
- ◆ Building heights vary from one to three storeys.
- ◆ Irregular street frontages with varying distances from street.
- ◆ Small alleys and lanes between main streets.
- ◆ Wide open space for parking and vehicular access in Market Place.
- ◆ Black and gold street furniture and signage.

Landscape History

The prehistoric trackway known as Caistor High Street (HER: MLI99396) may have traversed the centre of the HUCA as it followed the western edge of the Wolds. The earliest evidence for human settlement in the character area is dated to the Roman period. The walled Roman settlement of Caistor (HER: MLI54186) would have been located on the western side of the character area, centred around what is now the Church of St Peter and St Paul (HER: MLI52638). This church is of mid-11th century origin and may have originally been a proprietary chapel belonging to the pre-Conquest lord of the manor. In the medieval period the town extended to the eastern part of the HUCA where the market would have been located, at the current Market Place. In the 17th century the Grammar School (HER: MLI52682) was founded just to the north of the church. During this century there was also a large fire in the town which destroyed over half the dwellings, this was aggravated by buildings being thatched. After this the popularity of thatched roofs declined in the town to be replaced by tile. The majority of buildings in the character area are from the 17th, 18th and 19th centuries. Modern development is minimal.

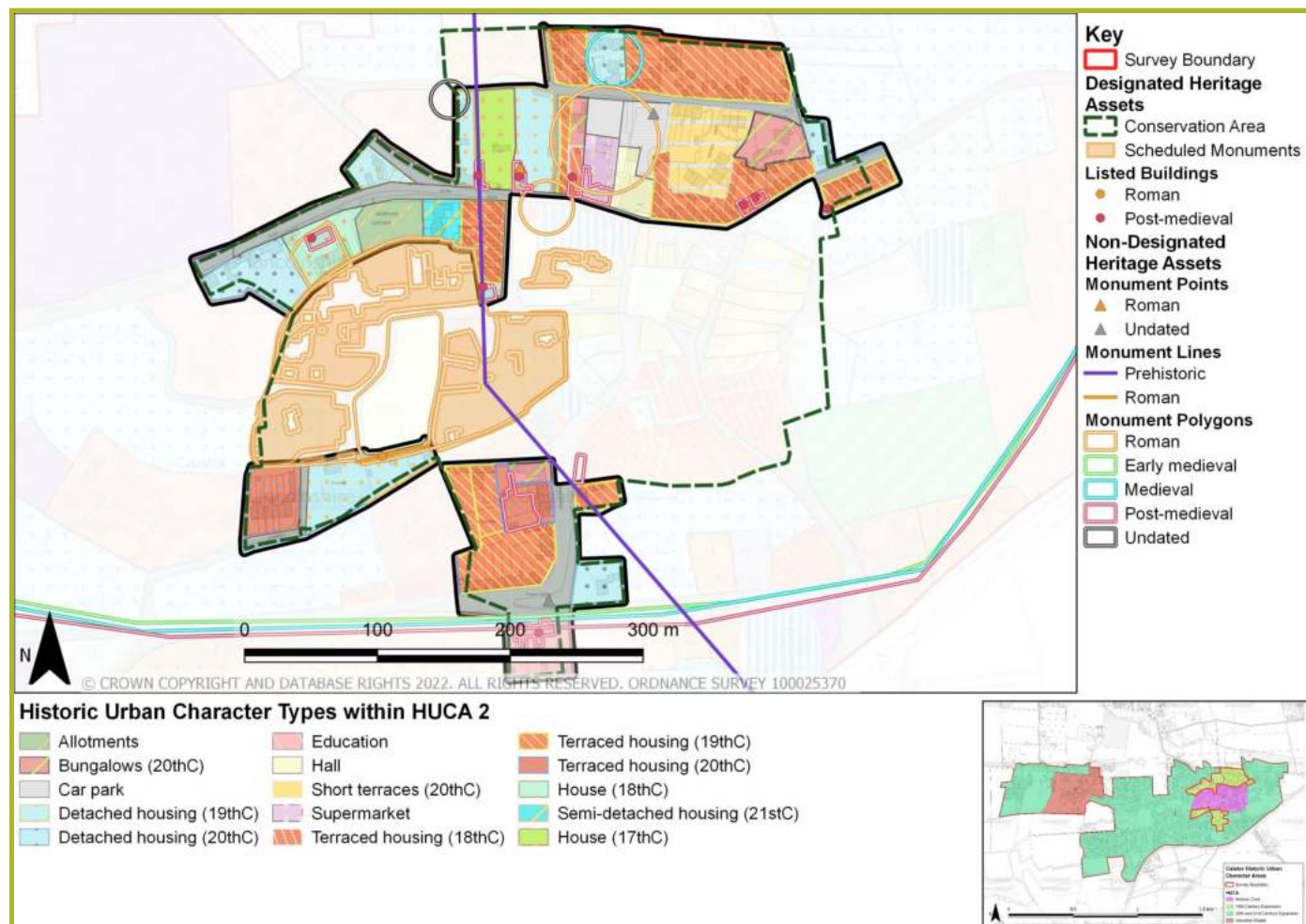


Evidential Value: There is important evidential value for the Roman settlement of Caistor in the form of archaeological remains, including a segment of Grade I listed Roman wall (HER: MLI96447, NHLE: 1063421). Further evidence is possible if it has survived later development, the same can be said for medieval archaeological evidence. The Church of St Peter and St Paul is an important early medieval and medieval building which has survived. The majority of the remaining buildings are post-medieval and are both residential and commercial in nature, although there is evidence of some residential buildings having had small-scale industrial use.

Historical Value: The presence of Roman and medieval archaeological evidence in this character area is important for understanding the early development of the settlement. Some of the post-medieval buildings seem to have previously had non-residential use such as workshops. The street layout is medieval in nature and is centred around the Market Place where commercial activity is still the main use.

Aesthetic Value: The HUCA has a consistent character throughout. The post-medieval brick buildings line the medieval street layout in a rolling landscape. Green areas around the church and the well-maintained Sypher Spring add to the character of the area. Signs of earlier occupation can be seen in the early medieval church and in the remnants of the Roman wall.

Communal Value: There are many elements of communal value within the character area. It is the centre of commercial activity in the town and is also home to the town's major religious institutions. An actively engaged community can be seen in the presence of a Arts and Heritage Centre and in the well signified historic landmarks.



HUCA 2— 19th Century Expansion

Key characteristics

- ◆ 19th century residential expansion
- ◆ Primarily 19th century residential buildings with some 20th and 21st century buildings.
- ◆ Mixture of terraced, detached and semi-detached housing.
- ◆ Red and brown brick, as well as render.
- ◆ uPVC doors and windows, pantile roofs.
- ◆ 1 to 2 storeys.
- ◆ Grass verges.
- ◆ Some modern houses have front gardens.
- ◆ Mainly on-street parking.

Landscape History

The prehistoric trackway now known as High Street (HER: MLI99396) may have traversed this character area with possible associated human activity taking place which has since been lost. This HUCA lays on the northern and southern edge of the Roman settlement; on the northern side it is possible that there was a Roman cemetery which continued on to the early medieval period (HER: MLI97592). The area of this cemetery possibly became burgrave plots in the medieval period, just to the north of the Market Place. With increased population growth in the 19th century this character area saw residential expansion to accommodate the new inhabitants. A school was also built to the south of the character area in 1859 (HER: MLI96426). Later 20th and 21st century residential additions to the HUCA have had little impact in the overall character.

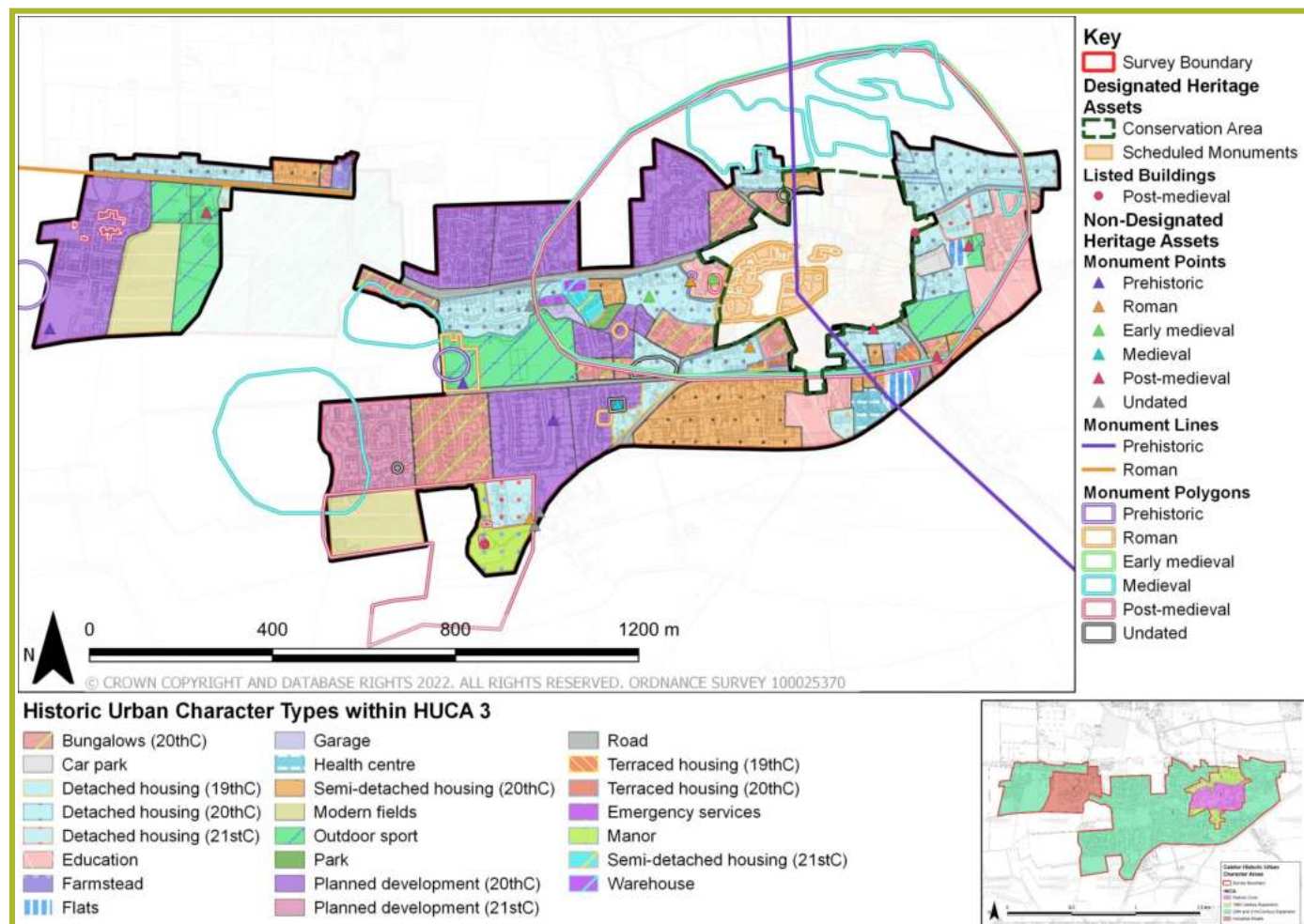


Evidential Value: The main archaeological evidence for the Roman and early medieval period in the character area is the cemetery to the north (HER: MLI97592). The shape and size of the plots in the north of the character area are indicative of possible burgrave plots. Housing and a school of the 19th century are evidence of later development.

Historical Value: The character area visually highlights the population growth that Caistor experienced during the 19th century due mainly to the fact it was an open parish where people could freely reside. The earliest post-medieval building in the character area is now the Co-Operative supermarket but was once the Talbot Inn and dates back to the 18th century, the original building would have been a century older before being lost to fire.

Aesthetic Value: The character of the HUCA is consistently 19th century brick residential buildings, with the exception of some older and more modern buildings which don't detract from the overall character. The buildings are well preserved and the streets are all on hills with height variations throughout the character area.

Communal Value: There are several elements of communal value within the character area. Caistor Town Hall is located on the High Street and there are allotments further down where the High Street meets North Kelsey Road. The presence of the primary school to the south of the character, which has been there since the mid-19th century, also adds to its communal value.



HUCA 3—20th and 21st Century Expansion

Key characteristics

- ◆ 20th and 21st century expansion.
- ◆ Mainly residential development.
- ◆ Terraced, semi-detached, detached housing and planned housing developments with mixture of these.
- ◆ Red, brown and buff brick.
- ◆ Concrete roofs and PuVC doors and windows.
- ◆ 1 to 2 storeys.
- ◆ Front gardens and driveways.
- ◆ Grass verges.
- ◆ Wide roads.

Landscape History

Several prehistoric archaeological finds have been recovered from the west of the character area; these are mainly flints (HER: MLI54292, MLI88799) and a Bronze Age urn and pottery (HER: MLI52677). There is also clear evidence for human activity during the Roman period in this character area. Although the HUCA lies outside the Roman walls it was probably an area of industry and agriculture, as can be deduced from two Roman kilns that have been recorded (HER: MLI50869, MLI52684). A Romano-British ring (HER: MLI52688) and a Roman brooch (HER: MLI52689) have also been found. The character area was agricultural in nature during the medieval period, with a mixture of private enclosures and open fields. The open fields were enclosed in 1796 following an Act of Parliament, when access to formerly public land was restricted. A workhouse, the Caistor House of Industry, was founded a few years later in the western end of the character area, off North Kelsey Road. It became a psychiatric hospital in the 20th century and was demolished towards the end of the century; a housing development is now located on the land. Nettleton House is a grade II listed building dating to 1827 which is located on the southern of the character area. Other 19th century buildings were farmsteads, including Eirene farmstead (HER: MLI116786) and others that have since been demolished (HER: MLI116784, MLI116785). The majority of the character area has seen residential development in the 20th and 21st centuries and this constitutes its primary character.

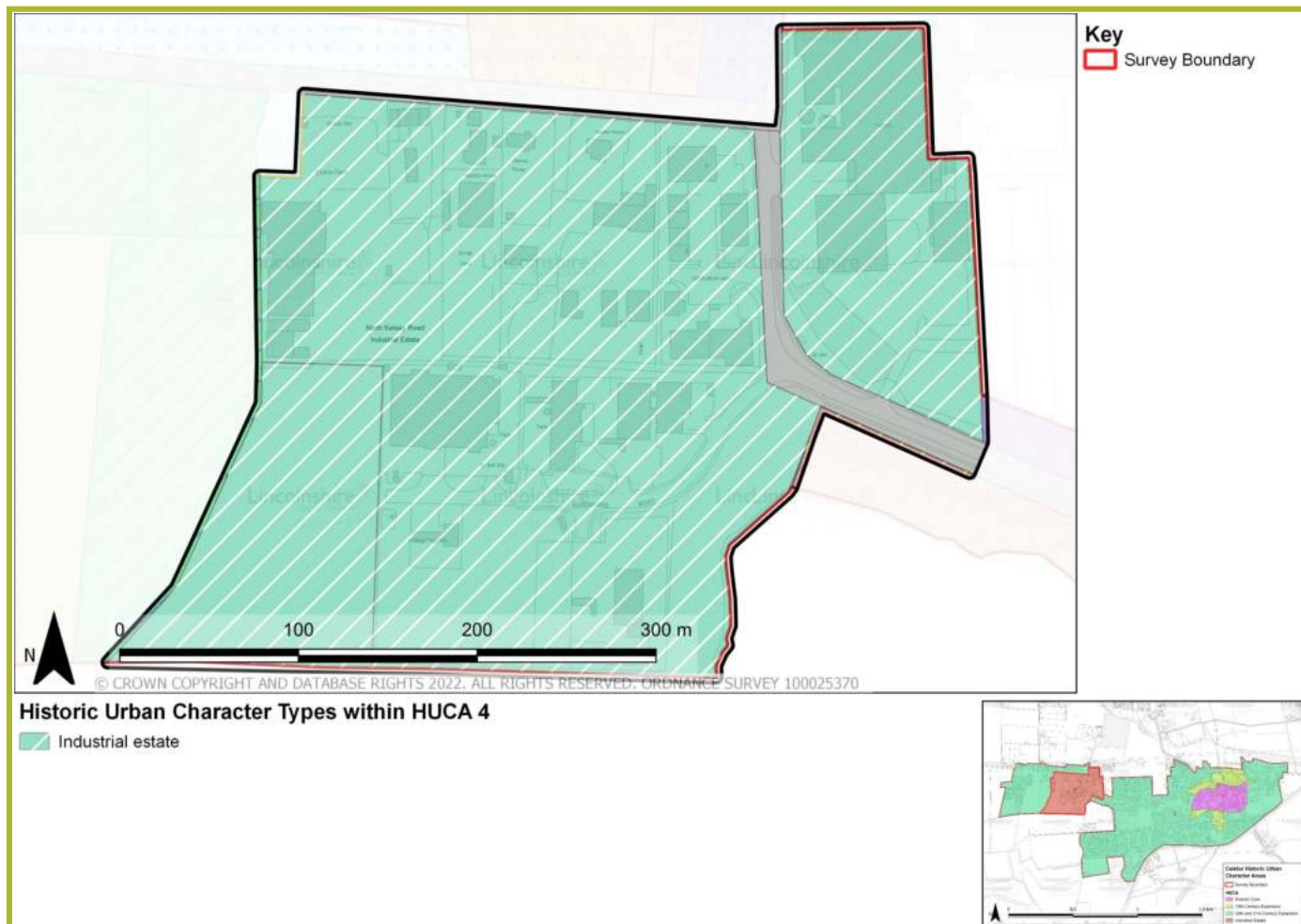


Evidential Value: There is archaeological evidence for human activity from the prehistoric period. The use of the landscape has changed throughout history but has been mainly agricultural from the medieval period until the urbanisation of the 20th and 21st centuries.

Historical Value: The HUCA is characterised mainly by modern residential buildings, however, traces of the immediate past can be found. The layout of the roads and plots of land follow those established in the late 18th century enclosures. Evidence of enclosures can also be found in the remaining Eirene farmstead (HER: MLI116786).

Aesthetic Value: The post-medieval agricultural character of the HUCA has changed to a now brick 20th and 21st century housing character. However, the field boundaries have been preserved in the plan of the housing developments.

Communal Value: Although mainly residential, the character area has elements of communal value. The presence of public parks and outdoor sports areas add to this, as well as being the character area where the town's main schools are located.



HUCA 4– Industrial Estate

Key characteristics

- ◆ Industrial estate.
- ◆ Developed in the late 20th century.
- ◆ Fenced off industrial units with associated parking.
- ◆ No windows or active street frontage, purely utilitarian.
- ◆ Wide roads with grass verges.
- ◆ Views of undeveloped fields to the south.

Landscape History

There is no archaeological or historical evidence in the character area apart from the land being agricultural in the medieval period. During this period, the area was partly private enclosure and partly open fields, which were enclosed through a Parliamentary Act in 1796. It continued being agricultural until the construction of the industrial estate in 1968. Since this time, the industrial area has gradually been expanding, with new development taking place in the late 20th century.



Evidential Value: There is no archaeological or historical evidence for human activity except for medieval and post-medieval agricultural practice. There is no evidence or remains from the period.

Historical Value: The character area is limited in terms of historical value. The HUCA does contribute to the narrative of modern Caistor and its change from a largely agricultural town to one of service and industry.

Aesthetic Value: The character is consistent although largely characterised by modern utility as an industrial estate.

Communal Value: The character area is an area which provides employment to people in the town and does not contain many places which are open to the public.

DISCUSSION

Historic background

Human activity in Caistor can be traced back to the prehistoric period. One of the main prehistoric trackways in the county probably passed through Caistor on its way from South Ferriby south to Horncastle, along the western edge of the Wolds. Many prehistoric flint finds, including blades, arrowheads and scrapers, have been found in the survey area; as well as a Bronze Age cremation urn and a late Iron Age round house and oven. The first evidence of Caistor becoming a settlement is from the Roman period, with its name deriving from the Latin for fort or camp, *caester*. The presence of springs and a defensive location with views of the Ancholme Valley and the Roman road of Ermine Street, influenced the establishment of the walled Roman settlement of Caistor.

In the early medieval period, Caistor was a market town and a mint was established in the late 10th century. It was also the centre of an administrative division known as a soke. The lord's manor may have been located in the vicinity of the Church of St Peter and St Paul, church that would have consisted of only a free standing tower at the time and may have been the manor's private chapel. During the medieval period the town would be focused around the Market Place, with burgage plots to the north and east of it. The market was sustained by the regional wool trade and the convergence of streams from the Wolds to the Ancholme Valley made the town ideal for water mills. This trade declined however when the wool trade gravitated towards Louth in the 14th century.

In the late 18th century the landscape of Caistor changed from open fields to enclosed private fields, through an Act of Parliament. Caistor's population more than doubled in the 19th century, as it was an open parish where people could more easily reside. A hiring fair existed in the town and the House of Industry was established as part of the Caistor Poor Law Union. This century also saw the rise of non-conformist churches and chapels in the town. In the 20th century Caistor saw residential expansion mainly to its west and Caistor bypass was constructed in 1938 to the south. Caistor never had a railway station, and the closest railway station in Moortown closed in 1965; the town has therefore mainly depended on buses or private transport throughout the 20th and 21st centuries.

Character summary

There are four identifiable character areas and patterns of development in Caistor. HUCA 1 represents the historic medieval core of the town, with the Market Place at the centre, the old Roman walled settlement to the west and burgage plots to the north and east. These areas have conserved the medieval street layout but the plots of land have been infilled with post-medieval buildings and it is now largely a commercial and residential area. HUCA 2 represents the town's 19th century residential expansion to the north and south of HUCA 1, as well as a primary school dating to 1859. HUCA 3 is characterised by 20th and 21st century urban expansion; this is mainly residential but also includes schools and areas for outdoor sport activities. HUCA 4 comprises the industrial estate on North Kelsey Road which was first established in 1968 and has expanded since. The overall character of Caistor is that of a town which has preserved its medieval layout with a large number of post-medieval buildings. This is due partly to its topography, as well as economic and demographic factors.

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Alan Dennis and Caistor Arts and Heritage Centre.

Extensive Urban Survey



Mill Lane

Caistor

2022

Project Number 2897

Historic England, Lincolnshire County Council

Gregor Robertson-Morris