ARCHITECTURAL PROFESSIONAL OPINION REGARDING POTENTIAL ARCHAEOLOGICAL INVESTIGATION WORKS

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For

PROPOSED ERECTION OF GENERAL INDUSTRIAL BUILDING AND EXTERNAL WORKS

At

HARVEY'S BARN, DAY'S LANE, DONINGTON, PE11 4XT

For

THE NICHOLL-SMITH GROUP SIPP

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

Company Reg. No.
4419410

A1643

Background

SHDC granted conditional approval for the erection of a general industrial building together with associated external works under reference H04-1066-24 on 29th May 2025. Conditions 4, 5 and 6 applied onerous requirements on the developer in respect of archaeological investigations and the seriousness of these will prevent any development from proceeding. This document therefore sets out to consider the likelihood of significant archaeological value on this site and proposes a potential compromise to achieve the requirements of both the Local Planning Authority and the Applicant.

Considering the architectural and historic importance of the site:

Historic Map Study
An historic map study was undertaken to consider more recent development on the site that could be of historic or architectural significance.

A total of 4 historic maps were found during the study, of which 3 provide relevant information. A summary of information follows each map:

1887 Map

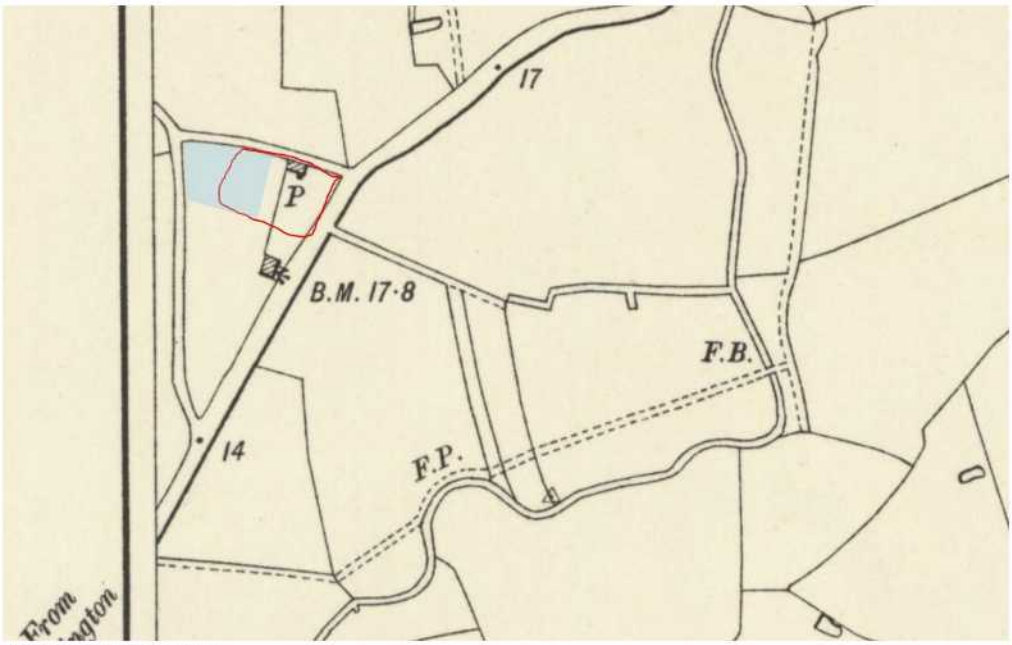


Ordnance Survey Map
Surveyed 1887
Published 1888
Lincolnshire Sheet CXVII.SW
Scale – 6 inch to 1 mile
Courtesy of The National Library of Scotland

The area subject to this planning application is approximately indicated shaded blue.

The map of 1887 was the earliest map discovered during this investigation. This shows very small-scale development in the form of a modest block (possibly a small dwelling or barn) on the north boundary of the site fronting on to Days Lane. This shows a boundary of some sorts, potentially with trees (possible orchard) connected to a further block fronting what is now the A52 Bicker Road. It is likely that this latter block is the detached dwelling that still exists but is now under separate ownership to the development site. It is noted that at this date there is no other built development either on or close to the site.

1903 Map

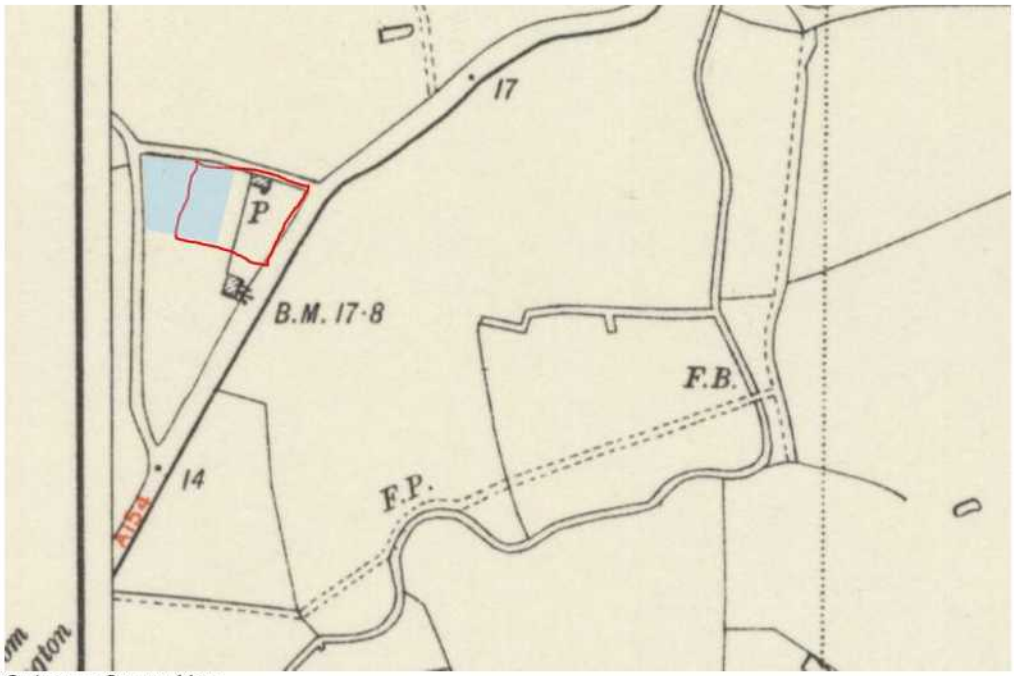


Ordnance Survey Map
Surveyed 1903
Published 1906
Lincolnshire Sheet CXVII.SW
Scale – 6 inch to 1 mile
Courtesy of The National Library of Scotland

The area subject to this planning application is approximately indicated shaded blue.

The map of 1903 was the second earliest map discovered during this investigation. This shows similar detail to the map of 1887 except that one of the lines across the site connecting the two built blocks no longer appears. Again, there is no further development on or around the site.

1946 Map



Ordnance Survey Map
Surveyed 1946
Published 1951
Lincolnshire Sheet CXVII.SW
Scale – 6 inch to 1 mile
Courtesy of The National Library of Scotland

The area subject to this planning application is approximately indicated shaded blue.

The map of 1946 was the third earliest map discovered during this investigation. This shows similar detail to the map of 1906. Again, there is no further development on or around the site.

From the above it appears logical to assume that from the late 19th Century until the second half of the 20th Century development of the site has been limited to a single small building fronting Day's Lane. Clearly, this was demolished during the 20th Century, possibly when Harvey's Barn was built. This structure was outside the area designated for the proposed development (approximately shaded blue above).

Archaeology - Saltworks

Considering earlier historic interest, there is evidence documenting medieval or earlier salt working sites south-east of the site in the area known as Bicker Haven. The Saltworks is indicated to have been located immediately south of Mill Lane approximately 1km south-east of Bicker village centre (see map below). This is approximately 2.7km due east of the proposal site. Saltern sites are indicated as being a further 3.3km south, south-east of the Saltworks site, in a location about 5km south-east of the proposal site.

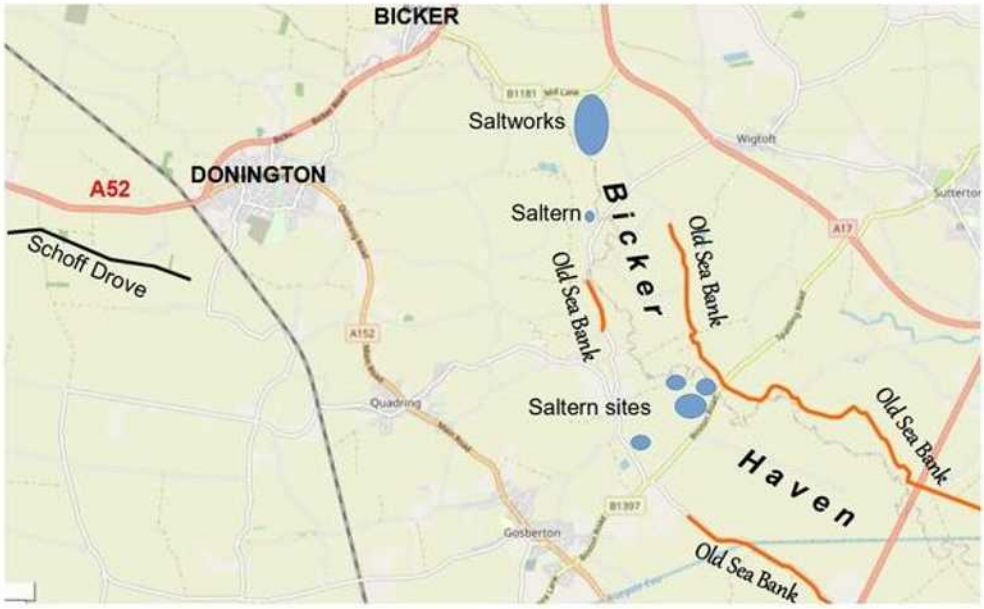


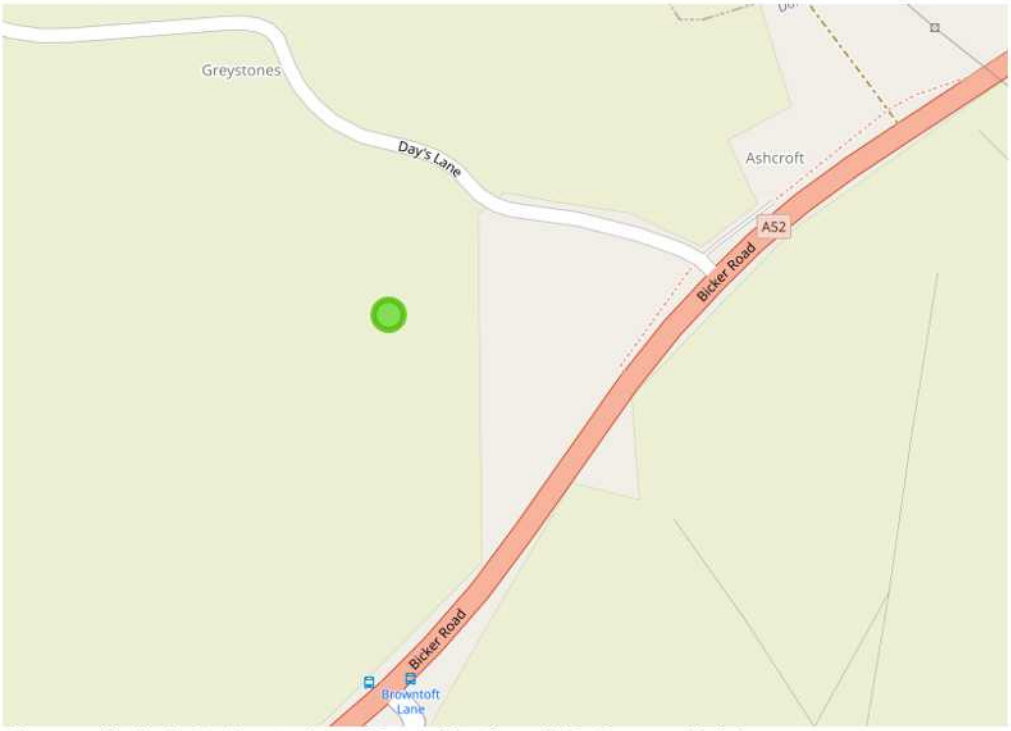
Fig. 10 SALT WORKING SITES OF BICKER HAVEN (Base map from Link)

Areas marked blue are some of the archaeological sites identified as salt workings, and generally regarded as medieval or earlier, on the Lincolnshire Heritage Explorer map Link . The workings lie within an area known as Bicker Haven, a medieval tidal estuary (possibly the pre-11th century mouth of the River Witham). The area is bounded by the remains of old Sea (flood) Banks (orange lines on map). The Salt Way, as far as it can be traced, is believed to have run towards Donington either along the A52 or Shoff Drove.

Site Working Sites Map and description
Courtesy of www.geograph.co.uk

Archaeology - Other

A further documented find is located west of the proposal site and relates to coins described as Artefact Scatter (Post Medieval – 1603 to 1699 AD). The approximate location is indicated on the map below.



Green circle is indicated as 'Post Medieval Coins and Tokens
Courtesy of Lincolnshire Heritage Explorer

A full description is provided as follows:

'ASSORTED POST MEDIEVAL COINS AND TOKENS FOUND NE OF DONINGTON, INCLUDING NUMEROUS HARINGTONS WHICH WERE FARTHINGS STRUCK IN THE COUNTY OF RUTLAND BY LORD HARINGTON OF EXTON, UNDER LICENCE FROM JAMES I, AS ROYAL TOKENS. ALTHOUGH THE LICENCE WAS GRANTED IN 1613 AND LORD HARINGTON DIED IN 1614 THE TOKENS CONTINUED IN CIRCULATION AFTER HIS DEATH. {1}, HTM 4M'

This find appears to be isolated.

Proposed Works

As has been stated above, the documented Saltworks and Saltern Sites appear to be distanced from the proposal site by between 2.7km and 5km respectively. There are none shown north of the current line of the A52 and none in the immediate vicinity of the site. The description of the remnants of salt pans includes earth mounds that indicate excavated spoil, but the proposal site is flat and has no extant indications to suggest such formations in the land, neither are there any visible depressions.

The coin finding also appears to be isolated, with no noted or suggested connection with the proposals site.

The historic map search indicated only very modest development on the north edge of the site fronting Day's Lane, towards the end of the 19th Century. This building is likely to have been demolished possibly when Harvey's Barn was built, during the second half of the 20th Century. The footprint of the building shown on the historic maps would appear to be under an area of hardstanding adjacent the existing barn, not within the proposals site.

Conclusion

Whilst it is acknowledged that there appear to be archaeological remains connected with Saltworks in the general area, the epicentre of these appears to be some distance south-east of the site. There are no visible indications on site suggesting excavations or spoil. We would therefore offer the opinion that archaeological investigation, though not unreasonable, would be more appropriate if it were limited to witnessing of the excavation for the proposed foundations. This would represent the total degree of excavation proposed and therefore the total impact upon any potential archaeological findings within the site. The undisturbed areas of the site would remain as such, not precluding any future investigation by future generations.

Overall, in our view, there is a balance that needs to be struck between reasonable archaeological investigation, and an extent of works that is defined in scope and magnitude and therefore achievable whilst still allowing an employment-based development to come to fruition. We would therefore suggest that a condition that considers both of these aspects could reasonably be applied, which will allow the project to progress. This could reasonably be in the form of a watching brief associated with the planned excavations required for the building foundations.

End.