

Duchy of Lancaster

## Park Farm, Donington, Lincolnshire

Historic Environment Desk-Based Assessment



October 2016

Amec Foster Wheeler Environment  
& Infrastructure UK Limited



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## Report for

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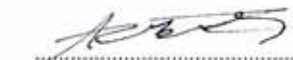
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## Executive summary

The Duchy of Lancaster propose to erect a packaging store with associated car parking and landscaping on previously undeveloped land at Park Farm, Donington in Lincolnshire (site centred NGR TF 20134 35552). Amec Foster Wheeler Environment & Infrastructure were commissioned to undertake a Historic Environment Desk-Based Assessment (DBA).

The Desk Based Assessment aimed to identify known or potential heritage assets that could be directly or indirectly affected by the proposed development. The baseline report includes details of archaeological remains, built heritage and historic landscape features in order to gain a full understanding of the historic environment and archaeological potential of the site. The potential for as yet unknown archaeological remains has been assessed through the study of aerial photography, cartographic information and documentary evidence together with the records of known heritage within the study area. The results of a site visit, carried out as part of the assessment, are also incorporated into this report.

The majority of records within the area surrounding the site relate to features, finds and events connected to the settlement of Donington to the east of the site although two non-designated heritage records were present within the site. One relating to a scatter of medieval pottery recovered from the area during the 1970's and the other representing part of a former park attached to the Grade II listed The Park, also known as Park House.

The assessment revealed a medium level of potential for archaeological remains for the prehistoric, Roman and Early Medieval periods and a low potential for remains relating to the medieval and post medieval to modern periods. Although there is little evidence recorded at this time this may be the result of a lack of previous archaeological events outside of Donington itself. The wider landscape of the Fens contains a rich and varied history and although often seasonal, activity has been recorded back to prehistoric times.

Due to the land within the site having remained undeveloped to this point, with the exception of a building that no longer survives being located within the south of the site in the 1970s, there is a potential for archaeological remains to survive. The lack of previous archaeological events within the site means that the full potential of the presence of such features or deposits would be better understood through further archaeological investigation.

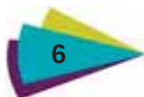




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# 1. Introduction

## 1.1 Project Background

- 1.1.1 The Duchy of Lancaster propose to erect a packaging store with associated car parking and landscaping on a plot of land centred on a national grid reference of TF 20134 35552 (hereafter referred to as 'the site'). The site occupies a previously undeveloped, irregular parcel of land at Park Farm, Donington in Lincolnshire. As part of the planning application for the proposed development The Duchy of Lancaster commissioned Amec Foster Wheeler Environment & Infrastructure (AFW E&I) to provide supporting documentation including a Historic Environment Desk-Based Assessment (DBA).

## 1.2 Purpose of this Report

- 1.2.1 This report has been produced for the purpose of providing details on the known archaeological and historical baseline of the site and an associated study area extending 1km from the site boundary.
- 1.2.2 The DBA aims to identify known or potential heritage assets that could be directly or indirectly affected by the proposed development. The baseline report includes details of archaeological remains, built heritage and historic landscape features in order to gain a full understanding of the historic environment and archaeological potential of the site.



## 2. Approach

### 2.1 Overview

- 2.1.1 The historic environment includes but is not limited to standing buildings, earthwork monuments, industrial features, sub surface archaeological remains and artefact scatters. It also includes landscapes and their constituent features which have been shaped by human occupation, from planned features such as parks and gardens, field boundaries and plantations, to areas that have historical significance for their location such as battlefields. Tangible cultural heritage features can be described as 'assets', 'heritage assets' or 'historic assets', although not all physical remains of cultural heritage interest will constitute an asset in and of themselves.

### 2.2 Scope of Assessment

- 2.2.1 The historic environment baseline for the proposed development was compiled for a study area reaching 1km from the site boundary. Data referring to previously known heritage information including designated and non-designated assets have been gathered for this area. This DBA assesses the potential for direct effects upon archaeological remains within the site and indirect effects upon heritage assets within the study area.
- 2.2.2 This assessment has been undertaken in accordance with guidelines set out by the Chartered Institute for Archaeologists (CIfA) Standard and guidance for historic environment desk-based assessment (CIfA, 2014).

### 2.3 Aims and Objectives

- 2.3.1 The general aim of this DBA is to provide a deeper understanding of the historical and archaeological potential of the site and its immediate surroundings. More specifically this DBA aims to identify and characterise the historic environment resource within the site and surrounding study area in order to provide an archaeological and historical baseline that informs an assessment of the likely direct and indirect effects of the proposed development on buried archaeological remains and nearby upstanding structures.
- 2.3.2 The objectives of the desk-based assessment are to:
- ▶ identify all recorded and designated heritage assets within the site and surrounding study area;
  - ▶ identify and describe historic landscape features within the site and surrounding study area;
  - ▶ assess the potential for previously unrecorded archaeological remains within the site;
  - ▶ assess the potential direct impacts of the proposed development on known or suspected heritage assets within the site;
  - ▶ assess the indirect effects that the proposed development may have on the known heritage assets contained within the surrounding study area; and
  - ▶ to identify any further historic environment or archaeological investigation that may be required as a result of proposed development.



## 3. Legislative Background

### 3.1 Legislative Overview

- 3.1.1 Certain assets that are deemed to be of particular importance are given legal protection. The importance of heritage assets and the protection of these and their settings is recognised in legislation as well as national, regional and local planning policy.
- 3.1.2 European conventions relating to archaeological heritage include the 1985 Granada Convention for the Protection of Architectural Heritage, the 1992 Valetta Convention on the Protection of Archaeological Heritage, as well as the European Landscape Convention. The latter has been in force in the UK since 2007, promotes the protection of landscapes and recognises the role of landscape as a component of cultural heritage. These conventions are incorporated into UK policy and legislation.

### 3.2 Statutory Provisions

- 3.2.1 The Ancient Monuments and Archaeological Areas Act 1979 (AMAAA) provides for a schedule of monuments which are protected. Planning (Listed Buildings and Conservation Areas) Act 1990 provides for the definition and protection of a list of buildings and areas of architectural and historical interest, including Conservation Areas. The Act sets out a requirement to have special regard to the desirability of preserving the integrity and setting of listed buildings and conservation areas in considering any development.

### 3.3 National Planning Guidance

- 3.3.1 Some assets that are not given statutory protection are provided protection through planning policy as set out in the chapter '*Conserving and enhancing the historic environment*' within the National Planning Policy Framework (NPPF), Department for Communities and Local Government, 2012). Specific policy provisions within the NPPF are set out in Table 3.1 below:

Table 3.1 Policy Provisions contained within the NPPF

| Paragraph           | Policy Issue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Para. 126</b>    | Directs LPAs as to the treatment of the historic environment in Local Plans, including that heritage assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance                                                                                                                                                                                                                                                                                                                      |
| <b>Para. 128</b>    | Refers to information requirements for applications for consent which affect heritage assets. It states that where assets will be affected, the applicant should provide a description of the significance of that asset and its setting. The level of detail will be proportionate to the assets' importance and will be determined by what is necessary to understand the potential impact of the proposal. The information should include an explanation of the design concept of the development.                                  |
| <b>Para. 132</b>    | Concerns the determination of applications relating to heritage assets. It states that in determining applications great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Any harm or loss should require clear and convincing justification; substantial harm to or loss of a Grade II listed building, park or garden should be exceptional; substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional. |
| <b>Paras. 133-5</b> | Describes the balance to be made in the planning process: Any harm should be weighed against the wider benefits of the application, although the stringency of the test is scaled in relation to the degree of harm to the heritage significance of the asset and whether or not the asset is designated.                                                                                                                                                                                                                              |
| <b>Para. 141</b>    | States that LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.                                                                                                                                    |

- 3.3.2 The NPPF discusses the significance of assets and the weight of consideration that is to be given to both designated and non-designated assets. Within the Glossary of the NPPF designated assets are listed as:

*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.*

- 3.3.3 Further guidance on how to implement national planning policy and guidance is available from Historic England through a series of Good Practice Advice Notes (GPA) and Historic England Advice Notes (HEAN) which cover a number of topics and are available through the Historic England website.

## 3.4 Regional and Local Planning Policy

- 3.4.1 The South Holland Local Plan which was adopted in 2006 was designed to set out the planning policies which would guide and control new development in the District until 2021. This Local Plan contained a number of policies relating to the environment including aspects of the Historic Environment, following a Direction by the Secretary of State, as of 18th July 2009 the majority of these policies are no longer valid with the exception of one policy relating to the installation of security shutters (South Holland District Council website).

- 3.4.2 A joint Local Plan for South East Lincolnshire in conjunction with Boston Borough Council and Lincolnshire County Council is currently under consultation with the aim of its adoption in February 2017. The draft of the South East Lincolnshire Local Plan, which is currently available for consultation, contains a single policy, Policy 26: The Historic Environment, which covers the elements set out within Table 3.2 below.

- 3.4.3 The Preferred Options report (South East Lincolnshire Joint Strategic Planning Committee, 2013) produced in relation to the South East Lincolnshire Local Plan considered that the only option was to produce a policy approach that seeks to conserve and, where possible, enhance the historic environment. This was because the NPPF states that Local Authorities should set out a positive strategy for the historic environment and it is not therefore, reasonable to rely on guidance in the NPPF alone. Until the new South East Lincolnshire Local Plan is adopted the protection for the Historic Environment is provided by the Statutory provisional and National Planning Guidance.

**Table 3.2 Draft South East Lincolnshire Local Plan Policy 26: The Historic Environment**

| Policy Area                  | Draft Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A. Listed Buildings</b>   | <ol style="list-style-type: none"> <li>1. Development proposals that are considered to harm the fabric, character, appearance or setting of listed buildings or sites of special historic or architectural interest will not be permitted.</li> <li>2. Proposals to demolish listed buildings will not be permitted, unless in an exceptional case, where a clear and convincing justification will need to be made in line with national policy.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>B. Conservation Areas</b> | <ol style="list-style-type: none"> <li>3. The demolition of buildings or structures in a Conservation Area will not normally be permitted if the building makes a positive contribution to the character or appearance of a Conservation Area.</li> <li>4. In exceptional circumstances, demolition of non-listed buildings within Conservation Areas, or adjacent to listed buildings, will be assessed against the contribution to the architectural or historic interest of the area made by each building.</li> <li>5. Suitable detailed plans for any redevelopment or re-use will need to be submitted as part of any application for demolition.</li> </ol> <p>The Local Planning Authorities will prepare and keep up-to-date Conservation Area Character Appraisals for each Conservation Area, as the basis for determining proposals within or where it would affect the setting of conservation areas.</p> |

| Policy Area                                 | Draft Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>C. Heritage assets of local interest</b> | <p>The Local Planning Authorities will promote the conservation or enhancement of heritage assets of local interest by preparing a Local List for Boston Borough and South Holland.</p> <p>The significance, character and setting of heritage assets of local interest, including those on the Local Lists, will be protected by:</p> <ol style="list-style-type: none"><li>6. using the criteria for designated assets (under A. Listed Buildings) when assessing the demolition of a non-designated heritage asset;</li><li>7. requiring alterations and extensions to be based on an accurate understanding of the significance of the asset, the architectural character and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques; and</li><li>8. ensuring that development proposals maintain the visual dominance of St Botolph's Church Boston, other church towers and spires and traditional windmills in the skyline of each settlement;</li></ol> |
| <b>D. Enabling Development</b>              | <p>Proposals for enabling development, which would otherwise conflict with national and local planning policies, but which would secure the future conservation of a heritage asset, will be permitted if it secures the long-term future of an asset, and the amount of enabling development is the minimum necessary to secure the future of the asset. The public benefit of securing the future of the asset should significantly outweigh the dis-benefits of not being in accordance with other policies in the Local Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



## 4. Methodology

### 4.1 Baseline Establishment

4.1.1 Data was collected for both designated and non-designated heritage assets for an area extending to a 1km radius from the site boundary. For the purpose of this DBA, the following sources were consulted:

- ▶ National and County-based registers of known archaeological and historical sites;
- ▶ Cartographic and historic documents;
- ▶ Aerial photographs;
- ▶ Historic Landscape Characterisations;
- ▶ Lidar Surveys;
- ▶ Geological mapping;
- ▶ Published sources; and
- ▶ Internet sources.

4.1.2 These were obtained from the following organisations:

- ▶ Designation Data from the National Heritage List for England (NHLE), available from the Historic England website;
- ▶ The Lincolnshire County Council (LCC) Historic Environment Record (HER), including data on historic farmsteads from the English Heritage Project on Lincolnshire Historic Farmsteads;
- ▶ National Library of Scotland online Map Images (National Library of Scotland website);
- ▶ The Genmaps website;
- ▶ The Old Maps website
- ▶ The Britain from Above website;
- ▶ The National Collection of Aerial Photography (NCAP) which is a department of Historic Environment Scotland (HES);
- ▶ Google Earth Pro;
- ▶ The Environment Agency through the Open Government website; and
- ▶ The British Geological Survey (BGS).

4.1.3 These studies together with a site walkover, undertaken on the 26<sup>th</sup> July by Sean Steadman, Technical Director (Historic Environment) for AFW E&I, were used to inform the potential of as yet unknown heritage within the study area.

4.1.4 Each of the identified heritage asset and events records contained within the study area together with any further potential assets noted during the research of this report have been listed within the Historic Environment Records Index that forms Appendix A of this report.

### 4.2 Methodology for Assessment of Archaeological Potential

4.2.1 The potential for as yet unknown archaeological remains has been assessed through the study of aerial photography, cartographic information and documentary evidence together with the records of known heritage within the study area and the results of a site visit.

4.2.2 Professional judgement has been used to assign a level of potential for the site and surrounding study area to contain below ground archaeological remains from each of the time periods outlined above in Section 5.7 below. This judgement considers numerous aspects in regards to the potential including the presence of known archaeology and historical material proven to be on the site, any previous disturbance that may have occurred within the area and the level of previous reporting that may have occurred as a result of such disturbance. The level of potential have been defined as follows:

- ▶ **High** – Archaeological features and finds of a given period are likely to be represented on the site or within the study area and are likely to be directly impacted by the proposed development.
- ▶ **Medium** – Archaeological features and finds of a given period may be represented on the site or within the study area and may be directly impacted by the proposed development.
- ▶ **Low** – Archaeological features and finds of this period are unlikely to be represented on the site or within the study area or would be of a level of importance and nature that reflects a limited potential for associated archaeological remains.

## 4.3 Approach Considerations

4.3.1 In completing a DBA of the effects of any development on cultural heritage it is important to identify the known and potential nature of assets that may be involved. This requires consideration of a number of factors as follows:

- ▶ Development can affect heritage assets not only through direct impacts (e.g. land take) but also indirect impacts, such as harm to the setting of heritage assets.
- ▶ DBA involves a review of current information only and there may be further features within the application area that are not yet known. The potential for this may be assessed from ground conditions, features within the wider area and a history of land use within the area of proposed development.
- ▶ Not all heritage assets are considered of equal importance and it is essential to identify the importance of assets with reference to legislation, policy guidance and professional judgement. The importance of a heritage asset will have an influence upon the significance of any effects that occur to it as the result of development.

## 4.4 Terminology

### Direct Effects

4.4.1 Direct effects occur when a heritage asset is materially disturbed or damaged by a proposed development. This may include partial or entire removal of an asset and associated archaeological deposits.

4.4.2 In some cases further evaluative work may be required in order to test the understanding of the archaeological potential of the site and further understand the potential of direct effects upon known or potential heritage assets. This may include methods such as geophysical survey, trial trenching or excavation.

## Indirect Effects

- 4.4.3 Indirect effects on a heritage asset can occur when development occurs within the setting of an asset. Even if the asset is not directly affected, important relationships that give value or understanding to the asset could be impacted. This assessment follows the definition of setting as set out in a guidance document; *The Setting of Heritage Assets* (Historic England, 2015) which states that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. This guidance further states that:

*Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset.*

## Importance of Assets

- 4.4.4 The importance of an asset within English legislation is discussed in terms of its significance, the NPPF describes this term as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

- 4.4.5 Further indication of the assessment of an assets importance can be found within the *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage, 2008). Paragraph 79 of this document states:

*Designation at an international, national or local level is an indicator of the importance of particular value(s) of a place; but the absence of statutory designation does not necessarily imply lack of significance. Detailed research and analysis may reveal new evidence about any place, and designation criteria are reviewed from time to time. The heritage values of a place established through detailed study should therefore normally be compared with current selection criteria for designation or the application of protective policies.*

- 4.4.6 For the purposes of this report the importance placed upon a heritage assets is classed following the reasons provided in Table 4.1 below.

**Table 4.1 Categorisation of Importance**

| Importance        | Rationale                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | All designated assets by their nature are to be considered to be of high importance due to their national or international value as set out within legislation and guidance. These assets generally have an outstanding level of archaeological, architectural, historic or artistic interest or a high level of more than one interest.                                                                                                                                  |
| <b>Medium</b>     | These include archaeological sites which do not merit scheduling but which are nevertheless of interest or which could make a substantial contribution to established regional research agendas. These assets may be contained within a planning authority's local list of buildings and/or contained within the HER. These assets would usually have A high level of archaeological, architectural, historic or artistic interest or elements of more than one interest. |
| <b>Low</b>        | The majority of non-designated assets would normally be considered of low importance, these assets would have importance for elements of archaeological, architectural, historic or artistic interest.                                                                                                                                                                                                                                                                    |
| <b>Negligible</b> | These include includes those features which are no longer extant, where there are no further known or surviving remains (e.g. locations of previous archaeological work), or where assets may have minimal archaeological potential, such as modern quarries.                                                                                                                                                                                                             |



## 5. Baseline Data

### 5.1 Site Description

- 5.1.1 The site is situated on an irregular parcel of land which is bounded to the east by the A52 carriageway, by the existing Park Farm complex to the south and by arable land to the north and west. The site is located on the western edge of Donnington within the South Holland District of Lincolnshire. At present, the site consists of arable farmland divided into two parcels by a drainage ditch which runs across the centre of the site from east to west. Some shelter planting and an existing agricultural structure on the south-western edge help to define the extent of the southern half of the site whilst the northern half is synonymous with the wider agricultural landscape.



Plate 1: Site overview looking north along the western boundary of the site

### 5.2 Geology and Topography

- 5.2.1 The solid geology of the site and the surrounding study area consists of the Oxford Clay Formation of mudstone. The overlying superficial geology of the site consists of Tidal Flat Deposits of clay and silt (British Geological Survey website). The soils over the wide central and coastal fens comprise rich, fertile, stoneless, calcareous, silty soils of marine origin; while inland there are swathes of dark, friable, organic-rich mineral soils and deeper fen peat. Due to wastage, the peats are becoming increasingly thin and in extensive areas only remnants of the former peat coverage still remain (Natural England, 2015).
- 5.2.2 The site and its surrounding study area are contained within The Fens as classified by the National Character Area (NCA), as defined by Natural England. The Fens NCA is described as a large, low-lying, flat landscape with many drainage ditches, dykes and rivers that slowly drain towards the Wash, England's largest tidal estuary. The single obvious factor uniting the Fens is the low-lying, level terrain reflecting its geological past. Elevations rarely pass the 10m contour, and typically vary by little more than one or two metres over long distances (Natural England, 2015).

## 5.3 Landscape Characterisation

- 5.3.1 The site is defined by a number of landscape characterisations relating to a national, regional and local level together with the past and present use of the land.
- 5.3.2 At a national level Natural England have identified National Character Areas (NCA) throughout the UK. Information on a regional and local level are both provided within The Historic Landscape Characterisation Project for Lincolnshire which is a project carried out by Lincolnshire Council and English Heritage in 2011 (Lord and MacIntosh, 2011).

### National

- 5.3.3 The Fens NCA relates the area at a national level and is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. The boundary follows natural lines in the landscape rather than administrative boundaries (Government website). The National Character Area Profile for The Fens (Natural England, 2015) contains information on a range of topics but selected extracts relating to the historic environment and cultural heritage are set out in Table 5.1 below.

Table 5.1 The National Character Area Profile: 46. The Fens – Selected Extracts

| Section                    | Extracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Summary</b>             | <p>The Fens NCA is a distinctive, historic and human influenced wetland landscape lying to the west of the Wash estuary, which formerly constituted the largest wetland area in England. The area is notable for its large-scale, flat, open landscape with extensive vistas to level horizons.</p> <p>There is a long history of human occupation here, accounts of which can be found in the Historic Environment Records for Norfolk, Suffolk, Cambridgeshire, Peterborough and Lincolnshire. Early prehistoric sites are mostly deeply buried beneath the fen sediments or occur on the low slopes of the higher fen 'islands'. Scheduled Ancient Monuments of prehistoric to post-medieval date are located across the fens and many undesignated sites and monuments are known, again mainly from the fen edges and islands.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Key Characteristics</b> | <p>Jurassic clays are overlain by rich, fertile calcareous and silty soils over the coastal and central fens and by dark, friable fen peat further inland. The soils are important for agriculture, which is hugely significant for the rural economy in the Fens. There are over 4,000 farms in the Fens.</p> <p>Overall, woodland cover is sparse, notably a few small woodland blocks, occasional avenues alongside roads, isolated field trees and shelterbelts of poplar, willow and occasionally leylandii hedges around farmsteads, and numerous orchards around Wisbech. Various alders, notably grey alder, are also used in shelterbelts and roadside avenues.</p> <p>Open fields, bounded by a network of drains and the distinctive hierarchy of rivers (some embanked), have a strong influence on the geometric/rectilinear landscape pattern.</p> <p>The area is very rich in geodiversity and archaeology, with sediments containing evidence for past environmental and climate changes and with high potential for well-preserved waterlogged site remains at the fen edge, within some of the infilled palaeo-rivers and beneath the peat.</p> <p>Settlements and isolated farmsteads are mostly located on the modestly elevated 'geological islands' and the low, sinuous roddon banks (infilled ancient watercourses within fens). Elsewhere, villages tend to be dispersed ribbon settlements along the main arterial routes through the settled fens, and scattered farms remain as relics of earlier agricultural settlements. Domestic architecture mostly dates from after 1750 and comprises a mix of late Georgian-style brick houses and 20th-century bungalows.</p> |
| <b>The Fens Today</b>      | <p>On the island crests and at the fen margins, archaeological features occur in large numbers, while fewer are known from the undulating deeper parts of the fen basin as here they are covered by blanketing deposits of marine clays, peat and silts.</p> <p>The settlement pattern follows the historical development of the area. The settled inland fens or 'townlands' comprise medium to large settlement clusters around Boston, Spalding, Holbeach and Wisbech, with many villages having fine medieval churches, such as West Walton. The medieval pattern of north-south drove lines, between parent and daughter settlements on the coast and fen edge respectively, was crossed in the 19th century by the A17 and A47. Since then the settlements in these townlands have spread along these principal routes to create ribbon developments of smallholdings, modern bungalows, farmsteads with large agricultural barns, and food processing buildings, such as Sutton Bridge.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Section                           | Extracts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>The Landscape through time</b> | <p>Much of the human history of the Fens has been a battle of man against the forces of nature to bring out the full agricultural potential of the land. Much of the early archaeological evidence is now becoming apparent as peat wastage exposes evermore well-preserved remains. In the deepest areas of the fen basin, Mesolithic and Neolithic occupation remains lie buried beneath 4–5 m of later water-related deposits. However, these early prehistoric sites occurred on former, dry, land surfaces, indicating a period when these lowest-lying parts of the fen basin were host to dry grassland with areas of pine and deciduous woodlands – a time before the fens were wet... In Lincolnshire, evidence of Neolithic and bronze-age occupation is often closer to the surface and tends to be known only towards the western edge.</p> <p>Roman settlements occurred mainly on the high, drier islands and above the fen edge, while contemporary transport canals indicate huge efforts to traverse and control the fens. Car Dyke links the River Witham to the River Cam, while the Fen Causeway canal and road system linked a major Roman settlement at Peterborough with the Norfolk fen edge at Denver. Although salt-making sites were known throughout the fens from the 1st millennium BC, the industrialisation of this economy took off in the Roman period with further expansion during the Saxon and medieval period.</p> <p>Seasonal grazing was prevalent in the medieval period when a pattern of radiating drove lines known as 'The Smeeth' developed between the coast and the inland grazing on the fens. Salt-making was also characteristic at that time. Residual mounds or 'salterns' remain in many places, especially at Spalding and around Boston. There is a line of salterns extending several kilometres southwards from Wainfleet.</p> <p>The earthworks of 17th-century English Civil War defences are preserved in many parts of the fens, especially at the river estuaries and around the Wash. In the same century, the most important phase of land claim began when the 4th Earl of Bedford gained a Royal Charter to drain the 'wastelands' to create good summer grazing.</p> <p>As peat soil was drained, it wasted and land levels lowered, which necessitated artificial pumping. In the 18th century, wind-powered pumps covered the landscape, to be replaced by steam pumps in the 19th century which allowed the shallower open water of the meres to be drained. Whittlesey Mere was the last mere to be drained in the 19th century.</p> <p>The most noticeable change in the landscape at the end of the 20th and beginning of the 21st centuries has been caused by improved farming techniques such as trickle irrigation and the use of more precise technology. The Fens have remained mainly rural, although infrastructure – including wind turbines and rail gantries, visible from long distances – has been constructed.</p> |

## Regional and Local

- 5.3.4 Within *The Historic Landscape Characterisation Project for Lincolnshire* (Lord and MacIntosh, 2011) the site is contained on the eastern edge of The Fens regional Landscape Character Area (LCA) with the study area covering part of The Fens LCA to the west and The Wash LCA to the east. These regional LCAs are further subdivided into local Character Zone classifications with the site and eastern half of the study area located within The Eastern Fens Character Zone and the western half of the study area located within the Townlands Character Zone. The location of the site on the edge of The Fens LCA and adjacent to The Wash LCA is a good illustration of the dual nature of the study area relating to agriculture and settlement. This position also reflects the potential of the site as once being more of a coastal location than it appears today.

### The Fens LCA and the Eastern Fens Character Zone

- 5.3.5 The historic landscape of the Fens LCA before drainage of the area was a landscape of rivers, meres and seasonally inundated land. Exploitation of this area by man would have required a close relationship and knowledge of the area in order to exploit the natural resources as they were available such as fishing and hunting during the harsher seasons whilst grazing for sheep and cattle during the summer months was possible. The materials needed for the construction of dwellings were widely available in the form of reeds and thick mud and this way of life is thought to have existed from before the Roman period and continued until the middle of the 18th century.
- 5.3.6 Within the Eastern Fens Character Zone nucleated settlements are scattered throughout the area, located on ridges of higher ground. Much of the planned enclosure landscape originating from the land reclamation of the 18<sup>th</sup> and 19<sup>th</sup> centuries survives to this day through the necessity of the field boundary drains that ensure the viability of the land contained. There is little evidence of prehistoric settlement within this local area although activity relating to the utilisation of the landscape is prevalent including numerous artefact finds throughout the Character Zone.

- 5.3.7 The Historic Landscape Characterisation Project for Lincolnshire states that the legibility for the Eastern Fens Character Zone in relation to the Prehistoric and Roman landscape is relatively minimal. This is due in part to the seasonal nature of the landscape during these periods. The medieval landscape is more evident in the survival of nucleated settlement although this is more to the north and south of the study area. Within the vicinity of the site there is little or no legibility for the medieval landscape due to the drainage of the area only really coming into place in the post medieval period.

### The Wash LCA and Townlands Character Zone

- 5.3.8 The Wash LCA is part of a large estuarine complex which is fed by numerous rivers which in turn are fed by numerous drains and streams throughout the area. The western edge of the LCA, where the study area is located, is dominated by a silt ridge known locally as the Townlands which stands c. 4m above sea level and earthen banks representing former coastlines occur at regular intervals within the LCA. This half of the study area is believed to have existed as dry land from the end of the Roman period onwards although there is little evidence for extensive occupation of the area until the Anglo-Saxon period.
- 5.3.9 The Townlands Character Zone is predominantly agricultural although it does contain most of the nucleated settlements within The Wash LCA. The smaller settlements of the area, including Donington, are primarily residential although there are several examples of small scale industry on the edges of these settlements.
- 5.3.10 This Character Zone was coastal in nature during the prehistoric and Roman periods, consisting of intertidal saltmarsh with localised areas of higher ground. With falling sea levels during the Anglo-Saxon period, settlement began to be established on the drier areas and isolated ranches and salt manufacturing sites were introduced. Settlement continues within the Character Zone and a population expansion during the 12<sup>th</sup> and 13<sup>th</sup> centuries coincided with further reclamation of saltmarsh and freshwater fen located on either side of already established settlement.
- 5.3.11 The Historic Landscape Characterisation Project for Lincolnshire states that the legibility for the Townlands Character Zone displays a great range of time showing economic trends, climatic changes and the more ambitious drainage works starting from the late Anglo-Saxon period onwards within the current landscape.

## 5.4 Data Overview

- 5.4.1 A search of the LCC HER, together with a search specific to designated heritage assets from the Data Downloads available through the Historic England website produced a total of 86 heritage asset records within the study area together with 66 previous archaeological events. The majority of these records relate to features, finds and events connected to the settlement of Donington to the east of the site. Two of the heritage asset records relate to Historic Farmsteads that have been identified during the compilation of the English Heritage Project on Lincolnshire Historic Farmsteads. These Farmsteads do not as of yet have their own HER reference but are considered heritage assets.
- 5.4.2 A number of these records may relate to the same heritage assets or investigation site such as the records for the settlement of Donington itself which is recorded as a non-designated HER asset, a designated Conservation Area and as a previous archaeological event due to field observations carried out in 1999 related to the Conservation Area Appraisal. In order to provide a clearer overview of how these records reflect the history and archaeology of the study area the following discussion has been compiled and relevant heritage record references are provided within the text below in bold.
- 5.4.3 Two non-designated heritage asset records were present within the site, one relating to a scatter of medieval pottery recovered from the area during the 1970's (**HER 20256**) and the other representing part of a former park (**HER 25082**) attached to the Grade II listed The Park, also known as Park House (**LB 1309014** and **HER 25422**). No further historic assets or previous archaeological events are recorded within the site.

- 5.4.4 In addition to the previously recorded heritage assets, seven potential historic environment features have been identified during the production of this DBA. These features consist of former earthworks, former structures and possible extant structures which were identified through historic mapping (HM), aerial photography (AP) and Lidar survey information. Without further survey of the study area these potential features remain undated and untested.
- 5.4.5 All heritage records included within the study area and previous archaeological events are listed in Appendix A and illustrated in Figures 1-9.

## 5.5 Historic Mapping

- 5.5.1 Map images made available online through a number of sources were studied and a full list of the images researched together with their source and a description of the study area illustrated is provided as Appendix B of this report; references to this are contained in the following text in bold.
- 5.5.2 The earliest map of the area available is by Pieter van den Keere, printed in 1617 (**HM01**). This is an overview map of Lincolnshire and no detail of the study area is shown, or any obvious names related to the study area.
- 5.5.3 Jan Jansson's *The Fennes*, printed in 1645 (**HM02**), does not show much detail. Although names that relate to modern settlements such as 'Dunnyington', 'Bicker', 'Spalding' and 'Penchbeck' are shown they do not appear to be accurately placed. 'Dunnyington' appears to the northeast of Spalding and northwest of Bicker indicating that this may actually be what is now Donington on Bain and not Donington itself.
- 5.5.4 By the time of Robert Morden's map of Lincolnshire (**HM04**), which was included within Camden's *Britannia* of 1695, the settlement of 'Dinnington' is shown in the area of the site. The cartography of the area appears far more reliable than earlier images with the relations between Donington, Kirton, Boston and Grantham all appearing to be more accurately placed. Subsequent maps continue to show various iterations of the name including 'Dunnington' (**HM06**) and 'Donnington' (**HM07**), all at a small scale although the relations to neighbouring settlements all appear to be correct. The first instance of the name place as it is today is shown within John Cary's map of 1787 (**HM08**).
- 5.5.5 The first map to show the site in any real detail is the Ordnance Survey (OS) six inch to the mile map of 1888 (**HM11**). Here the site is shown with the northern half contained within Park House Park (**HER 25082**) attached to Park House (**HER 25422**). The southern half of the site appears as open land. This continues to be the case through to 1956 (**HM15**) and the first time the site appears close to its modern form is within OS mapping of 1973-77 (**HM16**) although some of the planting of Park House Park still survives and the A57, which bounds the site to the east, is not present at this point. Within this map the agricultural building that bounds the site to the west is illustrated as is another building which is located within the southern extent of the site. The building contained within the site does not appear on any mapping before this time and has since been removed.

## 5.6 Aerial Photography

- 5.6.1 Aerial photography made available through a number of sources was studied and a full list of the images researched together their source and a description of the study area is provided as Appendix C of this report. References to this are contained in the following text in bold.
- 5.6.2 An online search of the Britain from Above website together with a search of finding aids held by NCAP revealed no historic aerial photography of the site of the study area. Modern aerial photography (**AP01-AP07**) available through Google Earth Pro did not show any cropmarks or features of archaeological note additional to features already noted within historic mapping. Cropmarks that are present appear to represent palaeochannels, field drains and service trenches.

## 5.7 Lidar

- 5.7.1 Lidar data published by the Environment Agency and made available through the Open Government website was studied in order to investigate potential archaeological features within the site and the surrounding study area. This data revealed a single feature of archaeological interest located on the south-eastern edge of the study area. An area of possible former ridge and furrow (**DBA7**, Plate 2) was noted in this location with measurements of c. 10m between each ridge suggesting it may have been of medieval origin. The linear features that are suggesting of ridge and furrow do not follow the current field boundaries and are not visible within any available aerial photography.

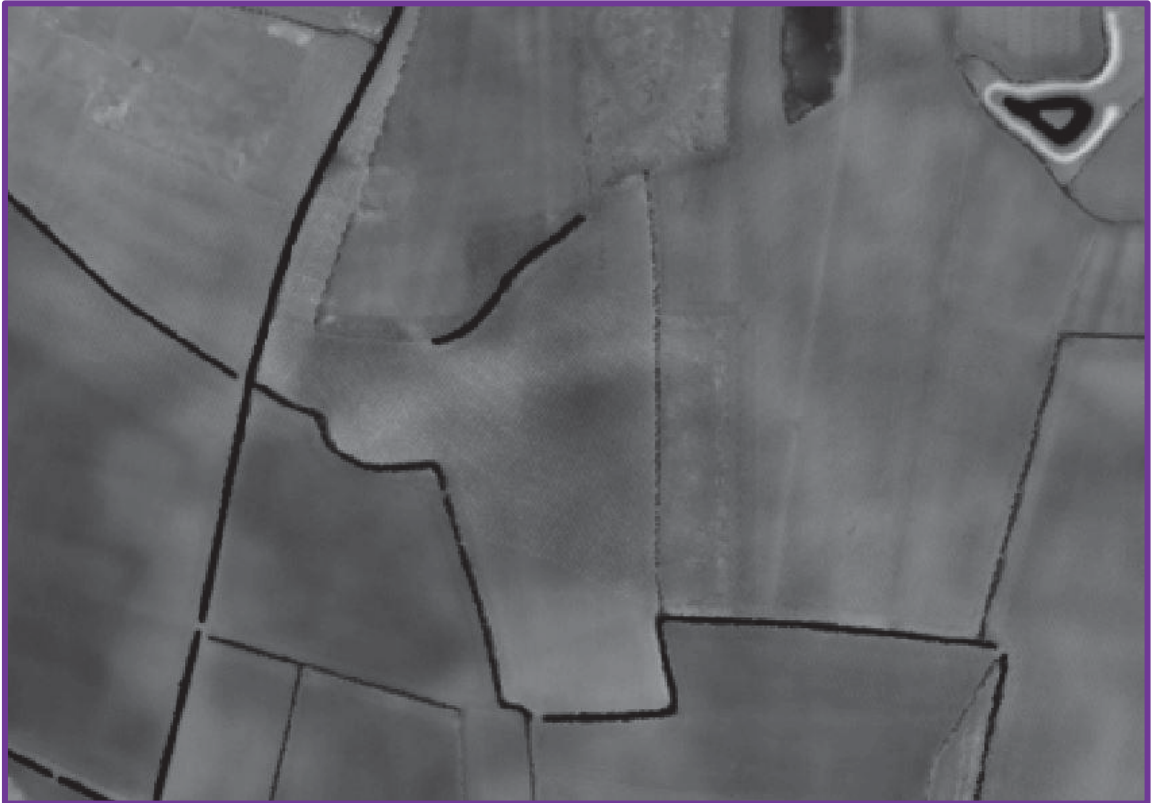


Plate 2. Possible former ridge and furrow. Contains public sector information licensed under the Open Government Licence v3.0

- 5.7.2 The data also suggested that the site appears to be located on ground that is slightly elevated from the surrounding agricultural areas to the west, north and south.

## 5.8 Site Visit

- 5.8.1 The site was visited on 25<sup>th</sup> July by Sean Steadman, Technical Director (Historic Environment), with Amec Foster Wheeler. The site was entirely under arable cultivation at this time and comprised two fields separated by a drain. A solitary oak tree, possibly a remnant of Park House Park (**HER 25082**) is present within the northern field although this is outside of the site. No visible evidence for further relict park features were visible although visibility was restricted through the height of the crop at this time.

## 5.9 Archaeological and Historical Background

- 5.9.1 The overview of the study area provided below makes reference to records obtained from the LCC HER together with features of note recorded during the compilation of the baseline data. All records are listed within Appendix A of this report and unique identifying numbers relating to this are

provided in the following text as bold. All records are illustrated within a series of figures (Figures 1-9) contained within this report.

- 5.9.2 Where previous archaeological events provide further information to that provided within the HER asset records they have been discussed; the unique identifier for these events is provided in bold. Full reports for a number of these previous events are available online through the Archaeology Data Service.
- 5.9.3 Although the majority of known archaeological records can be dated with a certain amount of accuracy, there are some features are of unknown date. These features, include a possible ditch (**HER 23779**), pits, gullies, yard surface (**HER 25704**) possible trackway cropmark (**HER23953**) and cist containing a cremation urn (**HER 22492**), are illustrated within Figure 2 and where applicable contained within the text below.
- 5.9.4 The archaeological events (Figures 9 and 10, **Event ELI3204** and **Event ELI10762**) that produced the records of the possible ditch (**HER 23779**), pits, gullies and yard surface (**HER 25704**) do show stratigraphically that these features date from before the medieval period.

### Prehistoric (10,000BC-AD43)

- 5.9.5 No records from LCC HER within the study area date to this period and no artefacts dating from this period have been recovered from the site or the study area although numerous artefacts have been recovered from the wider landscape as stated within *The Historic Landscape Characterisation Project for Lincolnshire*.

### Roman (AD43-AD410)

- 5.9.6 There are no records relating to the Roman period within the site and three contained within the study area (Figure 3), all of which relate to artefacts recovered. The closest record to the site, located c. 640m to the northeast, relates to an Antoninianus of Gallienus coin (**HER 20029**) dating from between AD253 and AD268. The other two records both relate to Romano-British pottery scatters with one recorded c. 240m to the north of the coin location (**HER 23672**) and the other (**HER 23221**) recorded c. 800 to the southwest of the site. These pottery scatter records were created after verbal communication. The report of the pottery find to the northeast of the site (**HER 23672**) states that substantial quantities of pottery were observed along the edge of a public footpath adjacent to the field which had been ploughed. The full extent of the pottery scatter and its origins remain unknown.
- 5.9.7 A possible ditch (**HER 23779**) recorded during a watching brief (**Event ELI3204**, Figures 9 and 10) carried out on Station Street in 2001, contained three fragments of fired clay or briquetage. The report states that '*the briquetage resembles Romano-British examples, although diagnostic characteristics are lacking*' (Cope-Faulkner, 2001).

### Early Medieval (AD410-AD1066)

- 5.9.8 A single heritage asset record relating to the Early Medieval period is contained within the LCC HER (Figure 4), this entry relates to the settlement of Donington (**HER 20037**) which is believed to have originated during this time. Although no further assets are recorded in connection to this previous archaeological events (Figures 9 and 10) do support this hypothesis, particularly a watching brief (**Event ELI6633**) and archaeological excavation (**Event ELI6634**) that was carried out at Ash Court in 2006. This investigation revealed flood and tipping deposits of 10<sup>th</sup>-12<sup>th</sup> century date which suggests that the area of Donnington was still subject to climatic and settlement fluctuation at this time (Rayner, 2006). The report for these investigations states that this site was likely to be peripheral to the main settlement at this time as demonstrated by the nature of the deposits recorded. Deposits of a similar nature were also recorded during an archaeological evaluation carried out to the rear of the Black Bull (**Event ELI6635**) carried out in 2005. This evaluation further illustrated the risk of flooding within the area through the presence of a palaeochannel in close proximity to this and which contained pottery dating from the 11<sup>th</sup> century (Rayner, 2005).

- 5.9.9 The place name of Donington is first mentioned within documentary evidence within the Domesday book of 1086 as 'Donninctune' or 'Duningtune' and although this survey was carried out at the start of the medieval period it does demonstrate that the settlement was already established by this time. The survey states that Donington had a population of 65 people whose living was made through the 27 saltpans and 54 acres of meadow by this time.

### Medieval (AD1066-AD1540)

- 5.9.10 Six LCC HER records relating to the medieval period are contained within the study area (Figure 5), one of which is located within the site. The record within the site relates to a scatter of medieval pottery (**HER 20256**) which was discovered in the 1970s. Due to the nature of this scatter being a spot find and not associated with any archaeological features it does not prove that medieval occupation was present within the site at this time but it does suggest activity relating to such may have been going on. The records within the wider area consist of three further pottery spot finds (**HER 22484**, **HER 22495** and **HER 22989**), the Grade I listed Church of St Mary and The Holy Rood (**LB 1064449**, **HER 22493**) and a causeway (**HER 25784**), the route of which is copied by the current A52 carriageway within the western half of the study area.
- 5.9.11 The surviving church and former causeway demonstrate that people were passing through the study area at this time and the settlement of Donington, as well as being recorded within the Domesday Book, is again supported through numerous previous archaeological events (**Events ELI10762**, **ELI6633**, **ELI6635** and **ELI6659**) which have revealed pits and occupation deposits attributed to this time.
- 5.9.12 The LCC HER for Donington itself (**HER 20037**) also lists numerous features dating from this time including field systems, pits, post holes, ridge and furrow and a pond. The ridge and furrow listed within this record is located within the current grounds of the Grade II listed Park House (**LB 1309014**, **HER 25422**) during a site walkover for a report (**Event ELI1273**) on the archaeological implications of the Appraisal of Donington Conservation Area (Cope-Faulkner, 1999). A further area of possible ridge and furrow (**DBA7**, Figure 8 and Plate 2) identified through Lidar data within the southeast of the study area has also been attributed to the medieval period due to the reverse 'S' appearance of this field which is characteristic of the medieval period (Astill and Grant, 1988). It is clear from the records of Donington (**HER 20037**) that agriculture played an important role within the settlements success during this period with a charter granted in 1253 for a market to be held for three days within Donington and doubled two years later with a second charter for another three day market.

### Post Medieval to Modern (AD1540-Present)

- 5.9.13 The aforementioned report relating to Donington Conservation Area (**Event ELI1273**) states that *'There is little information available on the post-medieval history of Donington at present, as this has not been researched in detail. A number of buildings from the period still survive. Additionally, industrial activity of various kinds, but generally of limited scale was established in and around Donington during the post-medieval period'* (Cope-Faulkner, 1999).
- 5.9.14 It is for these buildings and industries that the majority of records held by the LCC HER (Figure 6) and recorded through the production of this report (Figure 8) relate. These record are predominantly contained within the settlement of Donington to the southeast of the site (Figure 7) although one record relating to a former park (**HER 25082**) attached to a Grade II listed house recorded as The Park (**LB 1309014**, **HER 25422**) does extend into the northern half of the site. The Historic England list entry for the house states that it is of early-18<sup>th</sup> century date and presumably the surrounding park is of a similar date. Historic mapping demonstrates that the land remained such until the mid-20<sup>th</sup> century where upon it begins to become more agricultural in nature during the 1970s. Park Farm itself also dates to this period and was recorded as a historic farmstead (**Historic Farm 368**) as part of The English Heritage Project on Lincolnshire Historic Farmsteads. LCC HER consider all of the farmsteads recorded during this survey to be historic assets.

- 5.9.15 Although the predominant industry during this period continues to relate to agriculture as evidenced by the site and the land outside of the settlement itself, there is evidence of the improved trade links, movement and industrialisation during this period. This development is evidenced by the railway and station (**DBA1**) that was introduced, a coach house and stables (**HER 25747**) together a former Gas Works (**HER 25061**) which operated between 1856-1937 and numerous public houses including the Grade II listed Red Cow hotel and assembly room (**LB 1064452, HER 25178**).
- 5.9.16 All of the listed buildings contained within the study area (Figure 1) date to the post medieval period and together with LCC HER records and assets identified during the course of this research, represent the development of the area during more recent times. This growth and success is also stated within the LCC HER record for Donington (**HER 20037**) which states that in the early 18th century 120 to 160 families are recorded within Donington with the population growing to 1321 residents in 1801 and peaking in the 19th century when 2026 residents were recorded. The population has since this time dropped steadily and been reflected in the loss of the station (**DBA1**) and former gas works (**HER 25061**).



## 6. Assessment and Discussion

### 6.1 Potential of Indirect Effects

- 6.1.1 Due to the high number of designated assets (Figure 1) located in close proximity to the site there is a potential for the proposed development to impact on the setting of these assets as with a number of non-designated assets including Park Farm (**Historic Farm 368**).
- 6.1.2 The majority of these assets are contained within the settlement of Donington and its Conservation Area and as such their setting largely related to their relationship to each other. This is clearly described within the report (**Event ELI1273**) produced in 1999 to assess the archaeological implications of the appraisal of Donington Conservation Area which remarks that the market place provides the focal point of the town and that modern development has occurred throughout the town. Infilling has taken place along the street frontages and larger developments have occurred to the rear of properties (Cope-Faulkner, 1999). This infilling and mixture of old and new buildings would mean that visibility from the assets contained within the town out to the proposed development would be largely screened by the neighbouring structures and that modern structures would not be out of place with their current setting. The conservation area itself was originally designated in 1972 and was reappraised by South Holland Council in 1999. As part of this assessment a report to the Strategic Planning Committee was provided by the Director of Housing and Planning who stated that although Donington had '*undergone changes both before and after its formal designation...these changes have not significantly affected its overall character*' (South Holland District Council, 1999). Given that the proposed development is outside of the conservation area itself and in keeping with the agricultural industrial nature of the fringes of the settlement it would not be expected to have a significant impact upon the setting of the conservation area.
- 6.1.3 It is only the structures on the periphery of the settlement that may still have intervisibility with the site. These would be the Grade II listed The Park (**LB 1309014**), the Grade I listed Church of St Mary and The Holy Rood (**LB 1064449**) and the non-designated Park farm (**Historic Farm 368**) together with houses (**DBA2**) and a shed (**DBA5**) related to the former station (**DBA1**). Further non-designated records that would appear to have intervisibility with the site relate to structures that are no longer standing and as such have a negligible sensitivity to a change in the setting of their former locations such as Poplar Farm (**Historic Farm 367**) and the former station (**DBA1**). These more sensitive assets are discussed further below.
- 6.1.4 The setting of non-designated assets recorded during the production of this report that are located on the periphery of the study area, namely buildings to the east of Middle Fen Farm (**DBA4**) and a building on South Ing Drove (**DBA6**), are unlikely to be impacted upon by the proposed development. The distance between these assets and the site which is located on the edge of an already established settlement that forms part of their current setting, suggests that the proposed development would at worst result in an incremental change with no significant effects.

#### The Grade I Listed Church of St Mary and The Holy Rood (LB 1064449)

- 6.1.5 St Mary and the Holy Rood Church is of high importance due to its Grade I listed status that is of interest for its historical, architectural and archaeological background and potential. The building is mainly late Decorated (1240-1360) and Perpendicular (1335-1530) in style (South Holland Life website and Rice, 2013) although there are parts that date to the 13<sup>th</sup> century including a doorway on the southern side. The church is constructed of limestone ashlar with lead roof and boasts a 14th century tower and spire 140 feet high (Historic England List Entry).
- 6.1.6 This setting of this church predominantly relates to the surrounding graveyard and the community of Donington which it serves although it is considered to be a key landmark within the wider study area on approaches to Donington from other areas (South Holland District Council, 1999).

6.1.7

The site visit noted that the church itself is surrounded by shelter planting and as such visibility of the proposed development is screened when the trees are in full foliage (Plate 3). During winter months these trees would only allow heavily filtered views at best which would not detract from the assets significance and would not detract from peoples understanding and experience of the asset.



Plate 3. Church of St Mary and The Holy Rood, looking west

6.1.8

When looking towards the church from the site the spire is visible as a distant feature that appears over the tree line and no more prominent than wind turbines and electricity pylons within the area (Plate 4). Views to the church from the public carriageway that bounds the site to the east and approaching the site from the west are further obscured by further shelter planting and the agricultural buildings that area already present within Park Farm to the southwest of the site. As such the proposed development would have a minimal impact upon existing views of the asset. No significant adverse effects would be expected to occur on the setting of this asset either in views to or from the church.



Plate 4. Church of St Mary and The Holy Rood looking ENE from the site

### Grade II listed The Park (LB 1309014)

- 6.1.9 The park is an early 18th century house that was altered and refaced in c. 1815 which is of high importance as reflected in its Grade II listing. It is a T-plan structure comprised of two storey plus a cellar and a five bay front (Historic England List Entry). Early Ordnance Survey mapping shows that the grounds that originally surrounded the house were much larger and extended over the northern half of the site with wooded areas surrounding the house itself and more open park land to the north, east and west. The grounds remained this way at least the 1950 before they started to become more fragmented and finally substantially reduced with the introduction of the A52 Donington Bypass which was opened in 1990 (Society for All British and Irish Road Enthusiasts website) and clearly truncated the landscape to the north of the settlement.
- 6.1.10 Today The Park is still located within a wooded area and due to this together with shelter planting on either side of the Donington bypass, the house itself is screened from the site. Even during the winter months when the trees are bare views would remain at best heavily filtered and would not be expected to have a significant impact of the buildings current setting which is currently defined by the enclosed grounds that it retains and no significant adverse effects would be anticipated as the result of the proposed development.

### Park farm (Historic Farm 368)

- 6.1.11 Park Farm is a non-designated heritage assets that would at best be considered of medium importance due to its connection to agriculture which is of great importance to the wider area of the Fens. Scattered farmsteads are also a key characteristic of the landscape in this area. This building is associated with the proposed development with its origins coming from the agriculture that is typical of the wider area and vital for the area's economy. Its current setting of the farmhouse already contains numerous agricultural structures that are of a more recent date. The proposed development would be in keeping with this setting as it illustrates the success of the farming practices which in turn contributes to the assets importance. No significant adverse effects would be anticipated resulting from the proposed development.

### Station houses (DBA2) and goods shed (DBA5)

- 6.1.12 Both of these assets non-designated assets considered to be of low importance and are located adjacent to the railway that cuts through the study area and appear to the south of the site and the A52 carriageway. Their setting is provided by the railway itself, particularly in regards to the goods shed, and by the surrounding settlement which grew in part to the transport link provided by the former station (DBA1) in this area.
- 6.1.13 The A52 in this location is built on an elevated ridge to cross the surviving railway and the ridge for this screens the houses in this area and the goods shed from the site and the proposed development. As such no changes to the setting of these assets are anticipated and no significant adverse effects.

## 6.2 Assessment of Archaeological Potential

### Prehistoric (10,000BC-AD43)

- 6.2.1 No archaeological remains dating to the prehistoric period have been identified within the site or study area.
- 6.2.2 It is unlikely that substantial settlement dating to this period would be present due to the nature of the landscape at this time. However, the site's location on higher ground as demonstrated by Lidar data, suggests that, as a relatively dry area, the site may have been a desirable location for seasonal activity. It is possible therefore, that previously undetected features, artefacts and deposits relating to transitory and seasonal activities may be present.

- 6.2.3 Given the lack of previous development any archaeological remains that may be present could be relatively undisturbed although later land drainage will have reduced the potential for waterlogged deposits.
- 6.2.4 Notwithstanding all of the above, given the paucity of previous finds, the potential for archaeological remains dating to the prehistoric period is considered to be **Low**.

### Roman (AD43-AD410)

- 6.2.5 As with the prehistoric period, no records relating to this period are contained within the site and only three records, all relating to spot finds (**HER 20029**, **HER 23221** and **HER 23672**), are found within the wider study area. As the Fens NCA states, Roman settlements occurred mainly on the high, drier islands and above the fen edge and due to the elevated position of the site this could apply here with features as yet unknown as a result of a lack of previous archaeological events outside of the main settlement of Donington. Although there have been no in situ dateable archaeological deposits from this period recorded it is possible that some of the undated features may originate from this period such as the possible ditch (**HER 23779**) recorded during a watching brief (**Event ELI3204**) in 2001. Given the lack of previous development within the site any archaeological remains that may be present could be relatively undisturbed.
- 6.2.6 The archaeological potential for the site relating to the Roman period is therefore considered to be **medium**.

### Early Medieval (AD410-AD1066)

- 6.2.7 Although the settlement of Donington is believed to have originated in the Early Medieval period, the landscape at this time was still prone to seasonal flooding as illustrated by the nature of deposits recorded within previous archaeological events. Given the sites slightly elevated position it is possible that this made it a desirable location during the Early Medieval period although no further evidence has been recorded to date. The deposits relating to this time recorded during previous archaeological events in Donington itself are also probably peripheral to the main occupation area (Rayner, 2006) and as such it is expected that the site would also be on a peripheral location and not used for settlement but possibly useful as an area of agriculture or industry.
- 6.2.8 The archaeological potential for the site relating to the Early Medieval period is therefore considered to be **medium**.

### Medieval (AD1066-AD1540)

- 6.2.9 The settlement of Donington is clearly established at this time with the Grade I listed Church of St Mary and The Holy Rood (**LB 1064449**, **HER 22493**) being established and a causeway (**HER 25784**) demonstrating established movement between this settlement and others in the surrounding area. Due to the close proximity of the ridge and furrow (**HER 20037**) located within the current grounds of the Grade II listed Park House (**LB 1309014**, **HER 25422**) suggests that the area directly adjacent to the site and probably the site itself was in agricultural use at this time. The main archaeological feature expected of such activity is ridge and furrow earthworks for which there is no evidence either in aerial photography or Lidar data within the site. The presence of a medieval pottery scatter (**HER 20256**) within the site boundary does suggest that activity was occurring here but through the continued ploughing of the land any earthworks that may have once existed have been ploughed out. The pottery recorded may relate rubbish from the neighbouring settlement of Donington being used to fertilise the fields.
- 6.2.10 The archaeological potential of the study area relating to the medieval period is therefore considered to be **low**.

### Post Medieval to Modern (AD1540-Present)

- 6.2.11 During this period the site has consisted of both parkland and agricultural land and with the exception of one building that appears in mapping of the 1970s (**HM16**) that no longer survives, no structures are known to have been present.
- 6.2.12 The archaeological potential of the site relating to the post medieval to modern period is therefore considered to be **low**.



## 7. Conclusions

### 7.1 Indirect Effects

- 7.1.1 The assessment of indirect effects on further designated and non-designated heritage assets within the wider study area has demonstrated that no significant effects are expected as a result of the proposed development. The current setting of assets contained within Donington is provided by the settlement itself and their relationship to each other and due to the additions to Donington in general the proposed development is also in keeping with the current setting of the Donington Conservation area itself.
- 7.1.2 For assets on the periphery of the main settlement of Donington further assessment demonstrated that due to a combination of visibility, current setting and screening from both shelter planting and landscaping would result in no significant effects occurring to any of these assets.

### 7.2 Direct Effects

- 7.2.1 The assessment reveals a medium level of potential for archaeological remains for the prehistoric, Roman and Early Medieval periods and a low potential for remains relating to the medieval and post medieval to modern periods. Although there is little evidence recorded at this time this may be the result of a lack of previous archaeological events outside of Donington itself. The wider landscape of the Fens contains a rich and varied history and although often seasonal, activity has been recorded back to prehistoric times.
- 7.2.2 Due to the land within the site having remained undeveloped to this point, with the exception of the building located here in the 1970s, there is a potential for archaeological remains to be survive. The lack of previous archaeological events within the site means that the full potential of the presence of such features or deposits would be better understood through further archaeological investigation. Given the seasonal nature of the landscape during the earlier periods it is likely that any archaeological remains within the site would relate to seasonal activities or possibly industrial processes such as salt production due to its marginal location.



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# Appendix A

## Historic Environment Records Index

## Designated Asset Records

### Listed Buildings

| Reference | Category | Name                                           | Eastings | Northings |
|-----------|----------|------------------------------------------------|----------|-----------|
| 1064446   | II       | 27, Church Street                              | 520888   | 335871    |
| 1064447   | II       | Town Farm House                                | 520849   | 335756    |
| 1064448   | II*      | 36, Church Street                              | 520852   | 335905    |
| 1064449   | I        | Church of St Mary and The Holy Rood            | 520824   | 335943    |
| 1064450   | II*      | The Peacock Guest House                        | 520890   | 335683    |
| 1064451   | II       | Mansfield House                                | 520976   | 335678    |
| 1064452   | II       | Red Cow Hotel                                  | 520910   | 335710    |
| 1064454   | II       | St Heliers'                                    | 520782   | 335714    |
| 1064455   | II       | 18, Market Place                               | 520829   | 335742    |
| 1064456   | II       | 5, Park Lane                                   | 520688   | 335721    |
| 1064458   | II       | Village Youth Centre on Site of Cowleys School | 521194   | 335659    |
| 1166160   | II       | The Black Bull                                 | 520820   | 335660    |
| 1166185   | II       | Stables at The Vicarage                        | 520704   | 335779    |
| 1240043   | II       | Holmfield House                                | 520685   | 335604    |
| 1261216   | II       | William Dods                                   | 520707   | 335659    |
| 1309014   | II       | The Park                                       | 520325   | 335661    |
| 1309030   | II       | 14, Market Place                               | 520812   | 335730    |
| 1359283   | II       | 32 and 34, Church Street                       | 520865   | 335863    |
| 1359284   | II       | The Vicarage                                   | 520714   | 335761    |

### Conservation Areas

| Name      | Eastings | Northings |
|-----------|----------|-----------|
| Donington | 520901   | 335693    |

## Lincolnshire County Council HER Records

### HER Assets

| HER Ref. | Name       | Asset Type | Period | Eastings | Northings |
|----------|------------|------------|--------|----------|-----------|
| 20029    | Roman Coin | Findspot   | Roman  | 520800   | 335900    |

| HER Ref. | Name                                                                 | Asset Type                                                                                                                                                                                                                                                 | Period               | Eastings | Northings |
|----------|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------|-----------|
| 20037    | The Settlement of Donington                                          | Settlement, Field System, Darland Field System, Ridge and Furrow, Artefact Scatter, Beam Slot, Post Hole, Boundary Ditch, Ditch, Pond, Pit, Gully, Cess Pit, Rubbish Pit, Beam Slot, Shed, Pond, Ditch, Pit, Artefact Scatter, Natural Feature, Yard, Wall | Anglo-Saxon onwards  | 520916   | 335651    |
| 20256    | Medieval Pottery                                                     | Artefact Scatter                                                                                                                                                                                                                                           | Medieval             | 520100   | 335500    |
| 22484    | Medieval Pottery                                                     | Artefact Scatter                                                                                                                                                                                                                                           | Medieval             | 519800   | 335600    |
| 22485    | Post Medieval Pottery                                                | Artefact Scatter                                                                                                                                                                                                                                           | Post Medieval-Modern | 519800   | 335600    |
| 22492    | Cist with Urn Cremation, Donington                                   | Cist, Burial, Cremation?                                                                                                                                                                                                                                   | Unknown              | 521170   | 335660    |
| 22493    | St Mary's and Holy Rood Church, Donington                            | Church                                                                                                                                                                                                                                                     | Medieval             | 520804   | 335952    |
| 22495    | Medieval Pottery Found, Donington                                    | Artefact Scatter                                                                                                                                                                                                                                           | Medieval             | 520800   | 335600    |
| 22497    | Padstones, Station Street, Donington                                 | Building                                                                                                                                                                                                                                                   | Unknown              | 520700   | 335670    |
| 22983    | Windmill, Station Street, Fen End                                    | Windmill                                                                                                                                                                                                                                                   | Post Medieval-Modern | 520430   | 335480    |
| 22989    | Medieval Pottery found, west of church, Donington                    | Artefact Scatter                                                                                                                                                                                                                                           | Medieval             | 520700   | 335900    |
| 23221    | Romano British Artefacts                                             | Artefact Scatter                                                                                                                                                                                                                                           | Roman                | 519500   | 334900    |
| 23670    | A Possible Early 19th Century Cottage, Station Street                | House                                                                                                                                                                                                                                                      | Post Medieval-Modern | 520805   | 335650    |
| 23672    | Romano-British Pottery Scatter in a Field North of Bicker Road (A52) | Artefact Scatter                                                                                                                                                                                                                                           | Roman                | 520740   | 336177    |
| 23680    | Scatter of Post-Medieval to Modern Pottery, off Park Lane            | Artefact Scatter                                                                                                                                                                                                                                           | Post Medieval-Modern | 520698   | 335812    |
| 23779    | An Undated Possible Ditch to Rear of 49 Station Street               | Linear Feature, Ditch                                                                                                                                                                                                                                      | Unknown              | 520560   | 335676    |
| 23947    | Nineteenth Century Brewery, Station Street, Donington                | Brewery                                                                                                                                                                                                                                                    | Post Medieval-Modern | 520715   | 335557    |
| 23953    | Possible Cropmarks North of Donington                                | Trackway?                                                                                                                                                                                                                                                  | Unknown              | 520605   | 336434    |
| 25061    | Gas Works (Former), Donington                                        | Gas Works                                                                                                                                                                                                                                                  | Post Medieval-Modern | 520906   | 335585    |
| 25082    | Park House Park, Donington                                           | Park                                                                                                                                                                                                                                                       | Post Medieval-Modern | 520389   | 335609    |
| 25173    | 27 Church Street, Donington                                          | House                                                                                                                                                                                                                                                      | Post Medieval-Modern | 520887   | 335871    |

| HER Ref. | Name                                                      | Asset Type                                                     | Period               | Eastings | Northings |
|----------|-----------------------------------------------------------|----------------------------------------------------------------|----------------------|----------|-----------|
| 25174    | Town Farm House, Donington                                | House                                                          | Post Medieval-Modern | 520850   | 335765    |
| 25175    | Church House, 36 Church Street, Donington                 | House                                                          | Post Medieval-Modern | 520853   | 335907    |
| 25176    | The Peacock Guest House, Donington                        | Guest House, House                                             | Post Medieval-Modern | 520888   | 335683    |
| 25177    | Mansfield House, Donington                                | House                                                          | Post Medieval-Modern | 520977   | 335678    |
| 25178    | Red Cow Hotel, Donington                                  | Hotel, Assembly Rooms                                          | Post Medieval-Modern | 520907   | 335716    |
| 25180    | St Heliers', 1a Market Place, Donington                   | House                                                          | Post Medieval-Modern | 520783   | 335716    |
| 25181    | 18 Market Place, Donington                                | House, Shop                                                    | Post Medieval-Modern | 520831   | 335743    |
| 25182    | 5 Park Lane, Donington                                    | House                                                          | Post Medieval-Modern | 520685   | 335718    |
| 25183    | Old School Building, Cowley's School, Donington           | School, Sundial, Plaque, Date Stone                            | Post Medieval-Modern | 521203   | 335711    |
| 25184    | Village Youth Centre, Cowley's School, Donington          | School, Youth Club, Community Centre                           | Post Medieval-Modern | 521196   | 335661    |
| 25273    | The Black Bull, Donington                                 | Shop, Public House                                             | Post Medieval-Modern | 520825   | 335661    |
| 25275    | Stables at The Vicarage, Donington                        | Stable                                                         | Post Medieval-Modern | 520705   | 335780    |
| 25385    | Holmfield House, Donington                                | House, Garden Wall                                             | Post Medieval-Modern | 520710   | 335628    |
| 25387    | William Dods, 11 Station Street, Donington                | House, Shop, Timber Framed House, Office                       | Post Medieval-Modern | 520708   | 335657    |
| 25422    | The Park, Donington                                       | House                                                          | Post Medieval-Modern | 520325   | 335661    |
| 25423    | 14 Market Place, Donington                                | House                                                          | Post Medieval-Modern | 520812   | 335728    |
| 25476    | 32 and 34 Church Street, Donington                        | Shop, House                                                    | Post Medieval-Modern | 520862   | 335868    |
| 25477    | The Vicarage, Donington                                   | Vicarage                                                       | Post Medieval-Modern | 520709   | 335762    |
| 25527    | 39 Church Street, Donington                               | House                                                          | Post Medieval-Modern | 520885   | 335935    |
| 25528    | Church Hall, 41 Church Street, Donington                  | Church Hall                                                    | Post Medieval-Modern | 520894   | 335960    |
| 25529    | Methodist Church and Schoolroom, Church Street, Donington | Methodist Chapel, House, Schoolroom, Wesleyan Methodist Chapel | Post Medieval-Modern | 520853   | 335813    |
| 25530    | 42 Church Street, Donington                               | House                                                          | Post Medieval-Modern | 520866   | 335988    |
| 25531    | 2 Goxhill Avenue, Donington                               | House                                                          | Post Medieval-Modern | 520926   | 335642    |

| HER Ref. | Name                                                                                | Asset Type                                                     | Period               | Eastings | Northings |
|----------|-------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|----------|-----------|
| 25532    | 33 High Street, Donington                                                           | House                                                          | Post Medieval-Modern | 521047   | 335654    |
| 25533    | Donington Men's Club, High Street, Donington                                        | Gentlemens Club, Club                                          | Post Medieval-Modern | 521134   | 335633    |
| 25534    | 2 High Street, Donington                                                            | House                                                          | Post Medieval-Modern | 520875   | 335708    |
| 25535    | 4 High Street, Donington                                                            | House                                                          | Post Medieval-Modern | 520884   | 335712    |
| 25536    | 6 High Street, Donington                                                            | House                                                          | Post Medieval-Modern | 520892   | 335713    |
| 25537    | The Black Swan, High Street, Donington                                              | Public House                                                   | Post Medieval-Modern | 521079   | 335692    |
| 25538    | Cowley's School Building, High Street, Donington                                    | School                                                         | Post Medieval-Modern | 521154   | 335666    |
| 25539    | 10 and 11 Market Place, Donington                                                   | House                                                          | Post Medieval-Modern | 520772   | 335691    |
| 25540    | 20 Market Place, Donington                                                          | House, Shop                                                    | Post Medieval-Modern | 520854   | 335727    |
| 25541    | 23 Market Place, Donington                                                          | House                                                          | Post Medieval-Modern | 520838   | 335724    |
| 25542    | 27 Market Place, Donington                                                          | House, Shop                                                    | Post Medieval-Modern | 520823   | 335704    |
| 25544    | 5 Station Street, Donington                                                         | House                                                          | Post Medieval-Modern | 520765   | 335669    |
| 25545    | The Queen Pub, Station Street, Donington                                            | Public House                                                   | Post Medieval-Modern | 520557   | 335636    |
| 25546    | 2 Station Street, Donington                                                         | House                                                          | Post Medieval-Modern | 520782   | 335641    |
| 25547    | Dial Hall, Station Street, Donington                                                | United Methodist Free Chapel, Village Hall, Storehouse         | Post Medieval-Modern | 520763   | 335635    |
| 25691    | Site of Former Primitive Methodist Chapel and Sunday School, High Street, Donington | Primitive Methodist Chapel, Outbuilding, Garage, Sunday School | Post Medieval-Modern | 521011   | 335712    |
| 25704    | Undated Gully or Pit, 4 to 12 Church Street, Donington                              | Gully, Pit                                                     | Unknown              | 520860   | 335777    |
| 25747    | Coach House and Stables, St Heliers, Donington                                      | Coach House, Stable, Garage                                    | Post Medieval-Modern | 520768   | 335720    |
| 25784    | Bridge End or Holland Causeway, Horbling and Donington                              | Causeway                                                       | Medieval             | 517323   | 335622    |
| 25803    | Former Barn and Stables, Town Dam Lane, Donington                                   | Fodder Store, Stable                                           | Post Medieval-Modern | 520551   | 335069    |

## Lincolnshire Historic Farmsteads as identified through the English Heritage Project on Lincolnshire Historic Farmsteads

| ID  | Name        | Description                                                                                                                                                                                                                                           | Eastings | Northings |
|-----|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|
| 367 | Poplar Farm | Site of Poplar Farm, Donington. Demolished 19th century unlisted farmstead. Loose courtyard with three sides of the courtyard formed by working agricultural buildings. The farmhouse is attached to a range of working buildings. Isolated location. | 519580   | 335280    |
| 368 | Park Farm   | Park Farm, Donington. Partially extant 19th century unlisted farmstead. Loose courtyard with two sides of the courtyard formed by working agricultural buildings. Prominent covered yard in association. The farmhouse location is unclear.           | 520053   | 335430    |

## HER Previous Archaeological Events

| HER Ref. | Name                                                                        | Event Type                | Eastings | Northings |
|----------|-----------------------------------------------------------------------------|---------------------------|----------|-----------|
| ELI1229  | Church Street                                                               | Watching Brief            | 520895   | 335756    |
| ELI1273  | Donington Conservation Area                                                 | Field Observation         | 520914   | 335694    |
| ELI1459  | Proposed development on land at Station Street                              | Field Observation         | 520803   | 335604    |
| ELI1474  | Walking near Donington                                                      | Field Observation: Casual | 520750   | 336171    |
| ELI1715  | Plot 2, Park Lane, Donington                                                | Watching Brief            | 520698   | 335812    |
| ELI1836  | Ashcourt, Donington                                                         | Trial Trenching           | 520803   | 335604    |
| ELI2123  | Land at Station Street, Donington                                           | Watching Brief            | 520260   | 335525    |
| ELI2756  | 47 High Street, Donington                                                   | Watching Brief            | 521110   | 335637    |
| ELI3204  | 49 Station Street, Donington                                                | Watching Brief            | 520559   | 335672    |
| ELI4006  | Site visit to 4-12 Church Street, Donington                                 | Field Observation         | 520859   | 335778    |
| ELI4276  | Walk-over survey of land at 12 High Street, Donington                       | Field Observation         | 520950   | 335726    |
| ELI4301  | 39 Station Street, Donington                                                | Watching Brief            | 520631   | 335649    |
| ELI5846  | Photographic survey of standing buildings on Station Road, Donington        | Photographic Survey       | 520715   | 335557    |
| ELI5896  | Land off Station Road, Donington                                            | Trial Trenching           | 520727   | 335538    |
| ELI6123  | Dial Hall, Donington                                                        | Watching Brief            | 520761   | 335627    |
| ELI6633  | Watching brief at Ash Court, Donington                                      | Watching Brief            | 520803   | 335604    |
| ELI6634  | Archaeological excavation at Ash Court, Donington                           | Archaeological Excavation | 520803   | 335604    |
| ELI6635  | Archaeological evaluation on land to the rear of The Black Bull, Donington  | Watching Brief            | 520836   | 335623    |
| ELI6659  | Watching brief at land off Station Road, Donington                          | Watching Brief            | 520749   | 335614    |
| ELI10168 | Site visit to nonconformist chapel and schoolroom, Church Street, Donington | Field Observation         | 520852   | 335813    |
| ELI10449 | Site visit to nonconformist chapel, Station Street, Donington               | Field Observation         | 520763   | 335635    |

| HER Ref. | Name                                                                                                    | Event Type        | Eastings | Northings |
|----------|---------------------------------------------------------------------------------------------------------|-------------------|----------|-----------|
| ELI10459 | Site visit to site of former Primitive Methodist chapel and Sunday School, High Street, Donington       | Field Observation | 521010   | 335710    |
| ELI10762 | Archaeological Evaluation on land at 4 to 12 Church Street, Donington                                   | Trial Trenching   | 520859   | 335779    |
| ELI11050 | Historic Building Survey of Donington Methodist Chapel, Church Street, Donington                        | Building Survey   | 520855   | 335812    |
| ELI11249 | Archaeological Watching Brief on Land west of the Parish Church of St Mary and the Holy Rood, Donington | Watching Brief    | 520773   | 335917    |
| ELI11267 | St Mary's and Holy Rood Church, Donington                                                               | Field Observation | 520804   | 335952    |
| ELI11268 | Site visit made to the Church Hall in Donington                                                         | Field Observation | 520894   | 335959    |
| ELI11269 | Site visit made to 42 Church Street, Donington                                                          | Field Observation | 520866   | 335988    |
| ELI11270 | Site visit to 39 Church Street                                                                          | Field Observation | 520885   | 335935    |
| ELI11285 | Site visit to 10 and 11 Market Place, Donington                                                         | Field Observation | 520772   | 335691    |
| ELI11286 | Site visit to 20 Market Place.                                                                          | Field Observation | 520854   | 335727    |
| ELI11288 | Site visit to 27 Church Street, Donington                                                               | Field Observation | 520887   | 335871    |
| ELI11289 | Site visit to 27 Market Place, Donington                                                                | Field Observation | 520823   | 335704    |
| ELI11290 | Site visit to 32 and 34 Church Street, Donington                                                        | Field Observation | 520862   | 335868    |
| ELI11291 | Site visit to Dial Hall, Station Street, Donington                                                      | Field Observation | 520763   | 335635    |
| ELI11292 | 5 Station Road, Donington                                                                               | Field Observation | 520765   | 335669    |
| ELI11295 | Site visit to 14 Market Street, Donington                                                               | Field Observation | 520813   | 335728    |
| ELI11296 | Site visit to 18 Market Place, Donington                                                                | Field Observation | 520831   | 335743    |
| ELI11297 | Site visit to 2 High Street, Donington                                                                  | Field Observation | 520875   | 335708    |
| ELI11298 | 2 Station Street, Donington                                                                             | Field Observation | 520782   | 335640    |
| ELI11299 | 23 Market Place, Donington                                                                              | Field Observation | 520838   | 335724    |
| ELI11300 | Site visit to 4 High Street, Donington                                                                  | Field Observation | 520884   | 335712    |
| ELI11301 | Site visit to 5 Park Lane, Donington                                                                    | Field Observation | 520685   | 335718    |
| ELI11302 | Site visit to 6 High Street, Donington                                                                  | Field Observation | 520892   | 335713    |
| ELI11304 | Site visit to Church House, 36 Church Street, Donington                                                 | Field Observation | 520859   | 335864    |
| ELI11305 | Holmfield House, Donington                                                                              | Field Observation | 520710   | 335628    |
| ELI11306 | Site visit to the Red Cow Hotel, Donington                                                              | Field Observation | 520907   | 335716    |
| ELI11307 | Site visit to St Helliers, Donington                                                                    | Field Observation | 520783   | 335716    |
| ELI11308 | Site visit to the Black Bull, Donington                                                                 | Field Observation | 520825   | 335661    |
| ELI11310 | Site visit to The Peacock, Donington                                                                    | Field Observation | 520888   | 335684    |
| ELI11314 | Site visit to The Queen Public House, Donington                                                         | Field Observation | 520557   | 335636    |
| ELI11315 | Site visit to The Vicarage, Donington                                                                   | Field Observation | 520710   | 335762    |

| HER Ref. | Name                                                                            | Event Type        | Eastings | Northings |
|----------|---------------------------------------------------------------------------------|-------------------|----------|-----------|
| ELI11318 | Site visit to Town Farm House, Donington                                        | Field Observation | 520850   | 335765    |
| ELI11335 | Site visit to 2 Goxhill, Donington                                              | Field Observation | 520926   | 335642    |
| ELI11338 | Site visit to 33 High Street, Donington                                         | Field Observation | 521047   | 335654    |
| ELI11341 | Site visit to Cowleys School building, Donington                                | Field Observation | 521158   | 335663    |
| ELI11342 | Site Visit to Donington Gentleman's Club                                        | Field Observation | 521134   | 335633    |
| ELI11439 | Site visit to William Dods, 11 Station Street, Donington                        | Field Observation | 520708   | 335657    |
| ELI11442 | Site Visit to Village Youth Centre, Cowley's School, Donington                  | Field Observation | 521196   | 335661    |
| ELI11444 | Old School Building, Cowley's School, Donington                                 | Field Observation | 521203   | 335711    |
| ELI11445 | Mansfield House, Donington                                                      | Field Observation | 520977   | 335678    |
| ELI11454 | Site visit to the Coach house and stables adjacent to St Heliers, Donington     | Field Observation | 520768   | 335720    |
| ELI12099 | 11a Station Street, Donington                                                   | Watching Brief    | 520719   | 335666    |
| ELI12443 | Agricultural Buildings on Land Adjacent to Abendbloem, Town Dam Lane, Donington | Building Survey   | 520551   | 335069    |
| ELI12513 | Site Visit to The Black Swan, High Street, Donington                            | Field Observation | 521079   | 335692    |
| ELI12514 | Former Black Swan Public House, 24 and 30 High Street, Donington                | Building Survey   | 521079   | 335692    |

## Amec Foster Wheeler Records

### Potential Assets Noted During Compilation of Baseline

| AFW Reference | Name                             | Asset/Record Type                                                                                                                                                                          | Source        | Eastings | Northings |
|---------------|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|-----------|
| DBA1          | Donington Road Station           | Former Station, no longer surviving                                                                                                                                                        | HM11          | 520050   | 335249    |
| DBA2          | Donington Station Houses         | Houses that appear on early mapping in close proximity to the former station and prior to surrounding residential development.                                                             | HM11          | 520031   | 335287    |
| DBA3          | Hawthorne Villa - Komani House   | House that originally appears as Hawthorne Villa and later as Komani House. The building appears to have either extended or replaced the earlier structure at the time of the name change. | HM11 and HM13 | 520501   | 335325    |
| DBA4          | Middle Fen Farm East             | Isolated building that appears to the east of Middle Fen Farm.                                                                                                                             | HM11          | 519130   | 335270    |
| DBA5          | Donington Goods Shed             | Goods Shed located to the south of Donington Station and presumably constructed to store goods ready for transportation from this location.                                                | HM11          | 520164   | 335109    |
| DBA6          | South Ing Drove Building         | Isolated building.                                                                                                                                                                         | HM11          | 520516   | 334625    |
| DBA7          | South Ing Drove Ridge and Furrow | Possible area of medieval ridge and furrow with a distinctive reverse 'S' pattern.                                                                                                         | Lidar Data    | 521022   | 334828    |



## Appendix B

### Historic Mapping Index



| Historic Map (HM) Reference | Source                                                                                                                                                                                                                  | Name                                                                                                                                   | Date | Maker                             | Notes                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|------|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HM01                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire                                                                                                                           | 1617 | Pieter van den Keere              | Overview map of Lincolnshire – no detail of the study area shown.                                                                                                                                                                                                                                                                                                                                                           |
| HM02                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | The Fennes                                                                                                                             | 1645 | Jan Jansson                       | Overview map of Lincolnshire – no detail of the study area shown although the names 'Dunnyington' and 'Bicker' are shown which may relate to the Donington and neighbouring Bicker of today. These settlements are illustrated to the northeast of Spalding and therefore may not relate to the modern day Donington and Bicker. It is possible that the 'Dunnyinton' shown here relates to what is now Dunnington on Bain. |
| HM03                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in <i>Britannia</i>                                                                                                     | 1673 | Richard Blome                     | Overview map of Lincolnshire – no detail of the study area shown although one settlement is marked that might be an early form of 'Donington'.                                                                                                                                                                                                                                                                              |
| HM04                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in <i>Camden's Britannia</i>                                                                                            | 1695 | Robert Morden                     | Overview map of Lincolnshire – no detail of the study area shown although one settlement is marked that might be an early form of Donington, here shown as 'Dinnington'. The location of this being Donington is supported by Kirton being annotated close to the northeast.                                                                                                                                                |
| HM05                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in <i>Britannia Depicta</i>                                                                                             | 1720 | Emanuel Bowen and John Owen       | Overview map of Lincolnshire – no detail of the study area shown although one settlement is marked that might be an early form of 'Donington' clearly labelled here as 'Dinnington', this is supported by 'Biker' being annotated close to the north where Bicker is still located.                                                                                                                                         |
| HM06                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | A Map of Lincolnshire North From London – in <i>Chorographia Britanniae</i>                                                            | 1742 | J. Badeslade, engraved by W. Toms | Overview map of Lincolnshire – no detail of the study area shown although the settlement formerly labelled as 'Dinnington' now shows as 'Dunnington'.                                                                                                                                                                                                                                                                       |
| HM07                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | A New Map of Lincolnshire Drawn from the Latest and Best Authorities - in <i>The Antiquities of England and Wales</i> by Henry Boswell | 1784 | Thomas Kitchen                    | Overview map of Lincolnshire – no detail of the study area shown although the settlement formerly labelled as 'Dinnington' and 'Dunnington' now shown as 'Donnington'.                                                                                                                                                                                                                                                      |

| Historic Map (HM) Reference | Source                                                                                                                                                                                                                  | Name                                                       | Date    | Maker           | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HM08                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in Cary's Traveller's Companion             | 1787    | John Cary       | Overview map of Lincolnshire – no detail of the study area shown the settlement is annotated as the modern Donington for the first time.                                                                                                                                                                                                                                                                                                   |
| HM09                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in Dugdale's "England and Wales Delineated" | 1840    | J. Archer       | Overview map of Lincolnshire – no detail of the study area shown the settlement is annotated Donington.                                                                                                                                                                                                                                                                                                                                    |
| HM10                        | Genmaps:<br><a href="http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm">http://freepages.genealogy.rootsweb.ancestry.com/~genmaps/genfiles/COU_Pages/ENG_pages/lin.htm</a> | Lincolnshire – in A Travelling County Atlas                | 1846    | Sidney Hall     | Overview map of Lincolnshire – no detail of the study area shown the settlement is annotated Donington.                                                                                                                                                                                                                                                                                                                                    |
| HM11                        | National Library of Scotland Map Images:<br><a href="http://maps.nls.uk/view/101590601">http://maps.nls.uk/view/101590601</a><br><a href="http://maps.nls.uk/view/101590799">http://maps.nls.uk/view/101590799</a>      | Ordnance Survey Maps - Six-inch                            | 1888    | Ordnance Survey | This map is the first to show the site and study area in any great detail. Numerous features that are not included within the known records are present within the study area including a station (DBA1), associated houses (DBA2) and goods shed (DBA5) together with further structures in and around Donington (DBA3, DBA4 and DBA6). The northern half of the site is clearly part of the grounds surrounding Park House at this time. |
| HM12                        | National Library of Scotland Map Images:<br><a href="http://maps.nls.uk/view/114652611">http://maps.nls.uk/view/114652611</a><br><a href="http://maps.nls.uk/view/114653088">http://maps.nls.uk/view/114653088</a>      | Ordnance Survey Maps - 25-inch                             | 1889    | Ordnance Survey | Far more detail of the buildings within Donington shown including names of various pubs and businesses. Other than the level of detail there are no notable changes from HM11.                                                                                                                                                                                                                                                             |
| HM13                        | National Library of Scotland Map Images:<br><a href="http://maps.nls.uk/view/101590598">http://maps.nls.uk/view/101590598</a><br><a href="http://maps.nls.uk/view/101590796">http://maps.nls.uk/view/101590796</a>      | Ordnance Survey Maps - Six-inch                            | 1906    | Ordnance Survey | The only difference of note within this mapping compared to HM11 is the change of name for the building formally called Hawthorne House (DBA3). The building is now labelled Komani House and appears to have either extended or replaced the earlier structure.                                                                                                                                                                           |
| HM14                        | National Library of Scotland Map Images:<br><a href="http://maps.nls.uk/view/101590592">http://maps.nls.uk/view/101590592</a><br><a href="http://maps.nls.uk/view/101590793">http://maps.nls.uk/view/101590793</a>      | Ordnance Survey Maps - Six-inch                            | 1950    | Ordnance Survey | The grounds surrounding Park House are no longer shaded and therefore clearly separated from the surrounding landscape. They do still retain the same boundaries and planting. There are no further changes of note.                                                                                                                                                                                                                       |
| HM15                        | Old-Maps.co.uk<br><a href="http://www.old-maps.co.uk">www.old-maps.co.uk</a>                                                                                                                                            | Ordnance Survey Plan 1:10560                               | 1956    | Ordnance Survey | This map is similar to the 1950 25 inch edition, the grounds surrounding Park House still retain their boundaries and planting.                                                                                                                                                                                                                                                                                                            |
| HM16                        | Old-Maps.co.uk<br><a href="http://www.old-maps.co.uk">www.old-maps.co.uk</a>                                                                                                                                            | Ordnance Survey Plan 1:2,500                               | 1973-77 | Ordnance Survey | This mapping shows the site similar to how it appears today. The building on the western edge of the site is now present together with a building within the southern half of the site. The building within the southern half of the site does not appear on earlier mapping and is no longer surviving today.                                                                                                                             |





# Appendix C

## Aerial Photography Index



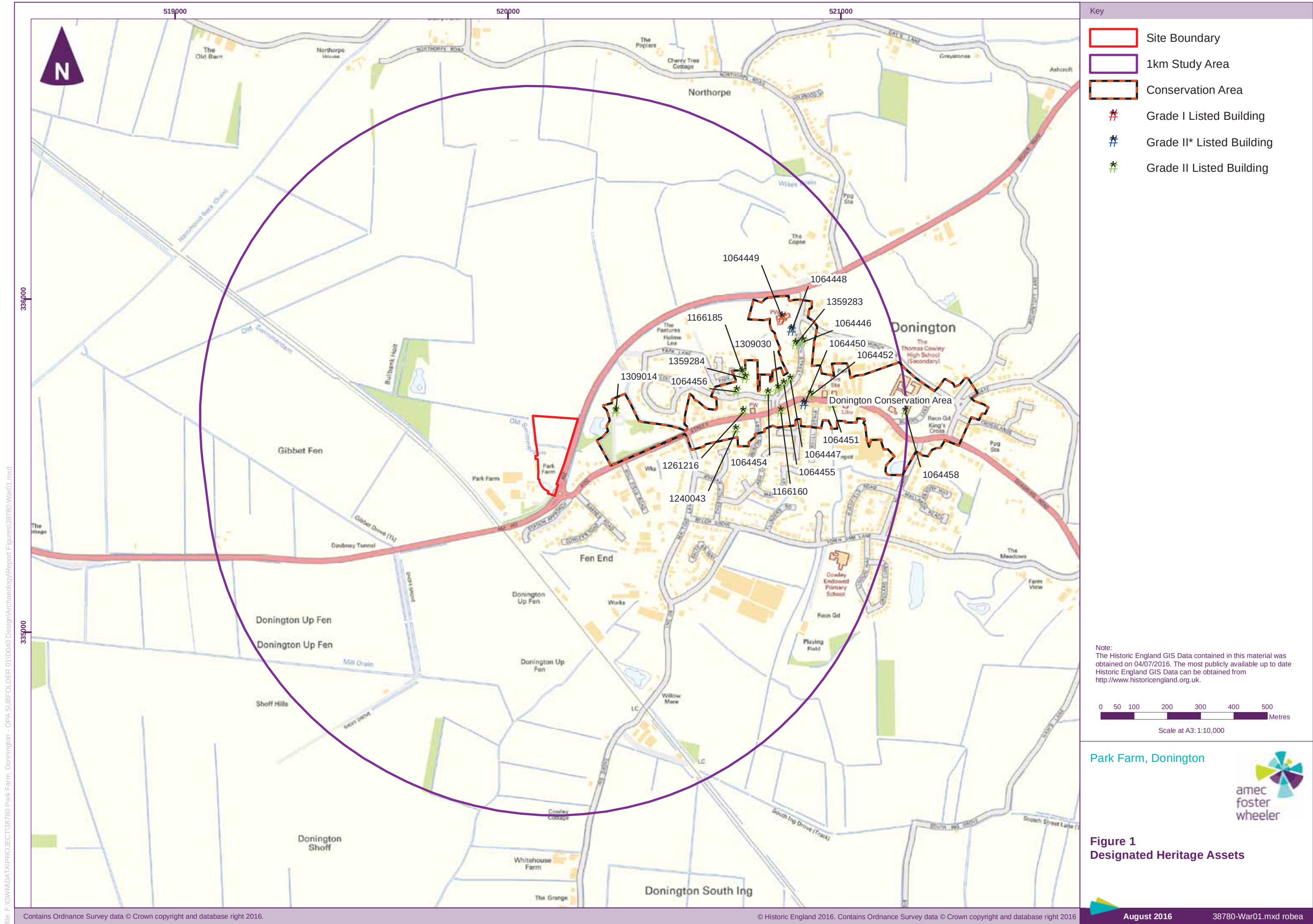
| Aerial Photo (AP) Reference | Source                                                  | Date       | Format | Notes                                                                                                                                                                                                                                                                                                                            |
|-----------------------------|---------------------------------------------------------|------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AP01                        | Google Earth Pro – Image © 2016 Infoterra Ltd & Bluesky | 31/12/1999 | Colour | No visible cropmarks within the site. Numerous marks within the southeast of the study area which appear to be the result of natural creeks and palaeochannels.                                                                                                                                                                  |
| AP02                        | Google Earth Pro – Image © 2016 Infoterra Ltd & Bluesky | 31/12/2001 | Colour | No changes of note compared to the 1999 imagery.                                                                                                                                                                                                                                                                                 |
| AP03                        | Google Earth Pro – Image © 2016 DigitalGlobe            | 23/04/2004 | Colour | Still no cropmarks of archaeological note visible. Further cropmarks resulting from natural creeks and palaeochannels are visible within the west and north of the study area but not the site itself.                                                                                                                           |
| AP04                        | Google Earth Pro – Image © 2016 DigitalGlobe            | 26/04/2004 | Colour | Similar image to AP03 although a probable service trench is also visible running from north to south through the western extent of the study area. No cropmarks of archaeological note.                                                                                                                                          |
| AP05                        | Google Earth Pro – Image © 2016 Infoterra Ltd & Bluesky | 17/04/2005 | Colour | This image shows the study area with very low crop or parched ground, the palaeochannels are still visible but appear fainter and cropmarks relating to probable field drains area noted in fields contained within the western half of the study area but not within the site. No cropmarks of archaeological note are visible. |
| AP06                        | Google Earth Pro – Image © 2016 Getmapping plc          | 31/12/2007 | Colour | No cropmarks or features additional to those already noted.                                                                                                                                                                                                                                                                      |
| AP07                        | Google Earth Pro – Image © 2016 Getmapping plc          | 31/12/2010 | Colour | Further probable field drains visible within a field to the southwest of the site. No further cropmarks or features of note.                                                                                                                                                                                                     |

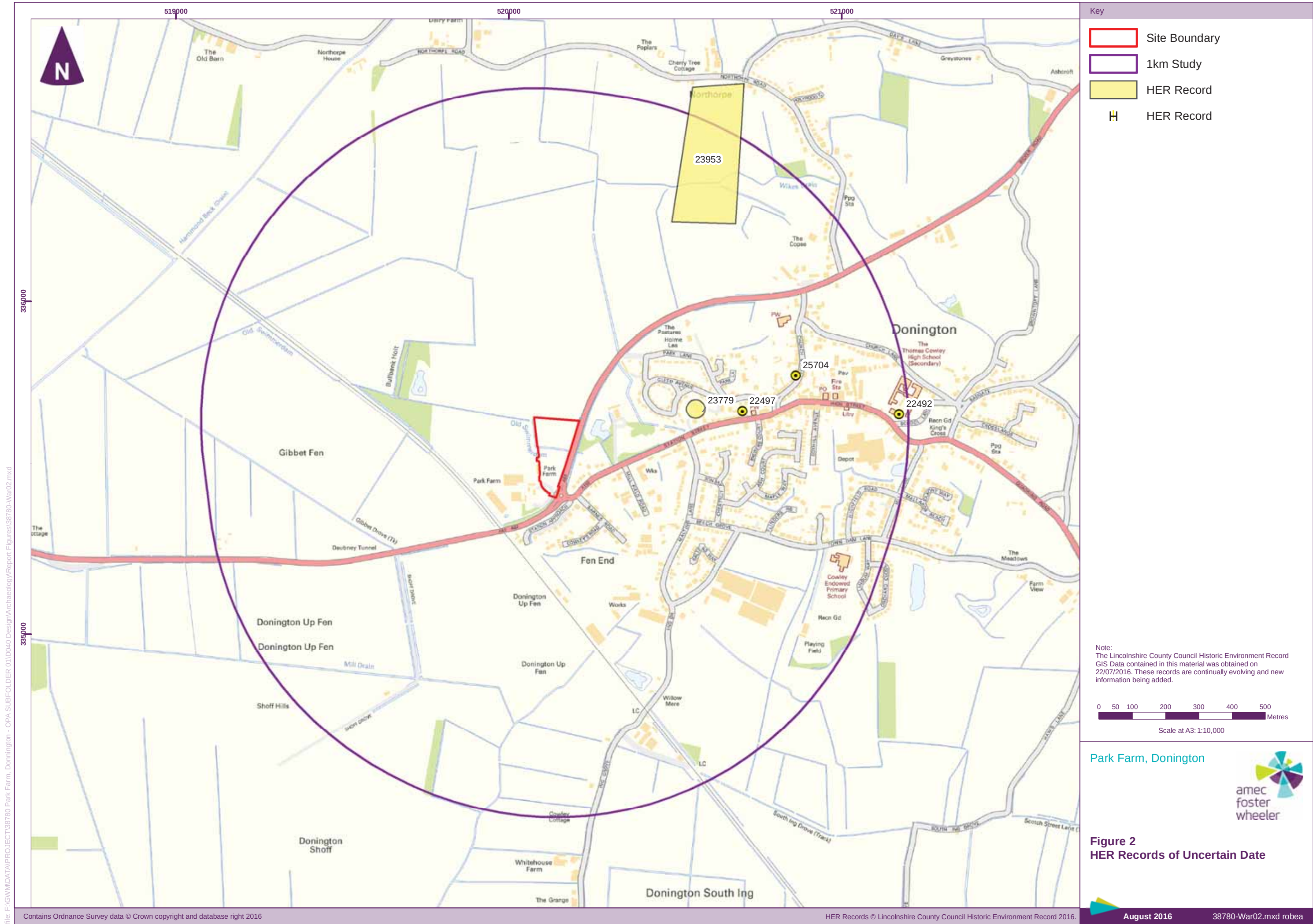


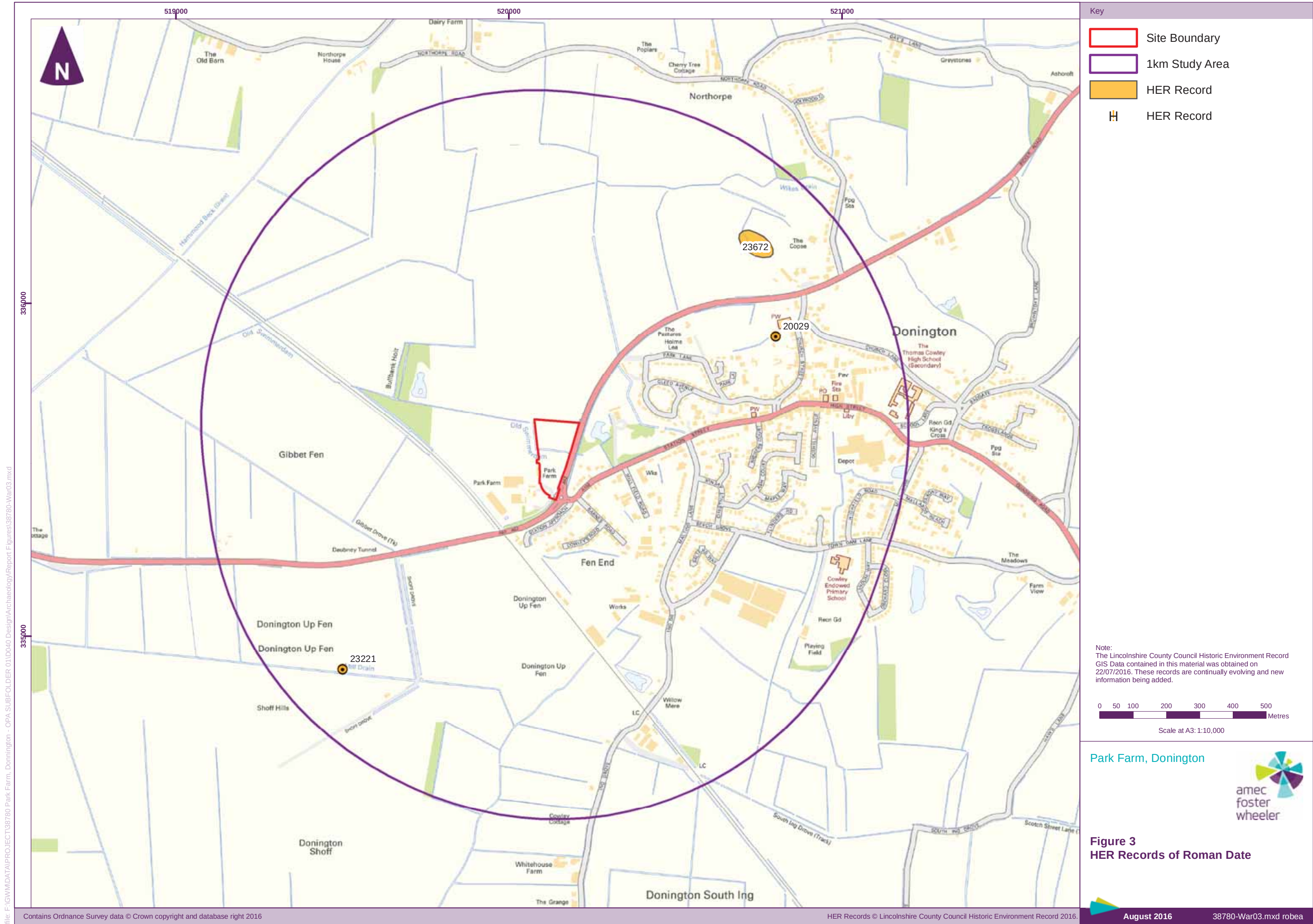
# Appendix D

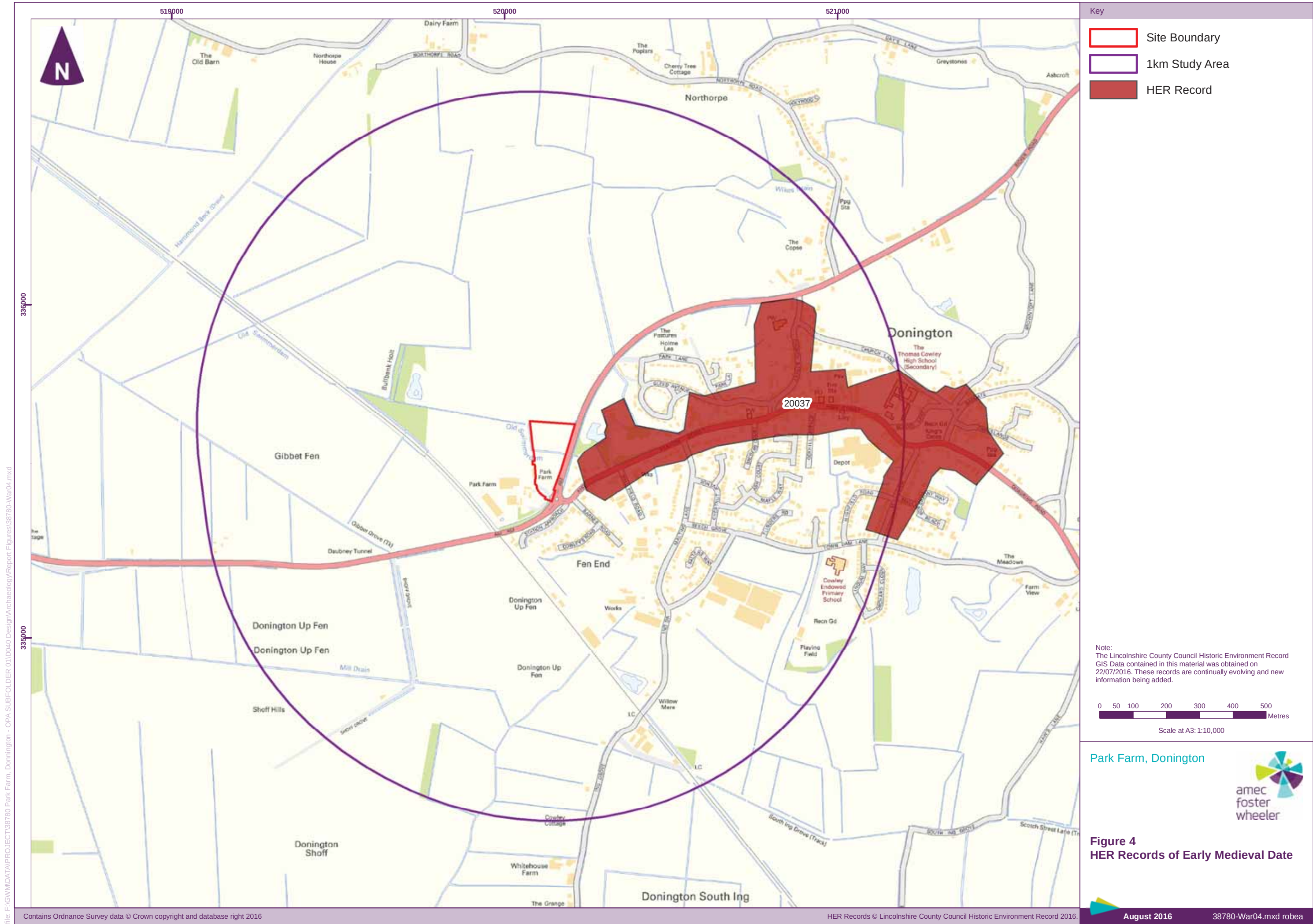
## Figures

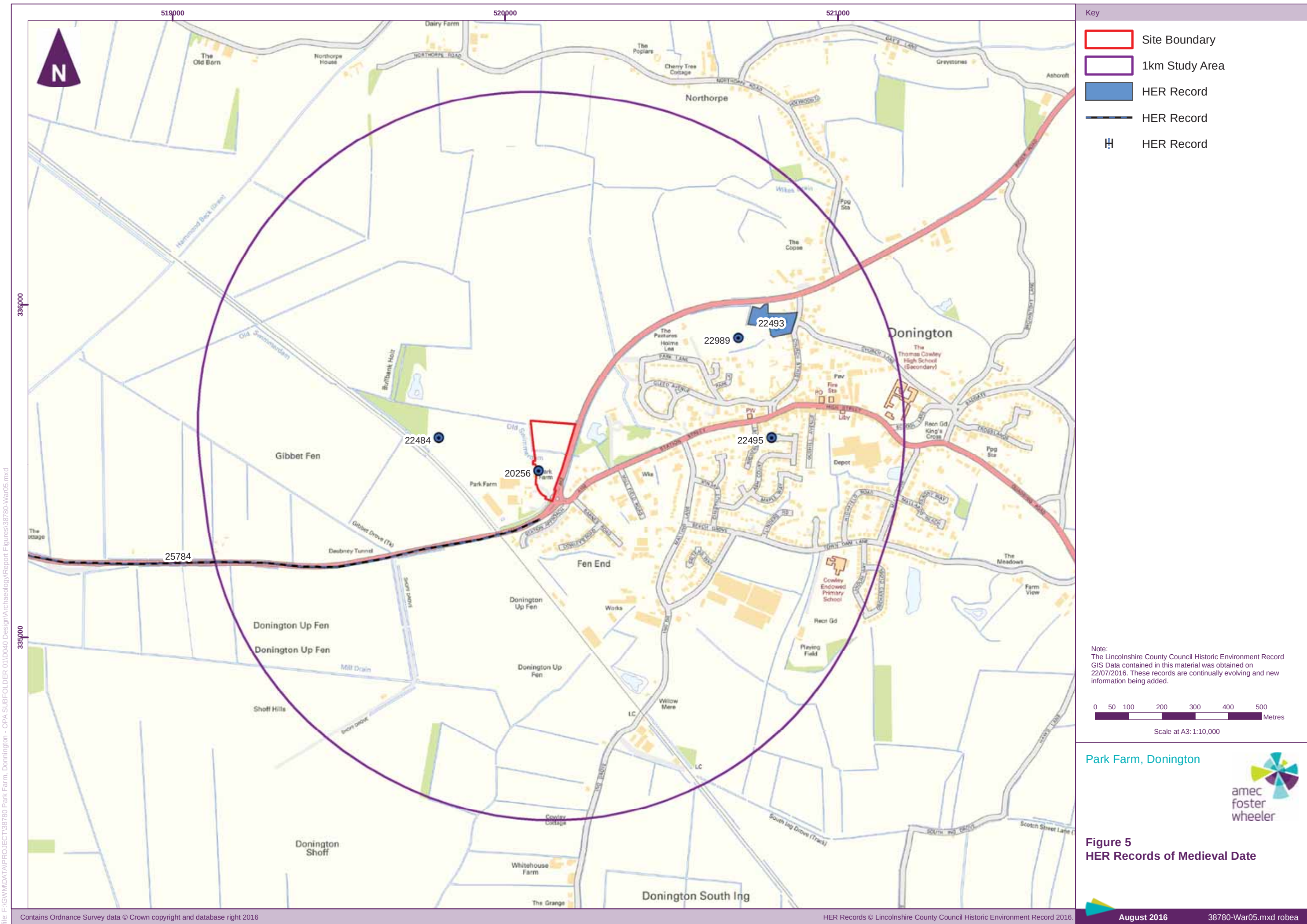












- Key
- Site Boundary
  - 1km Study Area
  - HER Record
  - HER Record
  - HER Record

Note:  
The Lincolnshire County Council Historic Environment Record  
GIS Data contained in this material was obtained on  
22/07/2016. These records are continually evolving and new  
information being added.

0 50 100 200 300 400 500  
Metres

Scale at A3: 1:10,000



**Figure 5**  
**HER Records of Medieval Date**





