

**Application number: PA/2004/2058**

(please quote in all correspondence)

Case officer: Emma Stanley, tel: 01724 297447 (Wed-Fri)  
Email: [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk)

18 September 2009

Jim Mumby  
Jem Management Services  
45 Oswald Road  
Scunthorpe  
North Lincolnshire  
DN15 7PN

Dear Mr Mumby

**Proposal:** Planning permission to erect a detached bungalow with integral garage

**Location:** Plot Ferneries Road, Barnetby

**Applicant:** Mr & Mrs D Hardaker

I refer to your letter and plan regarding the above. As discussed previously, there are certain matters that constitute commencement of development. Forming the vehicular access is not, in my opinion, one of them as the legislation refers to the laying out or construction of a road. The access in to the site is not a road. However, the digging of a trench to contain foundations or part of the foundations for a building, and the laying of an underground main or pipe to the foundations, does constitute commencement of development. Therefore, if you excavate the foundations marked on your drawing, and the water pipes are laid underground to the foundations, I would consider that the development had been commenced. I hope this answers your query and apologise for the delay in replying.

Yours sincerely



**Emma Stanley**  
**Senior Planning Officer**



Fao Emma Stanley  
Development Control  
NLC  
Church Square House  
Scunthorpe

21<sup>st</sup>. July 2009

Dear Emma,

Re: Planning Approval 2004/2058,  
Proposed Bungalow, Ferneries Lane, Barnetby, Nth Lincs.

DEVELOPMENT CONTROL SECTION	
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red To	

Further to our recent site visit:-

1) Please find enclosed the following information to satisfy the conditions as stated:

**Condition 2**

Please find enclosed a written scheme of archaeological investigation from Caroline Atkins, Goxhill, in respect of the above project together with acknowledgement of its receipt.

**Conditions 3&4**

- a) Please find enclosed copy of drawing no DH/04/04 showing existing perimeter hedging to be retained after development, highlighted in green. The hedging is at present very high (approx 3000mm) and will be trimmed down & maintained to a height of 1500-1800mm high.
- b) New hedging marked blue on the enclosed drawing to be planted in either beech, laurel or hornbeam to a height of approx 900mm.

2) Please confirm that should the client:

- a) Form the driveway entrance including gateposts & gates.
- b) Bring in new water supply service pipe.
- c) Excavate for the foundations marked in red on the enclosed drawing no DH/04/04 and have them inspected by the LA Building Control Officer

That this would constitute a "start" in respect of the above planning approval and therefore maintain the approval past the deadline of 11/01/2010 as requested in condition 1.

I trust the above is self-explanatory but should you have any questions please ring me.

Yours faithfully,

  
J.E.Mumby

**PLAN DRAWINGS / QUANTITY SURVEYING & ESTIMATING**

Tel: 01724 282386 Fax: 0870 460 1643 E-mail: jem.manservices@btconnect.com  
CC - Mr & Mrs D. Hardaker  
45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN

Proprietor: J E MUMBY Mobile 07764 922416



Fao Caroline Atkins  
Rhombus  
The Square  
Goxhill  
Nth Lincs

21<sup>st</sup>. July 2009

Dear Scott,


Re: Planning Approval 2004/2058,  
Land At Ferneries Lane, Barnetby, Nth Lincs.

Thank you for the copies of the written scheme of archaeological investigation in respect of the above project, one of which has been forwarded to the NLC Planning Officer for their retention.

I enclose a set of drawings as requested giving all ground floor layout dimensions etc. for your use on site.

I trust the above is self-explanatory but should you have any questions please ring me.

Yours faithfully,

  
J.E.Mumby ✓

CC – Mr & Mrs D Hardaker  
Emma Stanley – NLC Planning Officer ✓

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**PLAN DRAWINGS / QUANTITY SURVEYING & ESTIMATING**

Tel: 01724 282386 Fax: 0870 460 1643 E-mail: jem.manservices@btconnect.com

45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN

Proprietor: J E MUMBY Mobile 07764 922416

**Scheme of Investigation for a Programme of Archaeological Observation and Recording**  
 associated with the development of  
**Land at Ferneries Lane, Barnetby-le-Wold, North Lincolnshire**  
 Planning Reference Number: 2004/2058

Prepared by Caroline Atkins  
 for  
 Mr and Mrs Hardaker of "Whitehills", Tunnel Road, Wrawby, nr. Brigg North Lincolnshire DN20 8SF

## 1 Background

### 1.1 SITE LOCATION AND DESCRIPTION

Barnetby lies approximately 5km to the north-east of Brigg, within the Kirmington Gap. The site which forms the subject of the proposed project is located on the north side of the village and to the south-east of the railway line, to the south of Victoria Road and on the south-east side of Ferneries Lane, at National Grid Reference TA 0554 0985.

### 1.2 REASONS FOR THE PROPOSED WORK

Planning permission (ref: 2004/2058) has been granted for the erection of a detached bungalow and garage, subject to a condition requiring a programme of archaeological observation and recording to be carried out during construction groundworks.

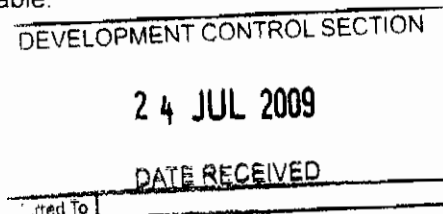
The developers, Mr David Hardaker and Mrs Doreen P Hardaker, have undertaken to implement a programme of archaeological work, in accordance with the requirements of the North Lincolnshire Sites and Monuments Record (NLSMR) Officer and following the methodology proposed in this scheme of investigation.

If the proposed archaeological programme and methodology are accepted, the first stage of construction groundworks is likely to commence in October 2009. The NLSMR Officer will be notified of the precise start date and works programme when these have been confirmed.

### 1.3 ARCHAEOLOGICAL BACKGROUND

The site of the proposed development lies within an area of considerable archaeological importance. Excavations to the north of Victoria Road uncovered the remains of an extensive iron Age and Romano-British occupation site. The Roman features include corn-drying kilns and a number of burials, which are thought to suggest that the main focus of the settlement could be located to the south and west, beneath the gardens and houses which flank Victoria Road. A large quantity of Romano-British pottery was found when the subway at Barnetby Station was constructed in 1913, and it is recorded that a pottery kiln was also found there. The station and subway are located within 150m of the proposed development site.

The site of the proposed development lies within this area of suspected Iron Age and Romano-British settlement and it is therefore likely that any construction groundworks will disturb archaeological deposits of the Romano-British and earlier periods. It is also possible that the site may yield remains of a different character and date to those indicated by the evidence which is currently available.



## 2 The Aim of the Archaeological Project

It is the aim of the project to investigate and interpret the exposed archaeological evidence for previous use of the site and to record that evidence, which would otherwise be destroyed by the proposed groundworks, for future use in local research projects. The specific objectives of the project are:-

- To identify and record all archaeological features and artefacts exposed during construction groundworks.
- To determine the form, function, spatial arrangement and sequence of the archaeological features encountered.
- To recover dating evidence from the archaeological features.
- To retrieve environmental evidence relating to the environment and economy of the site.
- To interpret the archaeological features and finds within the context of the known archaeology of the site and surrounding area.

## 3 Methodology

### 3.1 SITE WORK

- 3.1.1 All groundworks associated with the construction of the bungalow and garage will be undertaken under archaeological supervision, after notifying the NLSMR of the start date. The NLSMR Officer will be kept informed of the observations made during the first stage of the project in order that the need for continued supervision, reduction to inspection of the open trenches prior to their back-filling, or suspension of the archaeological programme may be determined.
- 3.1.2 The developer will allow adequate time and access for the archaeological contractor, who for this project is Caroline Atkins, to make a full and detailed record of any archaeological deposits which are uncovered within the limits of the development excavations. The archaeological work will be carried out in accordance with the development timetable and will cause no delay to the development unless otherwise agreed if, for example, human remains or other major archaeological finds are encountered (see paragraphs 3.1.8 and 3.1.9).
- 3.1.3 All archaeological features encountered will be located on a copy of the developer's plan, at a scale of 1:50, with levels relative to Ordnance Datum, and details of each feature or deposit will be recorded to enable the determination of their form and function and stratigraphic sequence. Any significant features will also be recorded at a scale of 1:20 or 1:10, as appropriate, and in sectional drawings.
- 3.1.4 A photographic record, both digital and on 35mm film, will be made of archaeological features, where appropriate, and general views of the site will be taken to record the context.
- 3.1.5 All finds made during the groundworks will be collected, located and assessed for later analysis. In the event that Romano-British, medieval and/or post-medieval ceramics are encountered, specialists Ian Rowlandson and Jane Young, who are familiar with ceramics from these periods and the Barnetby area, will be consulted. Quita Mould will be consulted on all other find types.
- 3.1.6 In the event that the development groundworks expose well-stratified and/or waterlogged deposits which have the potential to contain environmental remains, samples weighing a minimum of 0.5k will be collected for analysis and submitted to James Rackham, or a similarly appropriate and available specialist.
- 3.1.7 In the event that deposits relating to industrial activity are encountered, samples and/or assemblages of slags, residues and products will be submitted to the appropriate specialists at ARCUS for analysis.
- 3.1.8 In the event that any human skeletal remains are discovered, the coroner and North Lincolnshire Environmental Protection Team will be informed and a licence will be obtained from the Ministry of Justice. If preservation *in situ* beneath the development is not possible, and the lifting of skeletal

for scientific study and before any further work is permitted on the development. If the skeletal remains are of particular archaeological or scientific interest, and the current interpretation of the existing legislation permits it, then the remains will be prepared for analysis and long-term storage with an appropriate museum but otherwise reburial will be the preferred option.

- 3.1.9 In the event that a major archaeological find is identified, the archaeological contractor will immediately inform the NLSMR and a site meeting will be convened with the developer, the archaeological contractor and relevant specialists at the earliest opportunity, and a representative of English Heritage will be invited to attend the meeting. A decision regarding the treatment of the remains to ensure their preservation will be made in agreement with the developer. The preferred mitigation option will be to secure the *in situ* preservation of the remains, beneath the development. Completion of the groundworks in the relevant part of the site will not be permitted until a mitigation strategy has been agreed and implemented.
- 3.1.10 All relevant Health and Safety Legislation will be complied with throughout the programme of archaeological observation and recording.
- 3.1.11 The supervising archaeologist will be covered by current Public Liability Insurance.

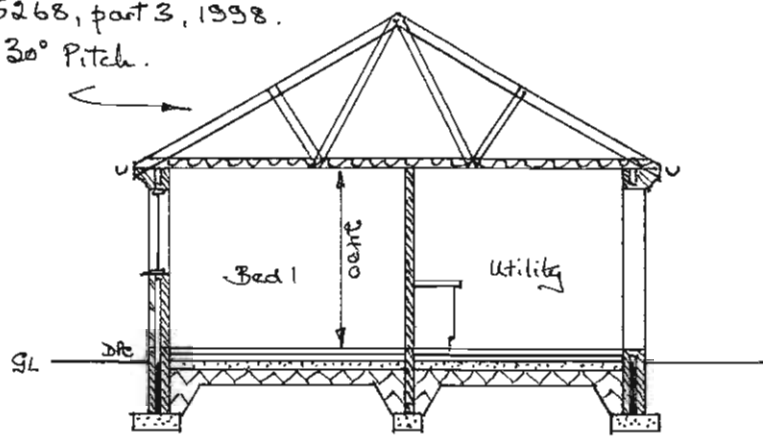
### 3.2 ANALYSIS & REPORT

- 3.2.1 All saved finds will be recorded and reported upon by appropriately skilled archaeologists, as identified in Section 3.1. The finds will also be assessed for their suitability for inclusion in the site archive.
- 3.2.2 Within six weeks of the completion of the watching brief a written description and analysis of the methods and results of the watching brief will be produced, incorporating specialist artefact and environmental reports where necessary and/or available.
- 3.2.3 Copies of the report will be supplied to the North Lincolnshire Sites and Monuments Record Office and to the developers. The developer will be responsible for submitting a supplied copy of the report to the Local Planning Authority.
- 3.2.4 Whatever the outcome of the archaeological watching brief, a short note will be prepared for inclusion in the local journal, 'Lincolnshire History and Archaeology'.
- 3.2.5 Caroline Atkins will retain copyright of the report relating to the programme of archaeological observation and recording associated with the development of the land on Ferneries Lane, Barnetby, but agrees that the North Lincolnshire Sites and Monuments Record Office (NLSMR) has licence to reproduce any or all material contained in the report and archive for reference purposes on the understanding that this licence does not cover commercial use of the material by the NLSMR or any third party. In all cases Caroline Atkins retains the right to be identified as the originator of the work.

### 3.3 ARCHIVE DEPOSITION

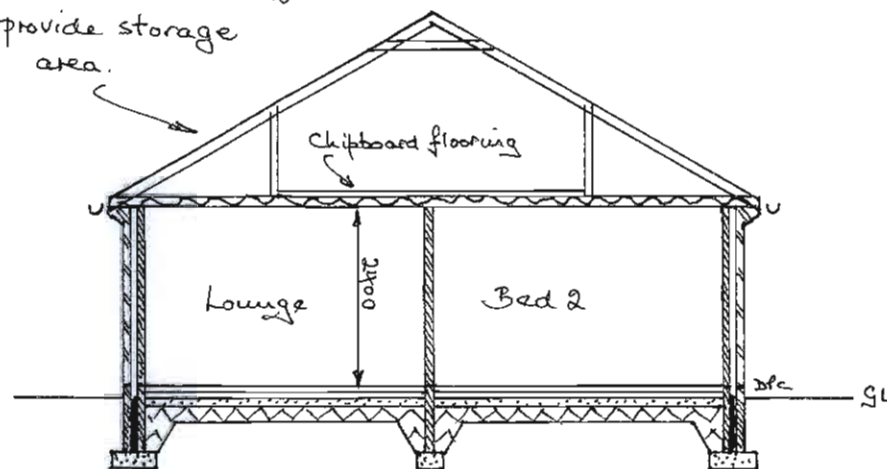
- 3.3.1 A paper and electronic archive, ordered to MAP2 standards, and containing all primary and secondary written and photographic material will be prepared and lodged with the North Lincolnshire Museums Service.
- 3.3.2 The developers will deposit the paper and general artifact archive with the North Lincolnshire Museums Service. The finds judged suitable for inclusion in the site archive will be appropriately packaged, in accordance with the guidelines laid down by the North Lincolnshire Museum Service.
- 3.3.3 A copy of the archive index, including the location of archive materials, will be supplied to the Sites and Monuments Record.

Knussed rafters by Specialist Supplier in accordance with BS 5268, part 3, 1998. 30° Pitch.

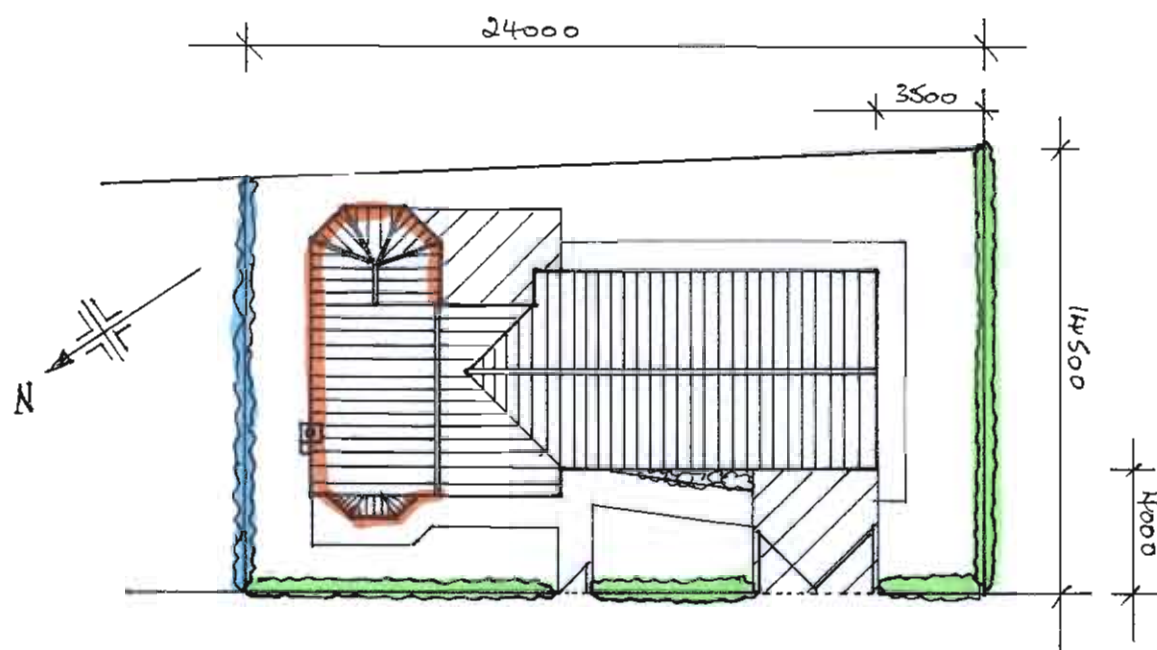


TYPICAL SECTION (1/100)

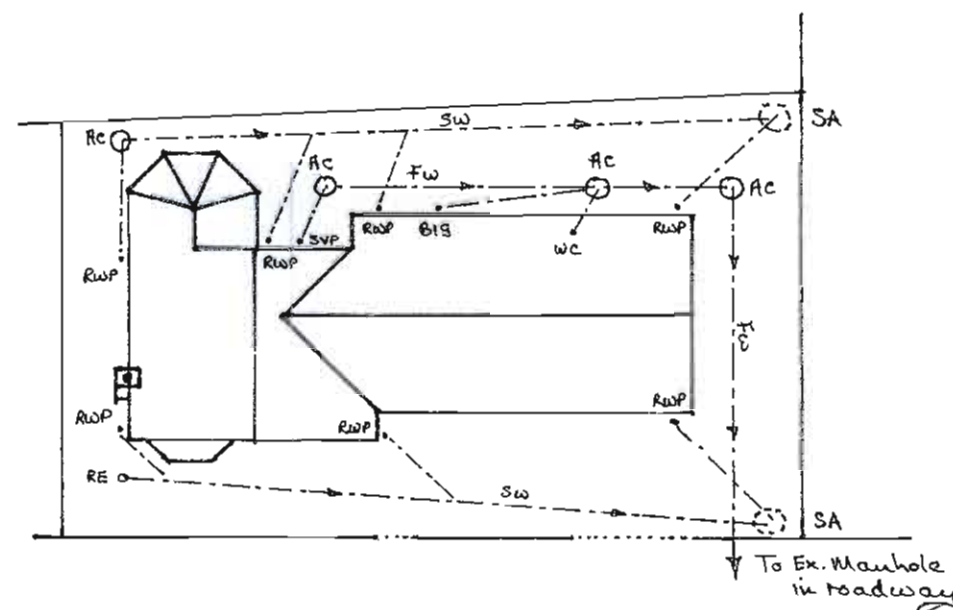
Attic style roof trusses over this section to provide storage area.



SECTION THRO' LOUNGE/BED 2 (1/100)



BLOCK PLAN - PAVING LAYOUT (1/250)



BLOCK PLAN - DRAINAGE LAYOUT (1/250)

Guttering

Brown upvc guttering on rose & fall brackets built into brick detailing at eaves level.

Drainage

- All drainage to be 110mm dia upvc laid to min 1 in 40 fall.
- Where fw drains pass under new foundations provide pc concrete lintols over & seal around openings to prevent entry by vermin.
- Protect all drains running under new driveway by bedding & surrounding in concrete.
- Foul water to have access chambers at positions as shown.
- Surface water to discharge into new soakaways- size of soakaways to be determined by percolation test & built in accordance with regulation H3.

Driveway

50mm th. 'Bridle' concrete block paving on sand blinding on min. 150mm th. well consolidated hardcore. Kerb edgings type 'K1' to be in 'Charcoal' as contrast.

General Paving

- Patios to be concrete onsite paving as shown.
- Rear patio to be in concrete block pavers as described above, shown hatched.

DEVELOPMENT CONTROL SECTION

24 JUL 2009

DATE RECEIVED

MR & MRS. D. HARDAKER,  
'WHITEHILLS', TUNNEL RD,  
WRAWBY, BRISS,  
NTH. Lincs. DN20 8SF.

PROPOSED DETACHED BUNGALOW,  
PLOT FRONTING FERNERIES ROAD,  
BARNEYBY, BRISS,  
NORTH Lincs.

DRAWN BY :-  
JEM MANAGEMENT SERVICES  
45 OSWALD RD  
SCUNTHORPE Tel. 282386

DATE: NOVEMBER 2004

DRG. NO. JH/04/04

SCALE: AS SHOWN.

REV.