



# Tween Bridge Solar Farm

A Nationally Significant Infrastructure Project in the Energy Sector

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## Preliminary Environmental Information Report

### Technical Appendix 8.1 – Heritage Technical Baseline

October 2023



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# Heritage Technical Baseline.

**Tween Bridge, Thorne Moors.**

**On behalf of RWE Renewables.**

Date: 14/07/2023 | Pegasus Ref: P21-3484

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## Document Management.

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# 1. Introduction

- 1.1. Pegasus Group have been commissioned by RWE Renewables (hereafter ‘the Client’) to prepare a Heritage Technical Baseline to support a DCO application for renewable energy development at Tween Bridge, as shown on the Site Location Plan provided at

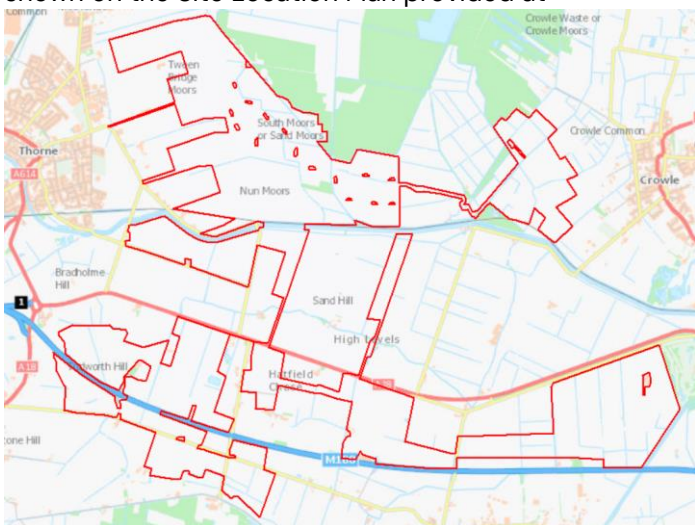


Plate 1.

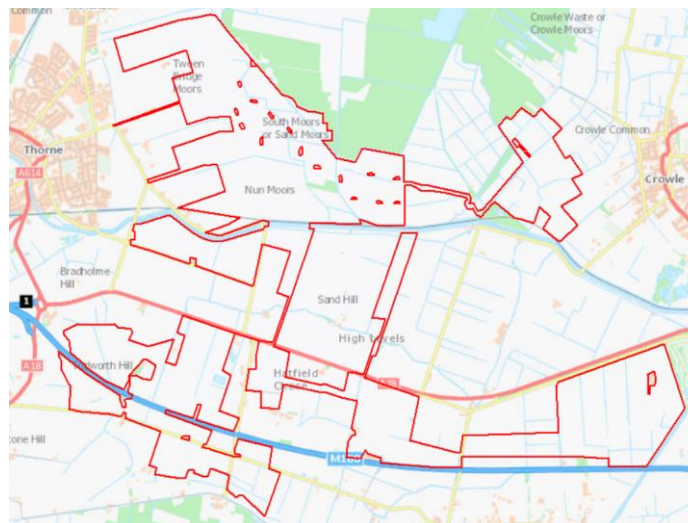


Plate 1: Site Location Plan

- 1.2. The Site consists of c. 1,573ha of largely flat agricultural land. The landscape is divided by hedgerows, tree belts, canals, rivers and dykes, as well as the M180 road which bisects the Site.
- 1.3. The scale of the project means that it is considered to be a Nationally Significant Infrastructure Project (NSIP) and therefore considered within the DCO legislative and planning framework as set out by the Planning Act 2008. This Baseline provides information with regards to the significance of the historic environment to fulfil the requirement given in NPS EN-1.

1.4. The information within this Baseline will inform the Cultural Heritage Environmental Statement chapter. It provides an understanding of the baseline historic environment to enable an assessment to be made and an establishment of the level of effects the Proposed

Development may cause to the significance of identified heritage assets.

1.5. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

## 2. Site Description and Planning History

### Site Description

- 2.1. The Site consists of c. 1573ha of largely flat agricultural land. The landscape is divided by hedgerows, tree belts, canals, rivers and dykes, the A18 and the M180 roads which bisect the Site.
- 2.2. The Site is bounded to the west by the settlements of Thorne, Moorends and Hatfield and to the east by the settlements of Crowle and Sandtoft. The Site is crossed east-west by the Barnsley to Barnetby railway and also by the Stainforth and Keadby Navigation.

### Planning History

- 2.3. There are no recorded previous, or ongoing, planning applications within the proposed Site areas on either the South Yorkshire or North Lincolnshire planning websites<sup>1</sup>.

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<sup>1</sup> Websites consulted 15 August 2022

### 3. Methodology

- 3.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets.
- 3.2. This assessment considers the historic environment, both archaeological remains and built heritage. This assessment uses a 1km study area for non-designated archaeological assets. Designated archaeological assets and built heritage assets, both designated and non-designated, have been considered in relation to effects upon their setting where they are identified within the Zone of Theoretical Visibility (ZTV). The ZTV is a useful assessment tool but visibility represents only part of an assets setting which also needs to consider issues such as historic and functional associations.
- 3.3. Potential non-designated heritage assets were identified via online research and added to a long list. All buildings on the long list were then inspected as part of a site visit to determine whether the buildings merited consideration as a heritage asset and to identify whether there were potential effects upon their setting and significance as a result of the proposed development. The results of the site visit are available at Appendix 8.

#### Sources

- 3.4. The following key sources have been consulted as part of this assessment:

- The South Yorkshire Historic Environment Record (SYHER) for information on the recorded heritage resource within the vicinity of the site;
- The North Lincolnshire Historic Environment Record (NLHER) for information on the recorded heritage resource within the vicinity of the site;
- The National Heritage List for England for information on designated heritage assets;
- Historic maps available online;
- Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
- Historic England's Aerial Archaeology Mapping Explorer;
- The Lincolnshire Archives;
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscales Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.

- 3.5. For digital datasets, HER information was sourced for a 1km study area measured from the boundaries of the site. Digital data relating to designated heritage assets was sourced for the extents of the ZTV. Information gathered is discussed within the text where it is of relevance to the



potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

3.6. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

3.7. Heritage assets in the wider area were assessed as deemed appropriate (see **Section 6**).

#### Site Visit

3.8. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 20th July 2022, during which the site and its surrounds were assessed. A further site visit was undertaken on 28th March 2023 to consider the winter setting of built heritage assets and the heritage implications of changes to the draft order limits.

#### Photographs

3.9. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance

Note O6/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

#### Assessment Methodology

3.10. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;<sup>2</sup>
- *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment* (hereafter GPA:2);<sup>3</sup>
- *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of Heritage Assets*, the key guidance of assessing setting (hereafter GPA:3);<sup>4</sup>
- *Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management* (hereafter HEAN:1).<sup>5</sup>

<sup>2</sup> Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

<sup>3</sup> Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2<sup>nd</sup> edition, Swindon, July 2015).

<sup>4</sup> Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2<sup>nd</sup> edition, Swindon, December 2017).

<sup>5</sup> Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2<sup>nd</sup> edition, Swindon, February 2019).

- *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (hereafter *HEAN:12*);<sup>6</sup>
- *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*;<sup>7</sup> and
- *Historic England Advice Note 15 – Commercial Renewable Energy Development and the Historic Environment*.<sup>8</sup>

### Consideration of Harm

3.11. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 5.8.14 and 5.8.15 of *National Policy Statement for Energy (EN-1)*.<sup>9</sup> With regard to non-designated heritage assets, potential harm should

be considered within the context of paragraphs 5.8.5 and 5.8.6 of *NPS (EN-1)*.<sup>10</sup>

3.12. The *PPG* clarifies that within each category of harm ("less than substantial" or "substantial"), the extent of the harm may vary and should be clearly articulated.<sup>11</sup>

3.13. The guidance set out within the *PPG* also clarifies that "substantial harm" is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.<sup>12</sup> In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

***"...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced."***<sup>13</sup>

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<sup>6</sup> Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

<sup>7</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

<sup>8</sup> Historic England Advice Note 15 – Commercial Renewable Energy Development and the Historic Environment (London, February 2021).

<sup>9</sup> Department of Energy and Climate Change, *NPS (EN-1)*, paras. 5.8.14 and 5.8.15.

<sup>10</sup> Department of Energy and Climate Change, *NPS (EN-1)*, paras. 5.8.5 and 5.8.6.

<sup>11</sup> DLUHC, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>12</sup> DLUHC, *PPG*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

<sup>13</sup> EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.

## 4. Policy Framework

### Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>14</sup>
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.<sup>15</sup> Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>16</sup>
- 4.4. The Planning Act 2008 set outs processes by which applications for Nationally Significant Infrastructure Projects can be stream-lined within the planning system. The Act allows applications for Development Consent

Orders (DCO) to be made to the Infrastructure Planning Commission.

- 4.5. Full details of the relevant legislation are provided in **Appendix 4**.

### National Policy Statements

- 4.6. Overarching National Policy Statement for Energy (EN-1) (NPS EN-1) provides guidance relating to the historic environment within Section 5.8. The NPS (EN-1) was published in July 2011.
- 4.7. A revised draft of Overarching National Policy Statement for Energy (EN-1) has been published in March 2023.
- 4.8. National Policy Statement for Renewable Energy Infrastructure (EN-3) (NPS EN-3) was published in July 2011 and provides guidance relating to the historic environment in Sections 2.6 and 2.7.
- 4.9. A revised draft of National Policy Statement for Renewable Energy Infrastructure (EN-3) (NPS EN-3) has been published in March 2023 and provides guidance relating to the historic environment and Solar development within Section 3.10.

<sup>14</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>15</sup> UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

<sup>16</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

4.10. Full details of the relevant National Policy Statements are provided in **Appendix 4**.

**The Development Plan**

4.11. Applications for consent where relevant, within the portion of the site within South Yorkshire are currently considered against the policy and guidance set out within the Doncaster Local Development Plan which was adopted in September 2021. The portion of the site in

North Lincolnshire is subject to the provisions of the North Lincolnshire Local Development Framework Core Strategy (adopted in June 2011) and the North Lincolnshire supplementary planning document 'Planning for Renewable Energy Development' (adopted November 2011.) Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

## 5. The Historic Environment

- 5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets and to assess the potential for below-ground archaeological remains within the site.
- 5.2. Designated heritage assets are referenced using their seven-digit NHLE number, South Yorkshire HER 'event' numbers have the prefix ESY and South Yorkshire HER 'monument' numbers have the prefix MSY; North Lincolnshire HER 'event' numbers have the prefix ELS and North Lincolnshire HER 'monument' numbers have the prefix MLS. Non-designated buildings that were located within the Zone of Theoretical Visibility (ZTV) and deemed, on the basis of online research, to possibly be heritage assets, have the prefix PEG and a unique identifying number.
- 5.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets and HER records are illustrated on Figures 1 and 2 in **Appendix 2**.
- Previous Archaeological Works**
- 5.4. A number of aerial photographic sorties were flown across the site and study area in the late 1960s, mid 1970s and early 1990s (ELS2311; ELS2784–ELS2787; ELS3020; ELS3838; ELS806; ELS807; ELS835; ELS862; ELS918). A programme of analysis and interpretation was undertaken in 2014 (ELS4098.) Two LiDAR survey flights were carried out in 2005 and 2006 (ELS2581; ELS2582.)
- 5.5. Several auger and palaeoenvironmental surveys have been undertaken within the site and study area (ELS3938; ELS4168; ESY1552; ESY1687; ESY539.)
- 5.6. There are five geophysical surveys recorded within the study area (ELS2170; ELS2774; ELS3101; ELS4166; ELS4167.)
- 5.7. Extensive fieldwalking surveys are recorded within the site and study area (ELS1039–ELS1051; ELS1198–ELS1200; ELS1247–ELS1256; ELS1319; ELS1320; ELS1322; ELS193; ELS2442; ELS4169; ELS60–ELS62; ELS65; ELS752; ELS761; ELS764; ELS765; ELS79–ELS89; ELS966; ELS975; ELS977; ELS980–ELS987; ELS993–ELS997.) Many of these were recorded as part of the Humber Wetlands Fieldwalking project undertaken in 1995 and 1996.
- 5.8. There are 15 archaeological watching briefs recorded within the study area (ELS101; ELS102; ELS144; ELS2339; ELS2914; ELS3084; ELS3214; ELS3280; ELS3296; ELS3509; ELS3880; ELS3940; ELS4264; ELS4481; ELS962.)
- 5.9. Archaeological evaluations have been undertaken at a number of locations within the study area (ELS1752; ELS2057; ELS2074; ELS2815; ELS3100; ELS3508; ELS3939; ELS3949; ELS4363; ELS4483; ESY1110; ESY257.) Excavations have only been recorded at two locations (ESY1110; ESY257.)
- 5.10. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

## Topography and Geology

- 5.1. The Study Area is generally flat, and comprises of a number of parcels of agricultural land. The historic market towns of Thorne and Crowle are located to the west and east of the Site respectively. The towns are located on slightly elevated ground compared to the Site which was historically marshy before much of the area was drained and reclaimed in the 17th century by Sir Cornelius Vermuyden following his being commissioned by Charles I, in 1626, to drain this area.
- 5.2. The underlying bedrock geology of the Study Area largely comprises Triassic sandstone of the Chester Formation in the west and Triassic mudstone of the Mercia Mudstone Group to the east. The north-western part of the Study Area, immediately adjacent to Moorends and Thorne has bedrock geology comprising Permian and Triassic sandstone of the Sherwood Sandstone Group<sup>17</sup>.
- 5.3. There are extensive superficial deposits across the Study Area. In the north-western part of the Study Area there are deposits of the Hemingbrough Glaciolacustrine Formation with extensive deposits of Alluvium over much of the Site. A band of peat is indicated to the south-west of Crowle whilst there are deposits of the Sutton Sand Formation immediately to the west of the town<sup>18</sup>.

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<sup>17</sup> <https://geologyviewer.bgs.ac.uk/>

## Archaeological Baseline

### Prehistoric (pre-43 AD)

- 5.4. Mesolithic flint scatters (MLS19442; MSY10092) and a tranchet axe (MSY12666) have been recovered from within the site. There is a further record of Mesolithic flint tools being recovered within the Study Area on the North Lincolnshire HER (MLS937). There are also two further records of Mesolithic flint tools being identified within the Study Area on the South Yorkshire HER (MSY12809; MSY12762.) The presence of tools in historically marginal wet places may indicate a temporary presence in the area for exploiting the local resources, such as fish and waterfowl.
- 5.5. Peat deposits and a Neolithic land surface west of Medge Hall (MLS21214) and five findspots of flint tools (MLS940; MLS19543; MLS19574; MLS19451; MSY10053-MSY10055; MSY10094.) are situated within the site boundary.
- 5.6. Peat deposits (MLS21214) were recorded in boreholes to the west of Medge Hall in 2009 and 2011. They are parts of the surviving peat mire of the Humberhead Peatlands. They lie above a Neolithic land surface.
- 5.7. There are a further 14 recorded Neolithic flint findspots within the Study Area (MLS19544; MLS19547; MLS19548; MLS19550; MLS19551; MLS19553; MLS19554; MLS2500; MLS2501; MLS2504; MLS927; MLS930; MLS931; MLS17368; .)

<sup>18</sup> Ibid.

- 5.8. The North Lincolnshire HER has four records relating to Neolithic stone axes, an adze and an axe-hammer (MLS17358; MLS19448; MLS926; MLS2452.) However, the exact findspots of these items is not well recorded and they are therefore listed as marginal assets.
- 5.9. A Bronze Age trackway (MSY4361) on Thorne moors was excavated in 1972, revealing split timbers forming a trackway 3m wide, this is located c. 540m east of the site. 'Similar and more extensive' remains were reported by a local naturalist during the excavation of a major new drain at Medge Hall in 1949. They included large trees with charred surfaces. This report was never independently verified. It is likely that the drain in question was the Swinefleet Warping Drain which is shown under construction on the 1950 OS map and lies to the north of the site boundary.
- 5.10. It is possible that the trackway may have connected areas of higher ground at Pighill Moor (now Thorne Colliery) and Medge Hall. During October 1971, William Bunting, a local naturalist with considerable knowledge of the Moors, reported that several large trees with charred surfaces had been thrown up during the cutting of a major new drain across the Moors, through the Canals region and draining into Thorne Waste Drain, flowing south-eastwards along the eastern edge of the warplands of Tween Bridge Moors, towards Elmhirst Cottage. Bunting had reported similar, more extensive finds around Medge Hall, at the southern tip of the Moors in 1949 (MLS21213). It is unclear to what extent similar remains may survive in this area due to extensive peat extraction during the 20th century.
- 5.11. Findspots (MLS25883; MSY9396) are recorded within the site. Finds MLS25883 and MSY9396 are recorded as worked flints.
- 5.12. Bronze Age pottery sherds have been recovered from the area of Marsh Road to the West of Crowle (MLS19454; MLS19455) and Bronze Age period flint tools (MLS25883; MSY10095) have also been recovered from within the Study Area.
- 5.13. The North Lincolnshire HER has five marginal records (records with uncertain locational data or provenance) for finds of Bronze Age tools (MLS19453; MLS2490; MLS921; MLS3622; MLS935.) Of these the most notable is the recovery of a hoard of Bronze Age weapons from Crowle Moor in 1747. Further research has suggested this may have been discovered near Burringham. If this location is correct, then the hoard was found outside the study area.
- 5.14. There are three sets of cropmarks (MLS20726; MLS20727; MLS24671) identified within the Study Area that potentially date to the Iron Age. The cropmarks include enclosures and boundary ditches that relate to the agricultural occupation of the area during this period. Interpretation of two of these assets (MLS20726; MLS20727) suggests there may be continuation of occupation into the Roman period with one of the small square enclosures at MLS20727 potentially being a Romano-British shrine. These are located c. 150m east, 360m east-north-east and 175m south-east of the site respectively.
- 5.15. Aerial photographs have identified field boundaries (MSY5958) that have been putatively dated to between the prehistoric and medieval periods on the basis of their

apparent morphology. The field boundaries lie c. 660m south-west of the site.

- 5.16. Fieldwalking in Sandtoft recovered pottery sherds from multiple periods (MLS22784). The earliest material recovered dated to the Iron Age. This is likely to indicate an underlying potential for Iron Age, and later, activity in the Sandtoft area. The grid reference for this fieldwalking lies c. 50m south of the site. The extents of the fieldwalking survey are unclear but it seems likely that they included the Iron Age and Romano-British settlement at Sandtoft which spreads into part of the site.
- 5.17. The North Lincolnshire HER includes two marginal records for finds of Iron Age material (MLS17359; MLS19492). These are a beehive quern and a bracelet.
- 5.18. There is moderate potential for surface finds dating to the Mesolithic, Neolithic and Bronze Age to be found within the Site. There is low potential for further evidence of Bronze Age forest clearance or trackways to be identified as it is likely that such remains lie at a greater depth than the works required to construct the solar farm, and the likely levels of disturbance to such remains through industrial peat extraction in the 20th century diminish the chances of their having survived.
- Romano-British (AD 43 - 410)
- 5.19. A possible Romano-British ditch and enclosure are recorded on Crowle Common (MLS20927) and a possible Fortlet and settlement at Sandtoft (MLS901) and findspots (MLS17318-MLS17323; MLS19545; MLS19546; MLS19549; MLS20019; MSY10834) have been identified within the site.

- 5.20. The possible fortlet and settlement at Sandtoft were identified from the presence of Roman-British pottery recovered during fieldwalking, in 1975, and as a series of cropmark enclosures visible on aerial photographs. Excavations were undertaken between July and November 1975 and revealed a main enclosure which overlay an earlier system of enclosures, portions of two circular drip gullies and two hearths with Roman pottery sherds. Three 3rd- to 4th-century coins were recovered and were probably associated with the main enclosure.
- 5.21. Sections cut into the bank of the old River Don suggest that after the river flooded and filled ditches with silt, new ditches were cut, often on similar alignments. Cropmarks to the east indicated further features similar to those excavated in 1975. Further excavations in this area in 1976 recovered Roman pottery and metalwork from ditches and gullies. A cropmark double ditched enclosure to the east of the excavated area is also potentially of Roman date.
- 5.22. Extensive Romano-British activity has been identified on aerial photographs within the study area. The cropmarks identify field systems, enclosures, ditches, trackways and a small enclosure that may represent a shrine (MLS18378; MLS20728; MLS20729; MLS20927; MLS21010; MLS21460; MLS7249; MLS901 MLS905.)
- 5.23. Romano-British pottery has been recovered from across the study area (MLS16591; MLS17300; MLS17303; MLS17318-MLS17323; MLS17325-MLS17328; MLS17372; MLS17374; MLS17379-MLS17381; MLS17383; MLS17385; MLS18378; MLS19545; MLS19546; MLS19549; MLS20019; MLS20020; MLS21793; MLS6718; MLS909; MLS16590; MLS17382; MSY11136 and MSY5197.) A coin of Julia Maesa was found in a ploughed field near Thorne (MSY9808)



and beads (MLS17386) were found during fieldwalking in the 1970s.

- 5.24. Romano-British settlement that has been identified within the study area has been recorded on the Isle of Axholme. The historically lower, wetter, portions of the study area have provided finds which are likely to indicate that these areas were in agricultural use and had been manured with household waste.
- 5.25. Casson noted the discovery of two bog bodies within the Turf Moor, a man curled in a foetal position and a woman (uncovered 6ft deep in June 1747) who still had sandals preserved on her feet (MLS22362.)<sup>19</sup> The shoe has been dated recently and found to date to the late Roman period, subsequent investigation into the location of her discovery has suggested it was near to Amcotts, to the east of Crowle and therefore outside the Study Area<sup>20</sup>.
- 5.26. The North Lincolnshire HER includes a number of marginal records for finds of Romano-British material (MLS17355; MLS17375; MLS17392; MLS17396; MLS17401; MLS17516.) The finds include quern fragments, pottery sherds, coins and a brooch.
- 5.27. There is moderate potential for Romano-British period archaeological remains to be identified within the site. The settlement, and putative fortlet at Sandtoft and the enclosures to the west of Crowle are likely indicators of wider, as yet unrecorded activity within the site and study area.

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.28. Thorne and Hatfield are recorded in Domesday Book, when they formed part of the manor of Conisbrough which was held by King Harold before the conquest. After the conquest the manor passed to William de Warenne.
- 5.29. Crowle is also recorded in the Domesday Book. It was held by Alwin before the conquest and by Geoffrey de la Guerche as tenant-in-chief after the conquest. The manor was let by Geoffrey to the Abbot of St Germain of Selby. The Benedictine Abbey at Selby was founded by King William in 1069.
- 5.30. The manor of Thorne passed through the de Warrene family and other noble families to whom they were related by marriage until, following the battle of Towton in 1461, the Earl of March who held it became King Edward IV. Thereafter the manor descended with the Crown until the manor was given to Cornelius Vermuyden by Charles I in the 17th century.
- 5.31. The deserted medieval village of Tudworth (MSY5737) is mentioned in Domesday Book and is thought to have been depopulated during the 17th century. The Domesday Book records that Tudworth was held by William de Warenne and that it had been held by King Harold before the Conquest. Tudworth is recorded as having 3 ploughs and 20 fisheries, that produced 20,000 eels a year (MSY5814.) The grid references for these assets places them outside the site. However, it is noted

<sup>19</sup> Casson, W., (1829) *History and Antiquities of Thorne Thorne: Whalley*

<sup>20</sup> Turner, R.C., & Rhodes, M., (1992) A bog body and its shoes from Amcotts, Lincolnshire. In *The Antiquaries Journal*, 72 pp. 76-90

in the HER records that the locations are uncertain and this indicates there is potential for remains relating to the village of Tudworth to be present in the western portion of the site that lies between High Levels Bank and Sandtoft Road.

- 5.32. The presence of extensive wood pasture at Crowle is noted in the Domesday Book and the presence of woodland is also recorded by Leland in the 16th century. Access to timber and firewood on the island of Axholme was a valuable, and limited, resource.
- 5.33. Two late Anglo-Saxon pits (MLS21635) were recorded during a watching brief in Crowle Market Place. No other early medieval heritage assets are recorded within the study area although a Late Saxon Torksey ware sherd, and medieval pottery sherds were collected during fieldwalking in the 1970s (MLS17382.)
- 5.34. North Lincolnshire HER records a marginal record for a possible site of the battle of Maserfelth, which occurred in 641 AD. The possible battle site has been identified on the basis of placename evidence which is acknowledged as doubtful within the monument description.
- 5.35. The Augustinian cell at Hirst was founded before 1135 and dissolved in 1539. The cell of St Mary was built as a dependency of the Priory of St Oswald at Nostell by Nigel D'Albini (MLS918.) This was located on the same site as the later post medieval house 'Hirst Priory' c. 430m east of the site.
- 5.36. The medieval manor house at Crowle stood to the north-west of St Oswald's Church. In 1630 the survey of the Manor of Crowle recorded that 'The Manor House is quite

decayed'. The manor was demolished c.1980 (MLS26641) and was located c. 905m east of the site.

- 5.37. Sandtoft is first recorded as a settlement in the 12th century. Its name translates as 'the message on sandy ground' and is derived from Old English, Old Norse and Old Danish (MLS1084.) The combination of languages indicates the mix of Saxon and Norse populations in this area.
- 5.38. Retting pits have been recorded at two locations in the study area (MLS10558; MLS22544.) These lie c. 670m south and c. 30m south of the site, respectively. Two former ponds containing late medieval and post-medieval deposits and finds, were recorded during an archaeological watching brief in 2012. One of the ponds may have been used for flax retting, although the evidence was inconclusive (MLS22599.) The pond was located c. 870m east of the site.
- 5.39. An archaeological evaluation in 2012 recorded a sequence of buried soil horizons and domestic pits that evidence medieval activity to the west of Brunyee Road, Crowle (MLS22695), c. 995m east of the site.
- 5.40. Finds dating to the medieval period have been recovered from three locations within the study area (MLS19575; MLS21619; MLS907.) The finds recorded as (MLS19575) were recovered from within the site boundary, in the same area as the putative Roman fortlet at Sandtoft.
- 5.41. The North Lincolnshire HER has five marginal records for medieval heritage assets. The site of the Evers Mansion (MLS21478) was located on Westgate, Belton. It is likely that this asset was located outside the study area but its exact location is presently unknown. A Benedictine Cell

(MLS914) for one monk was founded at Sandtoft between 1147 and 1186 when Roger de Mowbray granted Sandtoft to the Abbot of York. The exact location of the cell remains unclear. The location of a merestone is mentioned in a document of 1558 relating to the Swaincote Court (MLS17330.) Two finds are also identified, a coin (MLS17397) and some strap ends (MLS17398.)

Post-medieval (1540 – 1901), and Modern (1901 – present)

5.42. Double Bridges Farm Moat, Thorne (MSY4142) appears to have consisted of a roughly rectangular island c. 60m by 45m north to south. The south and east sides are defined by a 15m wide ditch, holding water in the eastern half of the south arm and at the south-east corner. The north-east corner is quite apparent as a slight depression, turning to run west beneath the farm buildings (one of which is a brick barn, probably of early 18<sup>th</sup>-century date). The west side is now limited by a land drain, of quite different cross section to the stretches of the moat proper. The farmhouse on the west side appears to be an 18<sup>th</sup>-century building. Further farm buildings lie to the north, and a sunken area in the farmyard suggests the line of the filled in north arm of the moat. A 17<sup>th</sup>-century date for the moat has been suggested but as the line of the moat is overlain by Moors Road, the drainage ditch and early 18<sup>th</sup>-century buildings, it seems probable that it is of an earlier date.

5.43. The Thorne tithe map of 1840 records more of the moat being extant at that time with all of the eastern arm and

half of the northern arm being open at that date. Bridges are shown crossing the southern and eastern arms of the moat. The extents of the moat lie outside the site boundary.

5.44. The 1853 OS map shows that the northern arm and part of the eastern arm of the moat had been infilled and a new range of farm buildings constructed.



Plate 2: Extract from Thorne Tithe Map, 1840, showing Double Bridges Moat

5.45. In the time of Henry VIII, a perambulation of Hatfield Chase<sup>21</sup> recorded 180,000 acres within its bounds. The

<sup>21</sup> Survey reported to Court of Hatfield in 30 Henry VIII; i.e. 1539

Chase was seized by Charles I, when it amounted to 73,515 acres. A third of the Chase was given to Cornelius Vermuyden to drain and reclaim for arable and pasture, a third was given to the locals to compensate for the loss of rights and commons and the final third was retained by the King. Prior to 1811 there were 2,328 acres of common land divided between the townships of Hatfield, Thorne, Stainforth, Fishlake and Sykehouse. An inclosure Act was granted on 11th April 1811. The land was divided and awarded by 1817<sup>22</sup>.

- 5.46. The impact of Vermuyden's drainage scheme and later alterations define the landscape of much of the site and study area. The various elements of the drainage system are widely recorded within the HER data (MLS19586-MLS19588; MLS19591; MLS2491; MLS9488.) Of these records, the warping drain (MLS2491), lies within the site boundary.
- 5.47. Blaeu's 1662 map of Yorkshire is stylised and records the presence of the major places within the study area but it also indicates that the south western part of the site lies within the area of the former Thorne Mere. The map appears to show the site and study area as it was prior to Vermuyden's works (which had already been undertaken a number of years prior to the map's publication.) The location and general extent of Thorne Mere appears to be corroborated by LiDAR data, as a corresponding area of low ground is recorded in this general area.

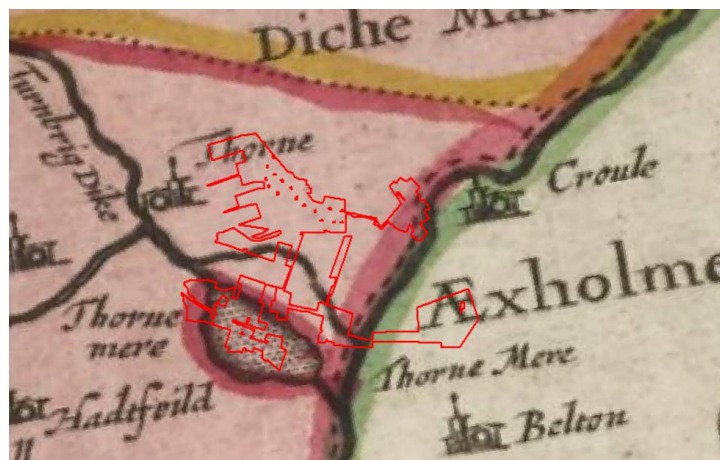


Plate 3: Extract of Blaeu's 1662 Map.

- 5.48. The Stainforth and Keadby Canal (MLS9485) was cut between the Don and the Trent in 1792. The construction of the canal allowed navigation to resume in this area for the first time since the drainage scheme of Vermuyden had severed the Don in the mid-17th century.
- 5.49. Cary's 1794 Map records the presence of the Stainforth and Keadby Canal and also indicates the extent of Thorne Waste and Hatfield Moor. The site extent covers small areas of both the waste and the moor. The grade II listed Grove House Farmhouse and Sandhill Farmhouse both appear to be recorded as there are buildings identified in broadly the same locations.

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<sup>22</sup> Casson, W., (1829) *History and Antiquities of Thorne* Thorne: Whalley



Plate 4: Extract of Cary's 1794 Map.

- 5.50. The open fields of Crowle as they were prior to enclosure have been reconstructed by Rex Harrison. The reconstruction indicates that parts of the site are located over parts of 'Yorkshire Common', 'Marsh Common' and 'Godknows Common'.<sup>23</sup>
- 5.51. The Crowle Enclosure Map of 1822<sup>24</sup> is held by Lincolnshire Archives and portrays the same layout of fields as Bryant's 1828 Map of Lincolnshire.
- 5.52. Greenwood's 1828 map of Yorkshire records a very similar layout to Cary's map but labels both Grove House and Sandhill farms.
- 5.53. There are a number of post-medieval heritage assets recorded that are located within the site boundary. The

New Idle Drain (MLS19586) relates to the 17<sup>th</sup>-century drainage of the marshes and the line of the Old River Don (MLS9488) also relates to these activities. Sections of the Stainforth and Keadby Canal (MLS9485) and the former Barnsley to Barnetby Railway (MLS8828) pass through the site.

- 5.54. The sites of several farms have also been identified within the site boundary. These include the site of the 19<sup>th</sup>-century Medge Hall Farm (MLS25262); the site of the 19<sup>th</sup>-century Lover's Ground Farmstead (MLS25265); an unnamed farmstead (MLS25555); Hains Farm (MLS25280) and Belton Grange (MLS25556.)
- 5.55. The landscaped Park surrounding Hirst Priory (MLS21476) is recorded on the 1820 OS Surveyor's plan with circular and linear plantations and a carriage drive. The 1887 OS map records a different layout with a fully developed parkland with multiple plantations, a lodge, a realigned carriage drive as well as an aviary and a walled garden. The Park lies immediately adjacent to the eastern site boundary.
- 5.56. Bryant's 1828 map of the Isle of Axholme records the extent of the park surrounding Hirst Priory being smaller, and less regular, than it is at the present day. The park is recorded as being accessed via a drive that lies further north than the present access.

<sup>23</sup> Russell, E and Russell, R (1987) Parliamentary Enclosure and New Lincolnshire Landscapes Lincoln: Lincs County Council

<sup>24</sup> Crowle/Par/17/2



Plate 5: Extract of Bryant's 1828 Map showing Hirst Priory.

- 5.57. The 1840 Thorne tithe map portrays much of the site and study area and records a drained and enclosed agricultural landscape. The same landscape is recorded on the OS 1853 and 1854 sheets 266 and 257 that cover Yorkshire.
- 5.58. A possible duck decoy pond (PEG200) is shown on the 1894 OS map but is not recorded on the 1853 edition. The pond is still shown on the 1908 edition but is not recorded on the 1950 edition. The pond is centred on NGR 473274 412482 and is located within the Site boundary. A cottage called 'New Zealand' (PEG201) is also recorded within the site. It was located at NGR 473227 412244. The cottage is recorded on the 1908 OS map but has been demolished prior to the 1950 edition.

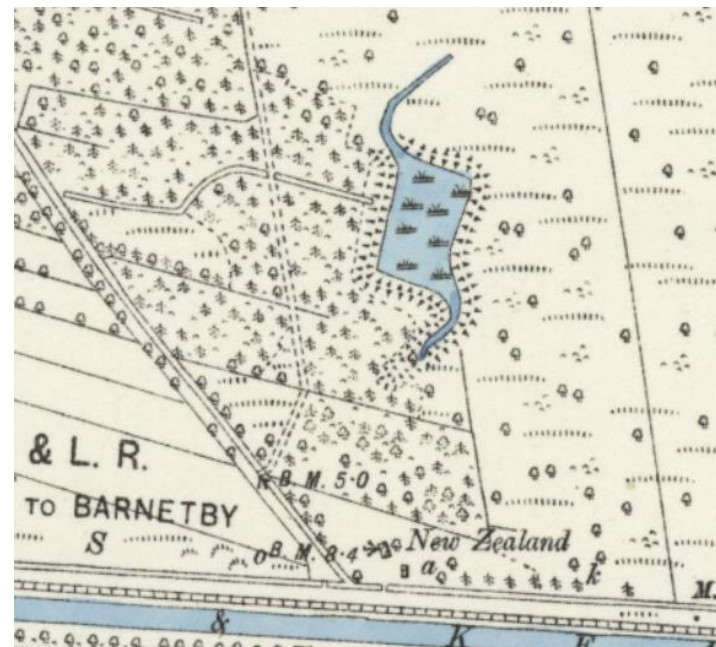


Plate 6: Extract of 1894 OS Map showing possible duck decoy and New Zealand.

- 5.59. The 1894 OS map records the presence of three further cottages that are not within the site that are no longer standing. Sandhill Cottage (PEG202) was located at NGR 472736 412086; Redhouse Cottage (PEG203) was located at NGR 423273 412078; Bletcher's Cottages (PEG204) were located at 474093 412078. All of the cottages are recorded on the 1908 and 1950 OS Maps.
- 5.60. The settlement at Moorends is not shown on the 1907 edition Ordnance Survey (OS Map) and is first shown on the 1930 OS edition, along with Thorne Colliery. There are no apparent differences between the 1930 and 1949 OS editions.

- 5.61. Thorne Colliery (MSY7062) was sunk from 1910 and opened fully in 1927. The colliery closed in 1956 due to flooding which had been a persistent problem. Elements of the former colliery site, such as roads and perimeter fences still survive in situ. The colliery lies c. 150m north-east of the site boundary. Part of the former colliery has been converted into a solar farm.
- 5.62. The Turbaries (turf moors) covered an area of c. 6,800 acres and lay to the east of Thorne, it was bounded to the south by the Stainforth – Keadby Canal. In extent it stretched up to 4.5 miles north-south and 1.5 miles east-west. Casson notes 'Under the whole of this extensive morass, lie buried, oak, ash, fir, beech, yew, and willow trees, the remains of an immense forest, which appears to have covered at one period a large proportion of this part of the country'<sup>25</sup>. Low Closes Turbary was allocated to Crowle Parish in 1803, as compensation for common land lost due to enclosure (MLS22807) and lies c. 150m south of the site.
- 5.63. Peat extraction continued across the study area through the 19th and 20th centuries. The British Peat Moss Litter Company was formed in 1896 and had works at Moorends, Medge Hall, Hatfield Moors, Crowle Moors. The peat works transported the cut turves by means of light railways at Medge Hall, Hatfield and Crowle and by means of a canal at Moorends.
- 5.64. There are number of different elements of the former RAF Sandtoft (MLS26595; MLS26022-MLS26029; MLS26034; MLS26035; MLS11150; MLS20730, and a former bomb decoy MLS18438), recorded on the North Lincolnshire HER. The former bomb store at RAF Sandtoft (MLS26024) and the bombing decoy MLS18438 lie within part of the site. The presence of the bomb store indicates the potential for unexploded ordnance to be present in the general area.
- 5.65. A Second World War Lancaster bomber (ND639) crashed near Windsor Lane, Crowle on 5 April 1945.<sup>26</sup> All seven of the Australian crew were killed, but only five of the bodies were recovered. The North Lincolnshire HER records the putative crash site as being within the portion of the site adjacent to Marsh Road, Crowle. However, the exact location is not certain, with a location to the west of Crook O Moor also suggested, and the presence of an air crash site within this portion of the Site cannot be discounted at this stage (MLS25882). Previous research (undertaken to support a windfarm proposal) to locate the crash site in the Marsh Road area has not been successful<sup>27</sup>.
- 5.66. A Halifax V bomber EB149 crashed near Crowle on 19 March 1944. Another Halifax, DK133, crashed near Crowle on 6 September 1944. The exact location of the crashes and the remains of the crew members are unrecorded.<sup>28</sup>
- 5.67. The aircraft crash sites noted above are protected by the Protection of Military Remains Act 1986 and recovery or interference with the sites would require a licence. Reference to military archives and geophysical survey may elucidate the locations of potential remains, and this aspect of the historic environment will require sensitive

<sup>25</sup> Casson, W., (1829) *History and Antiquities of Thorne* Thorne: Whalley

<sup>26</sup> [1945 Lincolnshire aviation Incident Logs. - BCAR.org.uk](#)

<sup>27</sup> Old River Don Windfarm Geophysical Survey, Headland Archaeology (2014)

<sup>28</sup> [1944 Lincolnshire aviation Incident Logs. \(World War 2\) - BCAR.org.uk](#)

consideration due to the potential for human remains of relatively recent date.

### Statement of Archaeological Potential and Significance

- 5.68. There is moderate potential for surface finds dating to the Mesolithic, Neolithic and Bronze Age to be found within the Site. There is low potential for further evidence of Bronze Age forest clearance or trackways to be identified as it is likely that such remains lie at a greater depth than the works required to construct the solar farm, and the likely levels of disturbance to such remains through industrial peat extraction in the 20th century diminish the chances of their having survived.
- 5.69. There is moderate potential for Romano–British period archaeological remains to be identified within the site. The settlement, and putative fortlet at Sandtoft and the enclosures to the west of Crowle are likely indicators of wider, as yet unrecorded activity within the site and study area.
- 5.70. There is low potential for any significant Medieval, Post–Medieval or archaeological remains to be identified within the Site.
- 5.71. There is low potential for significant archaeological remains dating to the Modern period to be identified within the site. However, the possibility of remains relating to the Lancaster bomber that crashed to the west of Crowle and the risk of UXO to the north of Sandtoft has been identified and these have the potential to be significant and sensitive.
- 5.72. There is moderate potential for palaeoenvironmental deposits to be identified within the site that can develop

our understanding of the changes to the landscape through time. Deposits with particular potential are areas of peat and the footprint of the former Thorne Mere.

- 5.73. There is potential for groundworks associated with the construction of the solar farm to adversely affect any underlying archaeological deposits. There is also potential for footings for the solar arrays to impact any buried archaeological remains. The scale of effect will be dependent upon the exact nature of the construction at any given location.

### Non-Designated Built Heritage Assets

- 5.74. A survey of potential non-designated built heritage assets was undertaken in March 2023. The scope of the survey was determined by undertaking desk-based research to produce a list of potential non-designated built heritage assets based on identifying apparently pre-1900 buildings or Second World War structures relating to the former RAF Sandtoft that were located within the ZTV. Where it was unclear whether the building was a heritage asset it was added to the list. The assets were inspected during a site visit to sense check the list and consider whether buildings were appropriate to be considered as non-designated heritage assets and to identify whether there were potential effects upon their settings as a result of the proposed development. Non-designated built heritage assets within the ZTV are shown on Figure 3 in Appendix 2.
- 5.75. None of the non-designated buildings visited appeared to date to earlier than the 18th-century. There was a wide range of apparently 18th-century farmhouses identified within the ZTV which clearly indicated the tastes and aspirations of their builders.



5.76. Mount Pleasant Farm (PEG007) is an 18th-century farmhouse in buff brick with sash windows and a pantile roof. Although a substantial house the property is in a very restrained Georgian style. A complex of farm buildings adjoins the farmhouse to the west; these have been partially rebuilt in the 19th century. The farm is recorded on the 1822 OS surveyors drawing<sup>29</sup> and the 1854 OS map<sup>30</sup> when the house and associated agricultural buildings appear very similar in plan to the present day. The 1890 OS map<sup>31</sup> records the presence of an additional range of agricultural buildings which has subsequently been disconnected from the other agricultural ranges to the north. The farm is located c. 6.1km north-east of the site.

5.77. Pilgrim's Rest (PEG008) is a late-18th or early-19th century farmhouse it is built to a rectangular plan. Constructed of red brick with a central stack and a pyramidal slate roof. The farm is recorded on the 1822 OS surveyors drawing.<sup>32</sup> The farm was previously known as Reedness Grange and is shown on the 1854 OS map.<sup>33</sup> The 1890 OS map records the presence of additional barns to the east of the farmhouse.<sup>34</sup> A series of 19th century barns and outbuildings are located to the north-east of the farmhouse. The farm is located c. 5.8km north-east of the site.

5.78. Castle View Farm (PEG009) is an 18th-century farmhouse in small buff brick with a red pantile roof and end stacks. The gables have stone copings. There are adjoining farm buildings in red brick with pantile roofs to the west which likely date to the 19th century. The farm is recorded on the 1822 OS surveyors drawing<sup>35</sup> when it was named as Moorend Farm. The farm is also recorded as Moorend Farm on the 1854<sup>36</sup>, 1890<sup>37</sup> and 1907<sup>38</sup> OS maps. The plan of the farm buildings is not clear on the 1822 drawing, but it appears similar to the present day (with the exception of the two large modern sheds to the north-west of the house) on all later maps. The farm is located c. 5.6km north-east of the site.

5.79. Easingwold House (PEG012) is a late-18th or early-19th century farmhouse built of brown brick with a slate roof. The house was substantially extended in the 19th and 20th centuries. A series of 19th-century outbuildings and a barn are located to the east of the house. The house is shown, but not labelled, on the 1822 OS surveyors drawing<sup>39</sup>. The property is recorded, and labelled, on the 1886 OS map.<sup>40</sup> The plan of the farmhouse and associated farm buildings appears largely unaltered since this date with the exception of a Dutch barn having been constructed adjacent to the farm-buildings, presumably to create a covered fold yard at some point after 1950.<sup>41</sup> The farm is located c. 3.1km north-east of the site.

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<sup>29</sup> British Library – OSD 294, Crowle

<sup>30</sup> OS Map – Yorkshire Sheet 253, 1854

<sup>31</sup> OS Map – Yorkshire CCLIII.5, 1890

<sup>32</sup> Op. Cit.

<sup>33</sup> Op. Cit.

<sup>34</sup> OS Map – Yorkshire CCLIII.9, 1890

<sup>35</sup> Op. Cit.

<sup>36</sup> Op. Cit.

<sup>37</sup> OS Map – Yorkshire CCLIII.9, 1890 and Yorkshire CCLIII.10, 1890

<sup>38</sup> OS Map – Yorkshire Sheet CCLIII.SW, 1907

<sup>39</sup> Op. Cit.

<sup>40</sup> OS Map – Lincolnshire Sheet IX.NE & IX.NW, 1886

<sup>41</sup> OS Map – Yorkshire Sheet CCLXVII.NW, 1950

- 5.80. Stoupersgate Farm (PEGO65) includes a late-18th or early-19th century barn of red brown brick with a pantile roof. The barn is adjoined to the north by the farmhouse, which is of 19th-century date with roughcast walls, end stacks and a modern tile roof. A further range of 19th-century farm buildings lies to the east of the house. The farm is shown on the 1853 OS map when the house and range of farm buildings were present. In 1853 the farm was named Briers Hill Farm.<sup>42</sup> The 1893 OS map<sup>43</sup> records the same plan of buildings as 1853. By the publication of the 1907 OS map<sup>44</sup> the farmhouse had been extended to the south. A further range was added to the farmhouse between 1907 and 1950<sup>45</sup> at its south-western corner. The farm takes its present name from a former toll gate recorded as Stoopers Gate on historic maps which was located immediately to the west of the farm. The farmhouse is located immediately to the south of the site.
- 5.81. Swans Grove Farm (PEGO75) is a late-18th or early-19th century farmhouse of pink brick with a rendered principal elevation facing west. Two ranges of 19th-century farm buildings are located to the south-east of the house. The 1853 OS map<sup>46</sup> records the house and ranges of outbuildings as having the same plan as they do at the present-day. There are no differences recorded on the 1892, 1907 or 1950 OS maps.<sup>47</sup> The farmhouse is located c. 685m south-west of the site.

- 5.82. Levels Farm (PEGO78) dates to the late-18th or early-19th century and is built of red brick with a pantile roof. The house was extended in the 19th-century and further extended in the late-20th century. The farm is recorded on the 1853 OS map<sup>48</sup> when it is shown as a farmhouse with ranges of farm buildings to the south. The plan-form of the western range of farm buildings appears to indicate the presence of a horse-mill attached on the western side. By 1892<sup>49</sup> the ranges of farm buildings have been extended by the addition of a further range to the south, this created an enclosed farmyard with ranges of farm buildings to the south, east and west and the extended farmhouse to the north. The 1906 OS map<sup>50</sup> indicates the construction of a Dutch barn within the enclosed farmyard but no other changes when compared to 1892. A further barn had been constructed to west of the farm before 1949.<sup>51</sup> The farm is located c. 320m north of the nearest part of the site, further elements of the site lie to the east and north.
- 5.83. Orchard House, Crowle (PEGO20) is a late-18th century cottage that was formerly two adjoining cottages. The cottage is built of buff brick with a pantile roof to the west and 20th century concrete tiles to the east. Jasmine Cottage, Crowle (PEGO22) is a late-18th century cottage with rendered walls and a pantile roof. The cottages neighbour each other and are located c. 890m east of the site. The cottages are shown on the 1822 OS

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<sup>42</sup> OS Map – Yorkshire Sheet 278, 1853

<sup>43</sup> OS Map – Yorkshire CCLXXVIII.2, 1892

<sup>44</sup> OS Map – Yorkshire Sheet CCLXXVIII.NW, 1907

<sup>45</sup> OS Map – Yorkshire Sheet CCLXXVIII.NW, 1950

<sup>46</sup> Op. Cit.

<sup>47</sup> Op. Cit.

<sup>48</sup> OS Map – Yorkshire Sheet 266, 1853

<sup>49</sup> OS Map – Yorkshire CCLXVI.14, 1892

<sup>50</sup> OS Map – Yorkshire CCLXVI.14, 1906

<sup>51</sup> OS Map – Yorkshire Sheet CCLXVI.SW, 1949

surveyors drawing.<sup>52</sup> The 1886 OS map<sup>53</sup> records the cottages being joined by a range which connected their western ends. The western range was demolished prior to the publication of the 1908 OS map.<sup>54</sup> The 1950 OS map<sup>55</sup> records no changes when compared to the 1908 edition.

- 5.84. An un-named cottage (PEGO30), located on the corner of Godnow Road, Crowle and Chapel Road, dates to the late-18th or early 19th century and is built of red brown brick with a pantile roof and end stacks. The cottage was extended to the west in the later 19th-century. The cottage is recorded on the 1822 OS surveyors drawing.<sup>56</sup> The cottage is also recorded on the 1885 OS map<sup>57</sup> with an outhouse recorded to the north. Due to the small scale of the cottage it is recorded as a simple block on the 1908<sup>58</sup> and 1950<sup>59</sup> OS maps. The cottage is located c. 510m south of the site.
- 5.85. Sweet Apple Cottage (PEGO46) dates to the late-18th or early-19th century. The cottage has rendered walls with red brick end stacks and an outshut to the rear. The roof is of 20th-century concrete tiles. The cottage is shown on the 1820 OS surveyors drawing<sup>60</sup>, the 1885<sup>61</sup>, 1908<sup>62</sup> and 1950<sup>63</sup> OS maps with no apparent signs of extensions

or alterations to its plan. The cottage is located c. 505m south of the site.

- 5.86. Long Barn (PEGO36) dates to the 18th-century and has been converted to a house. The former barn is built of red brown brick with a pantile roof and stone coped gables. The barn and an associated farmhouse, that lay to the east, are recorded on the 1820 OS surveyors drawing.<sup>64</sup> By the publication of the 1885 OS map<sup>65</sup> the barn has been extended to the east with wings at its northern and southern ends running east-west, a probable horse mill is also attached in the centre of its eastern wall. The farmhouse has also been extended to the south and completes the enclosure of a central farmyard. The plan-form of the farm remains the same as 1885 on the 1908 OS map<sup>66</sup> and the 1950 OS map.<sup>67</sup> The farmhouse to the east has been demolished and replaced by a modern house in the latter part of the 20th century. The barn is located c. 400m north of the site.
- 5.87. Torr Bros Farm (PEGO47) includes a group of 18th-century farm buildings including a red brick barn with a pantile roof and ranges of stables, cartsheds and outbuildings of red brick with modern corrugated metal sheet roofs. The farm is recorded on the 1820 OS surveyors drawing<sup>68</sup> although in insufficient detail to

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<sup>52</sup> British Library – OSD 294, Crowle

<sup>53</sup> OS Map – Lincolnshire Sheet IX.SW, 1886

<sup>54</sup> OS Map – Lincolnshire Sheet IX.SW, 1908

<sup>55</sup> Lincolnshire Sheet IX.SW, 1950

<sup>56</sup> Op. Cit.

<sup>57</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1885

<sup>58</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1908

<sup>59</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1950

<sup>60</sup> British Library – OSD 293, Isle of Axholme

<sup>61</sup> OS Map – Lincolnshire Sheet XVII.SE, 1885

<sup>62</sup> OS Map – Lincolnshire Sheet XVII.SE, 1908

<sup>63</sup> OS Map – Lincolnshire Sheet XVII.SE, 1950

<sup>64</sup> Op. Cit.

<sup>65</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1885

<sup>66</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1908

<sup>67</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1950

<sup>68</sup> Op. Cit.

provide any insight into its plan-form. The farm is recorded on the 1885<sup>69</sup>, 1908<sup>70</sup> and 1950<sup>71</sup> OS maps as having a barn with a range of sheds to the east and a second range of buildings to the north-east. Although the farmhouse remains it has been heavily modified in the latter part of the 20th century, to such an extent that it no longer retains sufficient value to be described as a heritage asset. The farm lies c. 335m south of the site.

5.88. The Old Farmhouse (PEGO59) includes a group of late-18th or early 19th-century farm buildings that includes a barn, granary, stables and cartsheds. The farm is recorded on the 1820 OS surveyors drawing<sup>72</sup> although in no detail. The 1853 OS map<sup>73</sup> shows the range of farm-buildings with no clearly discernible associated farmhouse. It is possible that this indicates it was an out-farm or that it was related to the house now known as Willstan Farm which lies c. 150m to the north-west. The 1885<sup>74</sup>, 1908<sup>75</sup> and 1950<sup>76</sup> OS maps record the presence of further buildings attached to the southern end of the range of farm-buildings. The farmhouse is modern and has no heritage value. The farm is located c. 565m south-west of the site.

5.89. Old Laith House (PEGO79) is a farmstead with a series of 18th and 19th century brick farm buildings. The former coach house has been converted to a dwelling. The

presence of buildings at this location is recorded on the 1822 OS surveyors drawing<sup>77</sup>. The 1853 OS map<sup>78</sup> records the presence of the barn and coach house as well as the farmhouse to the east. The 1907 OS map<sup>79</sup> records the barn and coach-house had been extended and connected to form a single structure. The plan-form of the buildings remains unchanged on the 1930<sup>80</sup> and 1949<sup>81</sup> OS editions when compared to the map of 1907. A bungalow at this location is modern and does not have any heritage value. The farmhouse has been altered and extended, in the late 20th century, to such an extent that it no longer retains sufficient value to be described as a heritage asset. The farm is located c. 465m north of the site.

5.90. The Black Bull Inn (PEGO80) is a late-18th or early-19th century public house. It has rendered walls with quoin detailing and a pantile roof. The Inn has been extended to in the 19th century and again in the 20th century. The Black Bull is recorded, and labelled, on the 1822 OS surveyors drawing<sup>82</sup> where it is shown as a large rectangular building with a small projection to the north-west. The 1841 Hatfield tithe apportionment<sup>83</sup> records the Black Bull Inn and associated smithy in the ownership of Richard Ridgill and the occupation of John Ridgill. The inn is shown with the same plan-form on the 1853 OS map<sup>84</sup> although the smithy with a range of buildings attached,

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<sup>69</sup> OS Map – Lincolnshire Sheet XVII.SE, 1885

<sup>70</sup> OS Map – Lincolnshire Sheet XVII.SE, 1908

<sup>71</sup> OS Map – Lincolnshire Sheet XVII.SE, 1950

<sup>72</sup> Op. Cit.

<sup>73</sup> OS Map – Yorkshire Sheet 278, 1853

<sup>74</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1885

<sup>75</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1908

<sup>76</sup> OS Map – Lincolnshire Sheet XVI.SE & XVII.SW, 1950

<sup>77</sup> British Library – OSD 294, Crowle

<sup>78</sup> OS Map – Yorkshire Sheet 266, 1853

<sup>79</sup> OS Map – Yorkshire Sheet CCLXVI.SW, 1907

<sup>80</sup> OS Map – Yorkshire Sheet CCLXVI.SW, 1930

<sup>81</sup> OS Map – Yorkshire Sheet CCLXVI.SW, 1949

<sup>82</sup> Op Cit.

<sup>83</sup> Hatfield Tithe Map, 1841 (Parcel 1795)

<sup>84</sup> Op. Cit.

which are likely stables, is more clearly defined than the tithe map. The 1894 OS map<sup>85</sup> does not label the inn but does record that the building has been extended to the west with the addition of a large rectangular building. The 1908 OS map<sup>86</sup> records the same plan-form as the 1894 edition. The 1950 OS map<sup>87</sup> indicates the former smithy and stables have been demolished to create a car park for the inn. The Black Bull is located c. 80m west of the nearest part of the site.

- 5.91. Farm buildings, High Bridge Road, Thorne (PEGO89) include a 19th-century brick-built barn and agricultural shed. The bungalow at this location is modern and is of no heritage value. The farm buildings are not recorded on the 1822 OS surveyors drawing.<sup>88</sup> The barn and shed are recorded on the 1853 OS map<sup>89</sup> where the barn is shown with a cross wing attached at its western end as the 1840<sup>90</sup> tithe apportionment notes this as a homestead it seems probable that the cross wing was the farmhouse. The same layout is recorded on the 1907<sup>91</sup>, 1930<sup>92</sup> and 1949<sup>93</sup> maps. The cross wing on the barn has been demolished after 1949. The farm buildings are located c. 300m north of the site.

- 5.92. The Hollies (PEGO15) is a 19th-century farmhouse with rendered walls, a pantile roof and end stacks. A series of contemporary farm buildings built of brown brick with pantile roofs adjoin the house to the north. The farm is not recorded on the 1822 OS surveyors drawing.<sup>94</sup> The farm in its current layout is recorded on the 1885 OS map<sup>95</sup> as well as the 1908<sup>96</sup> and 1950<sup>97</sup> editions. The farmhouse is located c. 4.1km north-east of the site.

- 5.93. Slate House Farm (PEGO16) is a 19th-century farmhouse built of brown brick with a slate roof, an outshut to the rear and end stacks. The farm is not recorded on the 1822 OS surveyors drawing.<sup>98</sup> The farm in its current layout is recorded on the 1885 OS map<sup>99</sup> as well as the 1908<sup>100</sup> and 1950<sup>101</sup> editions. The farmhouse is located c. 4km north-east of the site.

- 5.94. Ousfleet Hall Lodge (PEGO01) is a 19th-century lodge in stock brick with red brick string course. Built in a restrained 'swiss cottage' style. The lodge is not recorded on the 1822 OS surveyors drawing.<sup>102</sup> The lodge is shown on the 1854 OS map<sup>103</sup> where it is named as Grange Cottage and is shown as an east-west aligned range with a reverse L-shaped range attached to the south. The 1890 OS map<sup>104</sup> shows the rear range has been

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<sup>85</sup> OS Map – Yorkshire Sheet CCLXVI.SE, 1894

<sup>86</sup> OS Map – Yorkshire Sheet CCLXVI.SE, 1908

<sup>87</sup> OS Map – Yorkshire Sheet CCLXVI.SE, 1950

<sup>88</sup> Op. Cit.

<sup>89</sup> Op. Cit.

<sup>90</sup> Thorne Tithe Map, 1840 (Parcel 1534)

<sup>91</sup> Op. Cit.

<sup>92</sup> Op. Cit.

<sup>93</sup> Op. Cit.

<sup>94</sup> Op. Cit.

<sup>95</sup> OS Map – Lincolnshire Sheet IX.SE, 1885

<sup>96</sup> OS Map – Lincolnshire Sheet IX.SE, 1908

<sup>97</sup> OS Map – Lincolnshire Sheet IX.SE, 1950

<sup>98</sup> Op. Cit.

<sup>99</sup> Op. Cit.

<sup>100</sup> Op. Cit.

<sup>101</sup> Op. Cit.

<sup>102</sup> Op. Cit.

<sup>103</sup> OS Map – Yorkshire Sheet 253, 1854

<sup>104</sup> OS Map – Yorkshire CCLIII.7, 1890

demolished and the lodge is labelled as Ousefleet Cottages which indicates it had been divided into three dwellings by this date. The same layout is recorded on the 1908<sup>105</sup> and 1950 OS maps.<sup>106</sup> The lodge lies c. 8.5km north-east of the site.

5.95. Causeway Farm (PEG002) is a 19th-century farmhouse in stock brick with end stacks to the gables and a slate roof. Ranges of outbuildings are built of stock brick with red pantile roofs. The carriage house roof has collapsed. A modern Dutch barn lies beyond the earlier outbuildings to the south-west. The farm is not recorded on the 1854 OS map<sup>107</sup>. On the 1890 OS map<sup>108</sup> the farmhouse is recorded with two ranges of farm buildings to the west. The 1908<sup>109</sup> and 1950<sup>110</sup> OS maps record the presence of a Dutch barn which infills the area between the earlier farm ranges. The farm lies c. 8.4km north-east of the site.

5.96. Mawgre Farm (PEG003) is a 19th-century Farmhouse in red brick with slate roofs. The ranges of outbuildings and barns to the north appear to be of a single phase with the farmhouse. Mawgre Farm is not shown on either the 1822 OS drawing<sup>111</sup> or the 1854 OS map<sup>112</sup> which show Margrave House, and an associated abandoned moat, on the western side of Old Lane instead. The 1890 OS map<sup>113</sup> records the presence of Margrave House to the west of Old Lane and also notes that this was the site of the

village of Mawgre. Lowfields House (now Mawgre Farm) is shown as a rectangular farmhouse with farm buildings surrounding three sides of a farmyard to the north. The 1907 OS map<sup>114</sup> records the presence of an additional range of farm buildings to the east of the farmhouse and the demolition of the neighbouring property, Margrave House. The same layout as 1907 is recorded on the 1950 OS map.<sup>115</sup> The layout recorded remains the same at the present day, with the exception of the construction of two large agricultural sheds that lie to the south-east and which have replaced the range of buildings first noted in 1907. The farm is located c. 7.6km north-east of the site.

5.97. The un-named farmstead south of Readingate Farm (PEG006) is a late 18th- or early 19th-century farmhouse of red brick with end stacks and clay tile roof. The farmhouse has been heavily modified in the 20th century. The farm is recorded on the 1822 OS surveyors drawing<sup>116</sup> where it is shown as a central range with ranges to the north and south. The 1854 OS map<sup>117</sup> records the farm in detail with the farmhouse shown as a rectangular block with a range to the west and a range of barns attached to the east. Further agricultural buildings are shown to the south. The 1890 OS map<sup>118</sup> and the 1907 OS map<sup>119</sup> both record the same layout as shown in 1854. The 1950 OS map<sup>120</sup> records a series of extensions have been added to

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<sup>105</sup> OS Map – Yorkshire Sheet CCLIII.NE, 1908

<sup>106</sup> OS Map – Yorkshire Sheet CCLIII.NE, 1950

<sup>107</sup> Op. Cit.

<sup>108</sup> Op. Cit.

<sup>109</sup> Op. Cit.

<sup>110</sup> Op. Cit.

<sup>111</sup> Op. Cit.

<sup>112</sup> OS Map – Yorkshire Sheet 253, 1854

<sup>113</sup> OS Map – Yorkshire CCLIII.6, 1890

<sup>114</sup> OS Map – Yorkshire Sheet CCLIII.NW, 1907

<sup>115</sup> OS Map – Yorkshire Sheet CCLIII.NW, 1950

<sup>116</sup> Op. Cit.

<sup>117</sup> Op. Cit.

<sup>118</sup> OS Map – Yorkshire CCLIII.5, 1890

<sup>119</sup> Op. Cit.

<sup>120</sup> Op. Cit.

the north-western corner of the farmhouse. The farm lies c. 6.4km north-east of the site.

- 5.98. Moors Farm (PEG010) is a 19th-century farmhouse of stock brick with pyramidal slate roof and end stacks. The principal elevation is of three bays with a central door, under a modern canopy, with canted bays to the left and right. The farm is not recorded on the 1822 OS surveyors drawing.<sup>121</sup> The farm is recorded as Moor House on the 1854 OS map<sup>122</sup> when it is recorded as an irregular shaped house with an attached L-shaped range of farm buildings to the east and a detached range to the north. The 1890 OS map<sup>123</sup> records the present-day house lying to the east of the ranges of farm-buildings which now include a barn with a horse mill on the western edge, where the former farmhouse was located. The 1907 OS map<sup>124</sup> records the same layout as 1890. The 1950 OS map<sup>125</sup> records some of the farm-buildings to the west without some parts of the external walls which likely indicates they were partially ruinous at this date. The ranges of farm buildings have subsequently been rebuilt. The farm lies c. 4.2km north-east of the site.
- 5.99. Rainsbutt House (PEG011) is a 19th-century farmhouse of red brown brick with a slate roof. The house is recorded on the 1822 OS surveyors drawing.<sup>126</sup> The house is shown on the 1854 OS map as a substantial building that is loosely cruciform in plan.<sup>127</sup> The 1893 OS map<sup>128</sup> indicates

that the house has been demolished and rebuilt since 1854 as the house is now smaller and rectangular in plan with a farmyard surrounded by ranges of buildings to the north. The 1906 OS map<sup>129</sup> records the same layout as 1893. The house lies c. 2.9km north-east of the site.

- 5.100. Red Beech Cottage (PEG013) is a cottage of buff brick with end stacks that is dated 1850. The roof and windows have been replaced in the late 20th century. There is a group of brick outbuildings with pantile roofs to the rear. The cottage is shown, with the outbuildings, on the 1854 OS map.<sup>130</sup> There are no changes shown on any subsequent maps. The cottage lies c. 4.9km north-east of the site.
- 5.101. Eastoft Grange (PEG014) is a 19th century farmhouse of brown brick that has been extended in the 20th century. The roof and windows were replaced in the late 20th century. Eastoft Grange is not recorded on the 1822 OS surveyors drawing.<sup>131</sup> The farm is recorded on the 1854 OS map<sup>132</sup> when it was named West Ings Farm. The farm was recorded as an L-plan farmhouse with three ranges of farm buildings and barns around a yard to the north. The 1893 OS map<sup>133</sup> names the farm as Eastoft Grange and indicates that the farmhouse has been extended to the east. The 1908 OS map<sup>134</sup> indicates that the farmhouse was extended still further to the east since 1893. The

<sup>121</sup> Op. Cit.

<sup>122</sup> Op. Cit.

<sup>123</sup> OS Map – Yorkshire CCLIII.13, 1890

<sup>124</sup> OS Map – Yorkshire Sheet CCLIII.SW, 1907

<sup>125</sup> OS Map – Yorkshire Sheet CCLIII.SW, 1950

<sup>126</sup> Op. Cit.

<sup>127</sup> OS Map – Yorkshire Sheet 267, 1854

<sup>128</sup> OS Map – Yorkshire CCLXVII.1, 1893

<sup>129</sup> OS Map – Yorkshire CCLXVII.1, 1906

<sup>130</sup> Op. Cit.

<sup>131</sup> Op. Cit.

<sup>132</sup> Op. Cit.

<sup>133</sup> OS Map – Yorkshire CCLXVII.2, 1893

<sup>134</sup> OS Map – Yorkshire Sheet CCLXVII.NW, 1908

1950 OS map<sup>135</sup> records no changes since 1908. The grange lies c. 4km north-east of the site.

- 5.102. Cottage Farm (PEGO17) is an early 19th-century farmhouse of red brown brick with a pantile roof and end-stacks. The farm is recorded on the 1822 OS surveyors drawing<sup>136</sup> and named as Crowle Cottage. The 1885 OS map<sup>137</sup> records the cottage with two farmyards to the west, each surrounded by three ranges of farm-buildings. The 1908 OS map<sup>138</sup> shows that the cottage was extended to the north and that the ranges of farm buildings to the west had been demolished and replaced with a single, very large, agricultural shed. The 1950 OS map<sup>139</sup> records no changes when compared to the 1908 edition. The farm lies c. 2.2km north-east of the site.
- 5.103. 6 Marsh Road (PEGO24) is a 19th century cottage with walls covered in rough cast and end stacks. The roof and windows have been replaced in the late 20th century. The cottage is recorded on the 1886 OS map.<sup>140</sup> The maps of 1908<sup>141</sup> and 1950<sup>142</sup> record no significant changes to the layout. The cottage lies c. 805m east of the site.
- 5.104. 78 Godnow Road (PEGO25) is a 19th-century farmhouse, now a house, with rendered walls and end stacks. The roof and windows have been replaced in the late 20th century. The house is recorded on the 1885 OS map<sup>143</sup>

with a complex of farm-buildings to the north. The maps of 1908<sup>144</sup> and 1950<sup>145</sup> record no changes. The farmhouse lies c. 710m east of the site.

- 5.105. Medge Hall Signal Box (PEGO28) is a 19th-century railway signal box built of clapper board with a slate roof. The signal box is not recorded on the 1853 6-inch OS map<sup>146</sup> although a signal post is labelled as being present at the crossing. The signal box is recorded on the 1893 OS map<sup>147</sup> and is recorded on all 25 inch maps thereafter. The six-inch maps do not record the footprint of the signal box which may indicate it was present earlier but not shown on the map due to issues of scale. The signal box lies c. 65m south of the site.
- 5.106. Moors Edge Cottage (PEGO29) is a group of 19th-century buildings that were historically part of a Peat Works but are now houses. The buildings have been extensively repaired and extended in the later 20th century. The cottage is not shown on the 1853 OS map.<sup>148</sup> The 1893 OS map<sup>149</sup> records the complex of buildings as Medge Hall Peat Works. It is shown as having the brick-built cottages that survive as well as a series of sheds. The works are connected to the peat moor by tramways and to the railway by a spur. The 1906 OS map<sup>150</sup> records the presence of the cottages and indicates that the sheds recorded in 1893 have been replaced by a single goods

<sup>135</sup> OS Map – Yorkshire Sheet CCLXVII.NW, 1950

<sup>136</sup> Op. Cit.

<sup>137</sup> OS Map – Lincolnshire Sheet IX.SE, 1885

<sup>138</sup> OS Map – Yorkshire Sheet CCLXVII.NW, 1908

<sup>139</sup> OS Map – Yorkshire Sheet CCLXVII.NW, 1950

<sup>140</sup> OS Map – Lincolnshire Sheet IX.SW, 1886

<sup>141</sup> OS Map – Lincolnshire Sheet IX.SW, 1908

<sup>142</sup> OS Map – Lincolnshire Sheet IX.SW, 1950

<sup>143</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1885

<sup>144</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1908

<sup>145</sup> OS Map – Lincolnshire XVI.NE & XVIIINW, 1950

<sup>146</sup> OS Map – Yorkshire Sheet 266, 1853

<sup>147</sup> OS Map – Yorkshire CCLXVI.12, 1893

<sup>148</sup> Op. Cit.

<sup>149</sup> Op. Cit.

<sup>150</sup> OS Map – Yorkshire CCLXVI.12, 1906



shed for loading the peat onto the spur railway line. The same layout is recorded on the 1950 OS map.<sup>151</sup> The cottage lies immediately adjacent to the site boundary.

- 5.107. A house adjacent to Curlews Farm (PEGO32) dates to the mid-19th century and is built of red brick with a slate roof. The house is not recorded on the 1823 OS surveyors drawing.<sup>152</sup> The house is recorded on the 1886 OS map<sup>153</sup> and all subsequent editions with the same foot-print as the present day. The farm lies c. 1.3km east of the site.
- 5.108. Belton Grange (PEGO33) is an early 19th-century farmstead built of red brick with a pantile roof and associated farm buildings. There are also extensive modern agricultural sheds at the farm. The farmhouse is recorded on the 1822 OS surveyors drawing.<sup>154</sup> The 1842 Belton tithe map<sup>155</sup> records no details of the farm as it lies within former common land that was inclosed, following the 1812 inclosure act, and was therefore not subject to tithes. The 1886 OS map<sup>156</sup> records the farmhouse attached, at its eastern end, to a U-shaped complex of farm-buildings that surround three sides of a farmyard with the southern aspect open. Further farm-buildings are recorded to the north of the farmhouse. The 1907 OS map<sup>157</sup> records some changes to the ranges of farm-buildings to the north of the farmhouse. The 1950 OS map<sup>158</sup> records the same layout as recorded in 1907. The farm buildings to the north of the house have been

demolished and replaced with the present structure since 1950. The grange is surrounded by the site.

- 5.109. The Grove (PEGO37) is an early 19th-century farmhouse built of brick with a pantile roof. The house has been extensively extended during the 20th century. The Grove is shown on the 1822 OS surveyors drawing<sup>159</sup> where it is recorded as a small house with an associated outbuilding to the west. The 1886 OS map<sup>160</sup> shows the house has been extensively extended and an L-plan complex of farm-buildings have been constructed to the west over the footprint of the earlier outbuilding. The 1907 OS map<sup>161</sup> shows the house has been extended to the east since 1886. The same layout is recorded on the 1950 OS map.<sup>162</sup> A porch and extension to the north-west corner of the house have been added since 1950 and the western range of the 19th century farm-buildings has been demolished. The Grove lies c. 260m north of the site.
- 5.110. The Reindeer Inn (PEGO38) is a 19th-century public house. It is rendered with plaster quoins a pantile roof and end stacks. The Inn has been substantially extended to the south in the later 20th century. There is a building recorded on the site of the Reindeer Inn on the 1823 OS surveyors drawing.<sup>163</sup> The Reindeer Inn, and an associated Smithy, with stabling is recorded on the 1886 OS map.<sup>164</sup>

<sup>151</sup> OS Map – Yorkshire Sheet CCLXVI.SE, 1950

<sup>152</sup> Op. Cit.

<sup>153</sup> OS Map – Lincolnshire XVII.3, 1886

<sup>154</sup> Op. Cit.

<sup>155</sup> Belton Parish Tithe Map, 1842 (National Archives: IR 29/20/36)

<sup>156</sup> OS Map – Lincolnshire XVII.6, 1886

<sup>157</sup> OS Map – Lincolnshire XVII.6, 1907

<sup>158</sup> OS Map – Lincolnshire Sheet XVI.NE & XVII.NW, 1950

<sup>159</sup> Op. Cit.

<sup>160</sup> OS Map – Lincolnshire XVII.5, 1886

<sup>161</sup> OS Map – Lincolnshire XVII.5, 1907

<sup>162</sup> Op. Cit.

<sup>163</sup> Op. Cit.

<sup>164</sup> OS Map – Lincolnshire XVI.12 & XVII.9, 1886

The 1907 OS map<sup>165</sup> and 1950 OS map<sup>166</sup> record the same layout as 1886. During the second half of the 20th century the smithy range was demolished and the Inn was extended to the south with the addition of a single storey structure. The inn lies c. 810m south of the site.

- 5.111. The Estate Cottages on Thorne Road, Sandtoft (PEGO40) are a semi-detached pair of 19th-century estate cottages built of red brick with slate roofs and a central stack. The cottages are recorded on the 1886 OS map<sup>167</sup> with privies recorded to the north. The layout of the cottages remains unchanged on the 1907<sup>168</sup> and 1950<sup>169</sup> OS maps. The cottages remain unchanged to the present day, with the privies also surviving. The cottages lie c. 750m south of the site.
- 5.112. West Carr Farm (PEGO41) is a 19th-century farmhouse built of red brick with a pantile roof, an outshut to the rear and with end stacks. Ranges of farm buildings around a courtyard adjoin the farmhouse to the east. The farm is recorded on the 1822 OS surveyors drawing<sup>170</sup> where the house and a barn are recorded. The 1886 OS map<sup>171</sup> indicates that the house is substantially larger than in 1822, given the level of change it seems probable that the house has been completely rebuilt. To the east of the farmhouse is a farmyard surrounded by ranges of farm-buildings and a barn with a horse-mill. The 1907<sup>172</sup> and

1950<sup>173</sup> OS maps record the same layout as 1886. The farm lies c. 2.6km south of the site.

- 5.113. Old White Farmhouse, Green Lane (PEGO42) is a 19th-century farmhouse, the walls are rendered, and it has a pantile roof. The farmhouse is first recorded on the 1886 OS map<sup>174</sup> as a farmhouse with an L-shaped range of farm-buildings to the rear. The 1907<sup>175</sup> and 1950<sup>176</sup> OS maps record the same layout as 1886. The farmhouse lies c. 1.2km south of the site.
- 5.114. The Cottage, Green Lane (PEGO43) is a 19th century cottage with a pantile roof. The cottage is first recorded on the 1886 OS map when it was two cottages.<sup>177</sup> The 1907<sup>178</sup> and 1950<sup>179</sup> OS maps record the same footprint as 1886 but the cottage is now one unit. The cottage lies c. 1.2km south of the site.
- 5.115. The former Methodist Chapel, Westgate Road (PEGO44) is dated 1868. The chapel is built of red brick with stock brick quoin detailing and a slate roof. The principal elevation faces north but is mutilated by the insertion of a modern industrial steel shutter door. Arched windows survive on the east and west facades. All OS map editions from 1886<sup>180</sup> onwards record the same rectangular plan. Curiously, the former chapel appears to have been aligned north-south with the preaching end being to the

<sup>165</sup> OS Map – Lincolnshire XVI.12 & XVII.9, 1907

<sup>166</sup> OS Map – Lincolnshire Sheet XVI.SE & XVII.SW, 1950

<sup>167</sup> Op. Cit.

<sup>168</sup> Op. Cit.

<sup>169</sup> Op. Cit.

<sup>170</sup> Op. Cit.

<sup>171</sup> OS Map – Lincolnshire XVII.13, 1886

<sup>172</sup> OS Map – Lincolnshire XVII.13, 1907

<sup>173</sup> OS Map – Lincolnshire Sheet XVI.SE & XVII.SW, 1950

<sup>174</sup> OS Map – Lincolnshire XVII.10, 1886

<sup>175</sup> OS Map – Lincolnshire XVII.10, 1907

<sup>176</sup> OS Map – Lincolnshire Sheet XVI.SE & XVII.SW, 1950

<sup>177</sup> Op. Cit.

<sup>178</sup> Op. Cit.

<sup>179</sup> Op. Cit.

<sup>180</sup> OS Map – Lincolnshire XVII.11, 1886

south rather than the east as would be more conventional. The former chapel lies c. 1.55km south-east of the site.

- 5.116. The Laurels (PEGO48) 19th-century farmhouse with rough cast walls with a slate roof and a central stack. Wash house and privies extant to rear, of red brick with pantile roofs. The house has been extended to the east in the second half of the 20th century with all windows replaced. The farmhouse is recorded on the 1886 OS map<sup>181</sup> with ranges of farm buildings to the west. The layout remains identical on the 1908<sup>182</sup> and 1950<sup>183</sup> OS editions. The house lies c. 1.7km south-east of the site.
- 5.117. 36 Westgate Road, includes a farmhouse, barn and outbuildings (PEGO51). The 19th-century farmhouse has its walls covered with roughcast and has end stacks. The roof has been replaced in the 20th century. The neighbouring farmyard includes an early 19th-century barn with a cartshed attached to the west. The barn is built of stock brick with a pantile roof. A 19th-century former open-fronted cart shed has been converted to garages with the arches infilled with modern garage doors. This range lies along the eastern edge of the farmyard. The farm is shown on the 1886<sup>184</sup>, 1908<sup>185</sup> and

1950<sup>186</sup> OS maps with the same layout as at the present day. The house lies c. 1.9km south-east of the site.

- 5.118. The former Methodist Chapel on Low Levels Bank (PEGO58) is dated 1839. The chapel is built of red brick with a pyramidal pantile roof. A later porch has been added to the north front. The windows arched, 4 pane casements with opaque glass. The chapel is recorded on the 1853 OS map<sup>187</sup> without the porch. The 1893<sup>188</sup>, 1906<sup>189</sup> and 1931<sup>190</sup> OS maps record the same footprint as the 1853 OS map. The porch is present by 1949.<sup>191</sup> The former chapel lies c. 570m south of the site.
- 5.119. Crow Tree Hall (PEGO62) is a mid-19th-century farmhouse with a late 18th- or early 19th-century barn to the north-west. The house is built of red brick with a slate roof whilst the barn is built of red brick with a cement asbestos roof. The farm is recorded on the 1823 OS surveyors drawing<sup>192</sup> but the form and location of the farmhouse is different, indicating that the present house is later and an earlier farmhouse has been demolished after 1823. The 1853 OS map<sup>193</sup> records the presence of the farmhouse and barn that survive to the present day with the same footprints. A large complex of farm buildings is also recorded to the west of the farmhouse. The 1894 OS map<sup>194</sup> records the same layout as 1853. The 1908 OS map<sup>195</sup> indicates that the farm-buildings have

<sup>181</sup> OS Map – Lincolnshire Sheet XVII.SE, 1886

<sup>182</sup> OS Map – Lincolnshire Sheet XVII.SE, 1908

<sup>183</sup> OS Map – Lincolnshire Sheet XVII.SE, 1950

<sup>184</sup> Op. Cit.

<sup>185</sup> Op. Cit.

<sup>186</sup> Op. Cit.

<sup>187</sup> OS Map – Yorkshire Sheet 278, 1853

<sup>188</sup> OS Map – Yorkshire CCLXXVIII.3, 1893

<sup>189</sup> OS Map – Yorkshire CCLXXVIII.3, 1906

<sup>190</sup> OS Map – Yorkshire CCLXXVIII.3, 1931

<sup>191</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1949

<sup>192</sup> Op. Cit.

<sup>193</sup> Op. Cit.

<sup>194</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1894

<sup>195</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1908

been altered and extended. The same layout is shown in 1949.<sup>196</sup> Post-1949, the farm buildings to the west of the house have been demolished and replaced by agricultural sheds to the south. The house lies c. 190m south of the nearest part of the site, although other parts of the site lie to the east and south-west.

- 5.120. Lindsay Moor Cottage (PEGO71) is a 19th-century cottage with rendered walls, end stacks and a pantile roof. The cottage is recorded on the 1853 OS map<sup>197</sup> and remains unaltered on the 1892<sup>198</sup>, 1906<sup>199</sup> and 1950<sup>200</sup> maps. The cottage lies c. 900m south-west of the site.
- 5.121. Tudworth Green Farm (PEGO72) includes a 19th century farmhouse with rendered walls and a pantile roof. A complex of barns and farm buildings dating to the late 18th and 19th centuries built of redbrick with pantile roofs lie to the east of the house. The farm is recorded on the 1823 OS surveyors drawing<sup>201</sup> although the house recorded is smaller than the present dwelling and in a different location suggesting an earlier house that has been demolished. An L-shaped barn was recorded to the east of the house. The 1853 OS map<sup>202</sup> records the L-shaped barn to the east of the farmhouse but this has been extended to the south. The farmhouse recorded in 1853 is a substantial rectangular building with a wing extending to the north. The 1893 OS map<sup>203</sup> indicates that a U-shaped range of farm buildings had been built,

attached to the southern end of the existing barn and the north-western corner of the barn has been extended to the west with the construction of further sheds which attached to the northern end of the house. The 1906 OS map<sup>204</sup> records the presence of all of buildings shown in 1893 but with the addition of two probable Dutch barns that have infilled the former farmyards. The 1932<sup>205</sup> and 1949<sup>206</sup> OS maps record the same layout as 1892. Since 1949 the northern range of the U-shaped farm buildings, the Dutch barns and the link between the house and barn have been demolished. The farm lies c. 370m west of the site.

- 5.122. The former Salem Chapel (PEGO81) was built as a Methodist Chapel but is now a house. A date stone notes that the chapel was rebuilt in 1851 indicating there was an earlier chapel on the site although this is not indicated on the OS surveyors drawing of 1823.<sup>207</sup> The chapel is built of red brick with a pyramidal slate roof. The windows of the former chapel are filled with opaque glass. The chapel is recorded on the 1853 OS map<sup>208</sup> and retains the same footprint on all subsequent OS maps. The 1893 OS map<sup>209</sup> records the presence of a school immediately to the east of the chapel which was demolished at some time after 1950. The chapel lies c. 30m west of the site boundary.
- 5.123. 39, High Levels Bank (PEGO82) is an early 19th-century house built of stock brick with end stacks. The house has

<sup>196</sup> OS Map – Yorkshire Sheet CCLXXVIII.NE, 1949

<sup>197</sup> Op. Cit.

<sup>198</sup> OS Map – Yorkshire CCLXXVIII.2, 1892

<sup>199</sup> OS Map – Yorkshire CCLXXVIII.2, 1906

<sup>200</sup> OS Map – Yorkshire Sheet CCLXXVIII.NW, 1950

<sup>201</sup> Op. Cit.

<sup>202</sup> OS Map – Yorkshire Sheet 266, 1853

<sup>203</sup> OS Map – Yorkshire CCLXVI.14, 1893

<sup>204</sup> OS Map – Yorkshire CCLXVI.14, 1906

<sup>205</sup> OS Map – Yorkshire CCLXVI.14, 1932

<sup>206</sup> OS Map – Yorkshire Sheet CCLXVI.SW, 1950

<sup>207</sup> Op. Cit.

<sup>208</sup> Op. Cit.

<sup>209</sup> OS Map – Yorkshire CCLXVI.15, 1893

been extended in the 19th and 20th centuries. The house is recorded as a small cottage on the 1823 OS surveyors drawing.<sup>210</sup> The 1853 OS map<sup>211</sup> records the earlier cottage has been extended to the north and also to the west with the addition of another cottage. The 1893 OS map<sup>212</sup> records the cottage has been extended to the east with addition of a further dwelling. The western extension has been subdivided into two dwellings at this stage meaning the property was a terrace of four houses in the late 19th century. The 1906 OS map<sup>213</sup> records the same layout as 1893. The 1950 OS map<sup>214</sup> records the former terrace as a single dwelling. After 1950 the Victorian western part of the terrace has been demolished and replaced with a semi-detached pair of houses. Number 39 has been extended extensively to the rear in the later 20th century and lies c. 75m west of the site.

- 5.124. The Canal Bridge, Moor Road (PEGO86) is a turning bridge crossing the Keadby canal. The bridge was erected in 1895 by John Butler and Co of Stanningley. Built of riveted iron girders. The southern abutment is built of coursed rubble. Alterations to the bridge mechanism and northern abutment dating to the 20th century, to allow electrical operation, are apparent. An earlier bridge at this location is recorded on the 1823 OS surveyors drawing<sup>215</sup> and the 1853 OS map<sup>216</sup>, which names the bridge as Halls Bridge and notes it was a turn bridge. The bridge is recorded on

later OS editions as Moor's Bridge (swing). The bridge lies c. 55m north of the nearest part of the site.

- 5.125. Nunmoor Cottage (PEGO87) is a 19th-century cottage built of red brick with a pantile roof and end stacks, and an outshut to rear. A range of outbuildings lie to the east and are contemporary with the cottage. The house is not shown on the 1853 OS map<sup>217</sup> but is recorded on the map of 1892<sup>218</sup> where it shown as a cottage with farm buildings to the east. The footprint of the buildings remains the same at the present-day. The cottage lies c. 65m west of the site.
- 5.126. Moor Farm (PEGO88) is a 19th-century farmhouse that is brick built with a pantile roof and end stacks. The farmhouse is not recorded on the 1853 OS map<sup>219</sup> but is shown as a house with a range of farm buildings to the east on the 1892 OS map.<sup>220</sup> The range of farm buildings is shown as having been extended at its eastern end on the 1906 OS map<sup>221</sup>, and the layout remains unaltered on the 1932<sup>222</sup> and 1949<sup>223</sup> maps. Since 1949 a lean-to has been added to the eastern elevation of the house. The farm lies c. 150m west of the site.
- 5.127. Meaburns (PEGO90) is a 19th-century house built of red brick with a slate roof and end stacks. A field barn is recorded at this location on the 1853 OS map.<sup>224</sup> The 1892

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<sup>210</sup> Op. Cit.

<sup>211</sup> Op. Cit.

<sup>212</sup> Op. Cit.

<sup>213</sup> Op. Cit.

<sup>214</sup> Op. Cit.

<sup>215</sup> Op. Cit.

<sup>216</sup> Op. Cit.

<sup>217</sup> Op. Cit.

<sup>218</sup> OS Map – Yorkshire CCLXVI.10, 1892

<sup>219</sup> Op. Cit.

<sup>220</sup> Op. Cit.

<sup>221</sup> OS Map – Yorkshire CCLXVI.10, 1906

<sup>222</sup> OS Map – Yorkshire CCLXVI.10, 1932

<sup>223</sup> OS Map – Yorkshire CCLXVI.SW, 1949

<sup>224</sup> Op. Cit.

OS map<sup>225</sup> shows a cottage with a barn attached to the east with a barn to the south. The previously recorded barn is no longer standing. The same layout as 1892 is recorded on the 1906<sup>226</sup>, 1932<sup>227</sup> and 1949<sup>228</sup> OS maps. The farmhouse and barn remain generally consistent with the earlier mapped extents at the present day. The house lies c. 300m north of the nearest part of the site.

- 5.128. Beckendale Farm (PEGO91) is a 19th-century farmhouse built of red brick with a pyramidal slate roof and twin end stacks. The house is of 3 bays with 6 over 6 sashes a central 2 panel timber door with a scroll moulded hood over it. The farm is shown on the 1823 OS surveyors drawing<sup>229</sup> and is clearly recorded on the 1853 OS map<sup>230</sup>, named as Moor Farm, when it is shown as a rectangular farmhouse with ranges of farm buildings to the east. The 1892 OS map<sup>231</sup> records the presence of a few extra farm buildings to the north-east of the house. The layout remained the same as 1892 on the 1906<sup>232</sup>, 1932<sup>233</sup> and 1950<sup>234</sup> OS maps. The farm lies c. 350m west of the site.
- 5.129. The Willows (PEGO93) is an early 19th-century farmhouse that is rendered with a pantile roof and end stacks. The 1823 OS surveyors drawing<sup>235</sup> records a building named as Quakers Lodge at this location. The 1853 OS map<sup>236</sup> records the presence of a farm, named as Clap Gate Farm, with a substantial house and ranges of barns and

farm buildings to the east. The 1892 OS map<sup>237</sup> indicates the presence of further farm buildings to the east of the farmhouse. The 1906<sup>238</sup>, 1932<sup>239</sup> and 1949<sup>240</sup> OS maps indicate the presence of a Dutch barn within the farmyard to the east of the farmhouse and record the farm as The Willows. The Dutch Barn has been demolished after 1949 and a number of modern agricultural sheds have been added further to the east. The house is located c. 145m south of the nearest part of the site.

- 5.130. A number of buildings relating to the former RAF Sandtoft were identified during the site walkover survey. A former air force building on Sandtoft Road (PEGO54) comprises of a pair of Second World War RAF standard accommodation blocks built into one unit. The pairing of the two buildings is likely to indicate it was previously used as a NAAFI or similar structure. The building lies c. 725m south of the site.
- 5.131. A former RAF shed survives to the south of the Reindeer Inn (PEGO55). The shed dates to the Second World War and given its form was likely an RAF maintenance shed, or garage. The shed formed part of the dispersal site at Sandtoft and lies c. 945m south of the site.

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<sup>225</sup> Op. Cit.

<sup>226</sup> Op. Cit.

<sup>227</sup> Op. Cit.

<sup>228</sup> Op. Cit.

<sup>229</sup> Op. Cit.

<sup>230</sup> Op. Cit.

<sup>231</sup> OS Map – Yorkshire CCLXVI.6, 1892

<sup>232</sup> OS Map – Yorkshire CCLXVI.6, 1906

<sup>233</sup> OS Map – Yorkshire CCLXVI.6, 1932

<sup>234</sup> OS Map – Yorkshire Sheet CCLXVI.NW, 1950

<sup>235</sup> Op. Cit.

<sup>236</sup> Op. Cit.

<sup>237</sup> Op. Cit.

<sup>238</sup> Op. Cit.

<sup>239</sup> Op. Cit.

<sup>240</sup> Op. Cit.

- 5.132. The remains of a Second World War RAF water tower, survive to the south of the Reindeer Inn (PEGO56). The water tower formed part of the dispersal site at Sandtoft and lies c. 915m south of the site.
- 5.133. An RAF accommodation block survives at South View Farm (PEGO57). The block dates to the Second World War and formed part of the dispersal site at Sandtoft. The building lies c. 1.2km south of the site.

**Designated Heritage Assets**

- 5.134. There is one Scheduled Monument, one Conservation Area and 23 Grade II Listed Buildings within the Zone of Theoretical Visibility (ZTV). Designated heritage assets are shown on Figure 1 in Appendix 2.
- 5.135. Peel Hill motte and bailey castle is a Scheduled Monument (NHLE: 1013451) located c. 1.3km west of the site. The castle consists of a very well-preserved motte c.8m high and over 15m wide at the summit. It is surrounded by a deep, steep-sided ditch but is now enclosed by roads and modern building meaning there are no visible remains of any outer rampart. A bailey is believed to have lain to the south where, according to 17<sup>th</sup>-century documentary references, important medieval buildings stood. This area is not, however, included in the scheduling as the precise location of these buildings is uncertain.
- 5.136. According to Leland<sup>241</sup>, a motte tower still stood in the 16th century and was used as a jail " *By the chyrch garth*

*of Thurne is a praty pile or castelet wel dikid, now usid for a prison for offenders in the forestes."* By 1829, however, when Casson was writing, this had been demolished and only foundations survived. Casson's description of the remains indicates that the castle was a smaller version of the nearby great keep at Conisbrough. Like Conisbrough, Peel Hill motte and bailey castle was held by the de Warennes and is one of a group of such castles commanding the Don Valley.



Plate 7: View of Peel Hill looking north

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<sup>241</sup> Leland, J., (1907) *The Itinerary of John Leland in or about the years 1535-1543 Parts I-III* London: Bell



Plate 8: View from the top of Peel Hill Motte towards the site, looking east

- 5.137. Peel Hill will not be affected by the proposed development as it has no relationship with the land within the site either at the present day or historically and is not intervisible, as shown in Plate 8.
- 5.138. The majority of the Listed Buildings within the Study Area are effectively screened from the Site by existing

vegetation and would not be affected in any way by the development either directly or indirectly by means of impacts upon their setting.

- 5.139. The Grade II listed Sandhill Farm and Grove House Farm are located to the east of Green Bank and to the north of the A18. The presence of proposed scheme in close proximity to these assets has the potential to affect their settings and adversely affect the significance of these assets by altering the rural agricultural character and temporarily replacing it with solar arrays.
- 5.140. The conservation area of Thorne will not be affected by the proposed development as it is effectively screened from the Site. Designated heritage assets within the ZTV are considered in further detail in the Setting Assessment Section below.



## 6. Setting Assessment

- 6.1. Step 1 of the methodology recommended by the Historic England guidance *GPA:3* (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.<sup>242</sup>
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. Consideration was made as to whether any of the heritage assets present within the ZTV include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 6.4. Designated assets in the vicinity within the ZTV identified for further assessment on the basis of potential settings impacts comprise:
- Dirtness Cottage (Listed Building Grade II, 1083285)
  - Sandhill Farmhouse (Listed Building Grade II, 1151565)
  - Grove House Farmhouse (Listed Building Grade II, 1192943)
- 6.5. Non-designated assets in the vicinity identified for further assessment on the basis of potential setting impacts comprise:
- 6 Marsh Road (PEGO24)
  - Moors Edge Cottage (PEGO29)
  - Belton Grange (PEGO33)
  - Long Barn (PEGO36)
  - The Grove (PEGO37)
  - Crow Tree Hall (PEGO62)
  - Dales Mount Farm (PEGO64)
  - Stoupersgate Farm (PEGO65)
  - Tudworth Green Farm (PEGO72)
  - Drain House Farm (PEGO76)
  - Levels Farm (PEGO78)
  - Old Laith House (PEGO79)
  - Black Bull Inn (PEGO80)

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<sup>242</sup> Historic England, *GPA:3*, p. 4.

- Canal Bridge, Moor Road (PEGO86)
- Nunmoor Cottage (PEGO87)
- Moor Farm (PEGO88)
- Meaburns (PEGO90)
- Beckendale Farm (PEGO91)
- The Willows (PEGO93)

6.6. Designated assets within the ZTV that have been excluded on the basis of there being no potential for change to the significance of the assets through changes to setting comprise the following:

- Peel Hill Motte and Bailey Castle (Scheduled, 1013451)
- Maw's Mill (Listed Building Grade II, 1083243)
- Sand Hall Lodge Cottage (Listed Building Grade II, 1083264)
- Dirtiness Pumping Station (Listed Building Grade II, 1083284)
- South View Farmhouse (Listed Building Grade II, 1083291)
- Syphon carrying North Idle Drain (Listed Building Grade II, 1083296)
- Cartshed Range at Sandtoft Grange (Listed Building Grade II, 1083297)

- Farmbuildings at Grove Farm (Listed Building Grade II, 1083298)
- Curlews Farmhouse (Listed Building Grade II, 1083299)
- Pair of Farm Cottages at Sandtoft Grange Farm (Listed Building Grade II, 1084376)
- Elmtree House (Listed Building Grade II, 1151618)
- Bawtry Road Farmhouse (Listed Building Grade II, 1286647)
- Barn 10m to rear of Elmtree House (Listed Building Grade II, 1286682)
- Barn and Horse Mill at Sandtoft Grange Farm (Listed Building Grade II, 1338864)
- Coach House/Stables at Sandtoft Hall (Listed Building Grade II, 1338872)
- Sandtoft Hall (Listed Building Grade II, 1346669)
- Barns, Stables and adjoining Ranges at Sandtoft Grange Farm (Listed Building Grade II, 1346670)
- Pyramid Monument north of Tetley Hall (Listed Building Grade II, 1346696)
- Barn/Cartshed/Stable Range at Selby Farm (Listed Building Grade II, 1346723)
- Farmbuildings at South View Farm (Listed Building Grade II, 1347907)

- Gravestones and Graveyard Wall north of Tetley Hall (Listed Building Grade II, 1356163)
- Thorne Conservation Area

6.7. These assets have been excluded as they are not intervisible with the Scheme, and have no historical or current association with the land in the Draft Order Limits

### Sandhill Farmhouse

#### Description

6.8. Sandhill Farmhouse was added to the National List at Grade II on 29th September 1987 (NHLE 1151565). The List Entry describes the building as follows:

**'Farmhouse (unoccupied at time of resurvey). c1800. Red brick in English garden wall bond (cement rendered apart from front); C20 cement-tiled roof. 2 storeys and attic, 4 windows to 1st floor. Central panelled door and overlight beneath segmental arch flanked by tall C20 casements in original openings with stone sills and segmental brick arches (now painted as wedge lintels). 1st floor: similar windows, no window above door. Dentilled eaves; shaped kneelers and weathered gable copings; brick end stacks. Attic doorways to each return.'**

6.9. A full copy of the List Entry is included at **Appendix 7**.



Plate 9: View of Sandhill Farmhouse<sup>243</sup>

6.10. The farmhouse is located on level ground within a garden surrounded by agricultural land. The western boundary of the garden is defined by a mature hedge. A tree clump lies immediately to the north of the house and the southern and eastern boundaries of the garden are defined by very sparse, remnant hedgerows with substantial gaps. A barn lies to the east of the farmhouse which restricts views from the house in this direction.

<sup>243</sup> Images of England ref: IOE01/16759/17



Plate 10: View of Sandhill Farmhouse from edge of site adjacent to A18

#### Setting and surrounds

- 6.11. The farmhouse is located within a rectangular garden and lies at the same elevation as the surrounding landscape. The farmhouse has been positioned to ensure the southern, principal, elevation faces towards the A18 road from which the farm is accessed.
- 6.12. The land surrounding the farmhouse remains in agricultural use.
- 6.13. To the north the Tween Bridge Wind Farm is visible in wider views from the A18.

#### Association with the Site

- 6.14. The farmhouse does not have any association with the site beyond being intervisible. No historical association between the asset and the site has been identified. The

1840 Thorne Tithe Map indicates that the farmhouse and some neighbouring land was owned and occupied by Richard Coulman. None of the Coulman land formed part of the land-take for the proposed development.

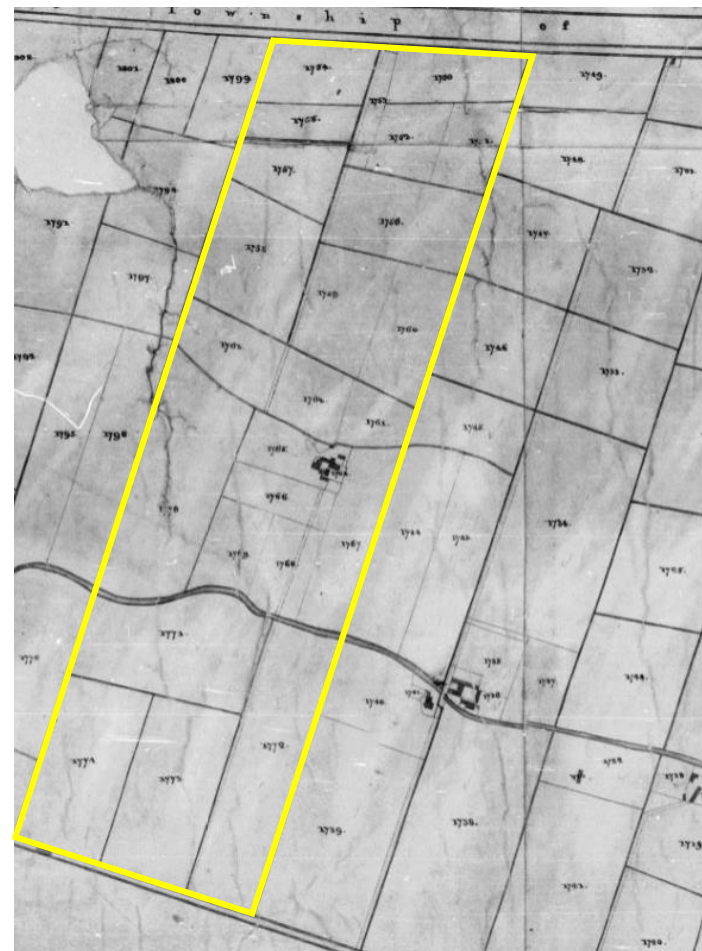


Plate 11: Extract from 1840 Thorne Tithe Map showing extent of Sandhill Farm

#### Heritage Significance

- 6.15. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by NPS (EN-1).<sup>244</sup>
- 6.16. The heritage significance of Sandhill Farmhouse is principally embodied in its architectural value as an early 19th-century farmhouse.
- 6.17. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Rural setting, particularly those areas of land which were historically associated with the asset.
- Intervisibility with the A18

#### Intervisibility and Co-Visibility

- 6.18. Views from the principal elevation of the farmhouse face south and look along the driveway which connects the farmhouse to the A18 road. Long distance views in this direction incorporate agricultural land, presently in arable cultivation, and include parts of the site.

#### Summary of Effects

- 6.19. The proposed development will adversely affect the setting of the asset as it will diminish the rural character

to the south of the A18, thereby altering views from the principal elevation. This diminution of the rural setting will adversely affect the significance of the asset. The scale of effect is anticipated to be less than substantial, at the lower end of the spectrum.

- 6.20. This effect will be temporary for the operational lifespan of the scheme.

#### **Dirtiness Cottage**

##### Description

- 6.21. Dirtiness Cottage was added to the National List at Grade II on 10th September 1987 (NHLE 1083285). The List Entry describes the building as follows:

***'Former gate lodge. Mid C19 for John Brunyee of Sand Hall. Brown brick with ashlar dressings. Welsh slate roof. Polygonal on plan, with canted south end. Entrance to south-east has later C19 open porch with slender fluted cast-iron columns carrying flat sandstone hood; C20 door beneath timber lintel. 4 sides have 3-light windows with pointed lights, small panes and central hinged casements in painted chamfered ashlar reveals. Deep eaves. Crested ridge tiles. Hipped roof, central octagonal stack. Formerly the south gate lodge to Sand Hall.'***

- 6.22. A full copy of the List Entry is included at **Appendix 7**.

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<sup>244</sup> NPS (EN-1), para.5.8.14



Plate 12: View of Dirtness Cottage

### Setting and surrounds

- 6.23. The cottage lies in a secluded location adjacent to the former south drive to, the now demolished, Sand Hall. A contemporary bridge, which forms part of the drive also survives. To the north the cottage has been extended. To the west of the cottage a modern house has been erected. To the south the cottage is bounded by the new river Idle and a deciduous hedge.



Plate 13: View of bridge adjacent to Dirtness Cottage

### Association with the Site

- 6.24. There is no recorded historical or modern association between the site and Dirtness Cottage. The cottage was historically associated with Sand Hall which lay to the north and no relationship to the land to the south, including parts of the site have been identified.

### Heritage Significance

- 6.25. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by NPS (EN-1).<sup>245</sup>

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<sup>245</sup> NPS (EN-1), para.5.8.14

6.26. The heritage significance of Dirtness Cottage is principally embodied in its architectural value as a mid 19th-century gate lodge. It also derives some significance from its historical value due to its connection to the locally prominent Brunyee family.

6.27. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Relationship with the former driveway
- Group value with adjacent bridge
- Wider rural setting, specifically agricultural land visible to the south

Intervisibility and Co-Visibility

6.28. Views from the principal elevation of the cottage face south-east and look along the former driveway which led to Sand Hall. Views from the cottage to the south and south-west are screened by the interceding hedgerow which completely blocks views, including of parts of the site, when it is covered with leaves. During the winter, the loss of foliage means that the asset and parts of the site are visible, albeit somewhat screened by the denuded hedge.



Plate 14: View of the site (hedge defines northern order limits) from the road adjacent to the south of Dirtness Cottage

Summary of Effects

6.29. The proposed development will adversely affect the setting of the asset as it will diminish the rural character to the south, thereby altering views from the cottage. This diminution of the rural setting will adversely affect the significance of the asset. The scale of effect is anticipated to be less than substantial, at the lower end of the spectrum

**Grove House Farmhouse**

Description

6.30. Grove House Farmhouse was added to the National List at Grade II on 29th September 1987 (NHLE 1192943). The List Entry describes the building as follows:

***'Grove House Farmhouse II Farmhouse. Of C18 origin, altered C19. Cement-rendered brick, pantile roof. 2 storeys and attic, 3 windows to 1st floor; continuous outshut to rear and 1-storey, 2-window addition set back on left. Central C20 part-glazed door and 3-pane overlight in wooden doorcase flanked by tripartite sashes with projecting stone sills. 1st floor: three 4-pane sashes with projecting sills. Cogged eaves. Shaped kneelers and gable copings (those on left renewed). External end stacks with offsets beneath the verge and large, plain shafts. Addition on left has casements of 3 and 1 lights.'***

6.31. A full copy of the List Entry is included at **Appendix 7**.



Plate 15: View from site looking north-west towards Grove House Farmhouse

### Setting and surrounds

6.32. The farmhouse is located to the north of the A18, High Banks. The farm house lies at the south-western corner of a complex of agricultural buildings. Two barns to the

north and north-east of the house are of post-medieval date and have pantile roofs. The remaining agricultural buildings are modern sheds which block views from the rear (northern) and eastern elevations of the house. Views from the western gable of the asset are limited but overlook neighbouring agricultural land. Views from the southern (principal) elevation of the house look along the driveway towards the A18 and also over farmland to the south-east which includes part of the site.

6.33. Trees to the east and north of the asset further block views in these directions.

### Association with the Site

6.34. Parts of the site to the north and east of the asset include land that has been farmed from Grove House Farmhouse for a prolonged period. The house and lands were recorded in the Thorne tithe apportionment of 1840 as being owned and occupied by George Kitching.

6.35. The Hatfield tithe apportionment of 1841 indicates that George Kitching also occupied some fields to the south of the A18 that were owned by Thomas Standerling. These lands also include parts of the site.





Plate 16: Extract of the Thorne Tithe Map showing Grove House Farm

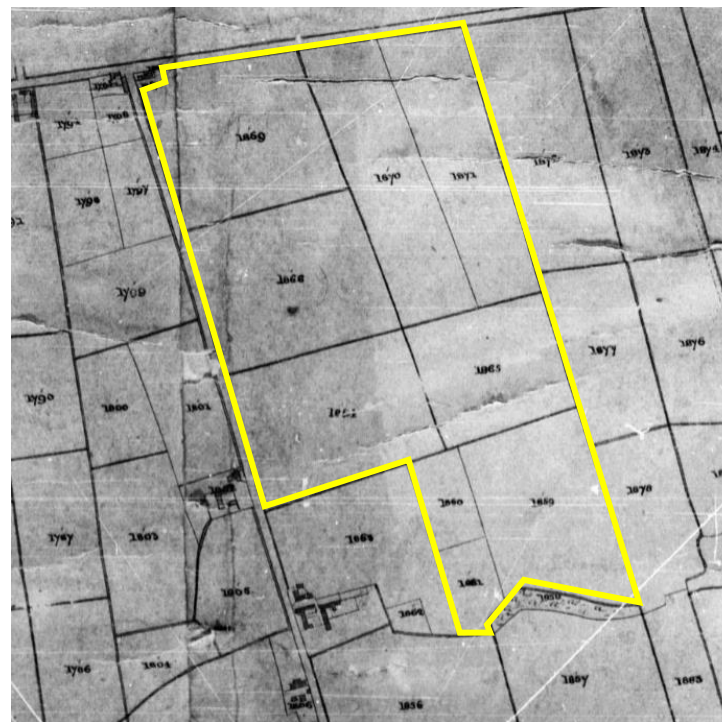


Plate 17: Extract of the Hatfield Tithe Map showing Grove House Farm

### Heritage Significance

- 6.36. The Grade II Listing of the building highlights it is a heritage asset of less than the highest significance as defined by NPS (EN-1).<sup>246</sup>
- 6.37. The heritage significance of Grove House Farmhouse is principally embodied in its architectural value as an 18th- and 19th-century farmhouse.

<sup>246</sup> NPS (EN-1), para.5.8.14

6.38. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Group value with adjacent post-medieval barns.
- Rural setting, specifically historically associated and intervisible land.

#### Intervisibility and Co-Visibility

6.39. Views from the farmhouse are restricted by interceding buildings to the north and east. As such, there is no intervisibility with the portions of the site which lie in these directions. There is intervisibility between the part of the site which lies to the south-east of the asset and the principal elevation of the farmhouse.

6.40. The gable end and rear elevation are partially visible from the part of the site that lies to the north-west of the farmhouse. However, there are no windows that overlook this part of the site.

#### Summary of Effects

6.41. The proposed development will adversely affect the setting of the asset as it will diminish the rural character to the south of the A18, thereby altering views when looking south-east from the principal elevation. The historic association between the asset and the farmland will also be adversely affected by the introduction of solar arrays into the area south of the A18. This diminution

of the asset's setting will adversely affect the significance of the asset. The scale of effect is anticipated to be less than substantial, at the lower end of the spectrum

#### **6 Marsh Road (PEG024)**

##### Description

6.42. 6 Marsh Road is a non-designated 19th-century cottage with walls covered in rough cast and end stacks. The roof and windows have been replaced in the late 20th century.



Plate 18: View of 6 Marsh Road looking west

##### Setting and surrounds

6.43. The cottage is situated on the northern side of Marsh Road, it faces a yard to the east and a semi-detached pair of modern houses has been constructed to the west.

The cottage lies on the western fringe of Crowle with agricultural land lying in close proximity to the west.

Association with the Site

- 6.44. There is no recorded association between 6 Marsh Road and the site either at the present time or historically beyond the relatively close proximity and limited intervisibility.

Heritage Significance

- 6.45. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a mid-19th century cottage.
- 6.46. The significance of the asset is primarily embodied in its architectural value as a 19th-century cottage.
- 6.47. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:
  - Associated curtilage
  - Location on the fringe of Crowle
  - Some elements of the rural setting

Intervisibility and Co-Visibility

- 6.48. Views from the western elevation of the house are restricted to two windows. The ground floor window has limited views as it is screened by a hedgerow. Views from the window on the first floor will encompass the fields to the west of Crowle and will distantly include parts of the site.
- 6.49. The principal elevation of the cottage faces east, looking towards Crowle and away from the site.



Plate 19: View of 6 Marsh Road looking east

Summary of Effects

- 6.50. The site is not considered to contribute to the significance of the asset through setting. The site has no historical ties to the cottage and is not functionally

related. The site is only partially intervisible in distant views from a single window.

- 6.51. The cottage will be intervisible with the site. However, the scale of effect will be insufficient to adversely affect the significance of the asset.

**Moors Edge Cottage (PEGO29)**

Description

- 6.52. Moors Edge Cottage is a non-designated group of 19th-century red-brick buildings that were historically part of a Peat Works but are now houses. The buildings have been extensively repaired and extended in the later 20th century.



Plate 20: View of Moors Edge Cottage looking north

Setting and surrounds

- 6.53. The principal elevations of the houses face south, towards the railway line and canal. Moors Edge Cottage is accessible via a road which uses the bridge and rail crossing at Medge Hall. The asset is surrounded by agricultural land although the presence of high voltage pylons diminishes the rural character of the area to a limited extent.

- 6.54. Historically the peat works were connected to the turbarry moors with tramways and to the railway line with a spur that allowed the transport of the peat once it had been cut. A series of sheds, including a railway goods shed, means that the character of the asset was previously of an industrial nature. The conversion of the former peat works to dwellings has necessitated substantial alterations to the character of the buildings and their surrounds.

Association with the Site

- 6.55. There is no recorded association between Moors Edge Cottage and the site either at the present time or historically beyond the close proximity and intervisibility.

Heritage Significance

- 6.56. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a mid-19th century former peat works.
- 6.57. The significance of the asset is primarily embodied in its architectural value as a 19th-century former peat works.

6.58. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Proximity to the turf moors
- Relationship with the railway
- Isolated location
- Rural setting, comprising proximate and intervisible areas.

Intervisibility and Co-Visibility

6.59. The site lies to the east and south-east of the asset with limited intervisibility between the section of the site to the south-east and the asset. The site is widely visible on the approach to the asset along the access road from Medge Hall.



Plate 21: View of site adjacent to Moors Edge Cottage looking east

Summary of Effects

6.60. The contribution of the site to the significance of the asset through setting is limited. The site has no historical ties to the cottage and is not functionally related however it is spatially close and therefore contributes to the rural character of the asset's setting as it is intervisible.

6.61. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

**Belton Grange (PEG033)**

Description

6.62. Belton Grange is a non-designated early 19<sup>th</sup>-century farmstead built of red brick with a pantile roof and

associated farm buildings. There are also extensive modern agricultural sheds at the farm.



Plate 22: View of Belton Grange looking south

#### Setting and surrounds

- 6.63. The principal elevation of the farmhouse faces north towards the lane that connects Dirtness with the A161. The farm lies surrounded by arable farmland and to the east is the wooded western extent of the parkland surrounding Hirst Priory.

#### Association with the Site

- 6.64. Belton Grange and the surrounding farmland that forms its setting lie within the scheme boundary.
- 6.65. The farm is located on former common land that was inclosed in 1812 and is recorded on mapping from 1823 indicating a narrow window in which it was constructed.

As the land was formerly common the extent of the land holdings associated with the farm are not clearly defined. However, it seems likely that the farm held the former common lands which it is surrounded by and which encompass parts of the site.

#### Heritage Significance

- 6.66. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as an early-19<sup>th</sup> century farm complex.
- 6.67. The significance of the asset is primarily embodied in its architectural value as an early-19<sup>th</sup>-century farmstead.
- 6.68. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:
- Association with farm buildings
  - Seclusion
  - Rural setting comprising its likely former landholding.

#### Intervisibility and Co-Visibility

6.69. The asset is surrounded by the site on all sides. However, the asset is largely screened by mature hedgerows and farm-buildings which screen views to the west, south and east entirely. Views to the north are largely screened but views along the driveway are intervisible with parts of the site which lie adjacent to it on the west and east.

#### Summary of Effects

6.70. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

#### **Long Barn (PEGO36)**

#### Description

6.71. Long Barn is a non-designated asset that dates to the 18<sup>th</sup> century and has been converted to a house. The former barn is built of red brown brick with a pantile roof and stone coped gables. The former farmhouse and further elements of the farm complex with which the asset was associated have been demolished or altered and lie to the east.



Plate 23: View of Long Barn looking east

#### Setting and surrounds

6.72. The principal elevation of the asset faces west towards the junction of High Levels Bank and the A18. The asset is visible from the A18 and High Levels Bank with access from the property through gates to the south.

#### Association with the Site

6.73. The land within the site has never had a recorded functional relationship to the asset and is only visible in the distance from the first floor.

#### Heritage Significance

6.74. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF.

The asset is deemed to be of low value and derives its significance from its architectural value as an 18<sup>th</sup>-century range of farm buildings.

- 6.75. The significance of the asset is primarily embodied in its architectural value as an 18<sup>th</sup>-century barn.
- 6.76. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal element of the physical surrounds and experience of the asset (its “setting”) which is considered to contribute to its heritage significance comprise it’s the rural setting, particularly those areas which were historically associated, proximate and which have clear intervisibility with it.

Intervisibility and Co-Visibility

- 6.77. Views west from the asset are screened by trees and hedges meaning that the site is not intervisible from the asset at ground level. There will be views from first floor windows that include limited parts of the site in the distance.
- 6.78. The site is not considered to contribute to the heritage significance of Long Barn through its setting. The land within the site has never had a functional relationship to the asset and is only visible in the distance from the first floor.



Plate 24: View west from Long Barn looking towards site

Summary of Effects

- 6.79. The proposed scheme will be slightly intervisible with the asset. However, the scale of effect will be insufficient to adversely affect the significance of the asset.

**The Grove (PEGO37)**

Description

- 6.80. The Grove is a non-designated early-19<sup>th</sup> century farmhouse built of brick with a pantile roof. The house has been extensively extended during the 20<sup>th</sup> century. It is located on land that was formerly common land and was inclosed pursuant to the 1812 Belton Inclosure Act.





Plate 25: View of the Grove looking south-west

Setting and surrounds

- 6.81. The principal elevation of the asset faces north, away from the site and the house is accessed from High Levels Bank. To the east the asset is largely screened from the site by a planting belt. However, the trees within the planting belt are deciduous and this means that during the winter there are filtered views to the east (towards the site) from the eastern façade of the asset.

Association with the Site

- 6.82. The land within the site has never had a functional relationship to the asset and is only visible when looking east during the winter, when the foliage on the deciduous hedge is not providing screening.

Heritage Significance

- 6.83. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as an early-19<sup>th</sup> century farm complex.

- 6.84. The significance of the asset is primarily embodied in its architectural value as an early 19<sup>th</sup> century farmhouse.

- 6.85. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- The curtilage of the asset.
- The road from which it is appreciated.
- The rural setting, particularly any functionally associated areas, proximate areas or clearly intervisible areas.

Intervisibility and Co-Visibility

- 6.86. The site is screened from the asset during the summer and visible through screen planting during the winter from the eastern façade. The site forms part of the wider rural setting of the asset although only to the extent of being intervisible as there is no historical association beyond the spatial element.

- 6.87. The site is not considered to contribute to the heritage significance of the Grove through its setting. The land within the site has never had a functional relationship to the asset and is only visible in the distance in heavily filtered views from the eastern façade in the winter.



Plate 26: View of the Grove looking west

#### Summary of Effects

- 6.88. The proposed scheme will be slightly intervisible with the asset. However, the scale of effect will be insufficient to adversely affect the significance of the asset.

#### **Crow Tree Hall (PEG062)**

#### Description

- 6.89. Crow Tree Hall is a non-designated mid-19<sup>th</sup>-century farmhouse with a late 18<sup>th</sup>- or early 19<sup>th</sup>-century barn to the north-west. The house is built of red brick with a slate

roof whilst the barn is built of red brick with a cement asbestos roof.



Plate 27: View of Crow Tree Hall looking east

#### Setting and surrounds

- 6.90. The principal elevation faces north and the hall is accessed from Crow Tree Bank which passes to the west of the asset. To the east the property is bounded by a mature hedge and dispersed tree planting, with agricultural land, which forms part of the site, lying to the immediate east.

#### Association with the Site

- 6.91. The land within the site has never had a functional relationship to the asset beyond their proximity.

#### Heritage Significance

6.92. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a mid-19<sup>th</sup> century farm complex.

6.93. The significance of the asset is primarily embodied in its architectural value as a mid-19<sup>th</sup>-century farmhouse with an 18<sup>th</sup>- or 19<sup>th</sup>-century barn.

6.94. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Associated post medieval agricultural buildings
- Immediate curtilage and yards.
- Wider rural setting, comprising those areas which were historically associated, proximate and clearly intervisible.

#### Intervisibility and Co-Visibility

6.95. The site is largely screened from the asset due to the hedgerow although there will be limited views of the site from the eastern façade. The site forms part of the rural setting of the asset although only to the extent of being intervisible as there is no historical association beyond the spatial element.

6.96. The site provides a very limited contribution to the heritage significance of the asset through its setting. The land within the site has never had a functional relationship to the asset and is only visible from upper storey windows in the eastern façade.

#### Summary of Effects

The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

#### **Dales Mount Farm (PEGO64)**

#### Description

6.97. Access to Dales Mount Farm has not been possible. From cartographic sources and aerial photographs it is possible to state that the farmhouse is a non-designated mid-19<sup>th</sup>-century building with ranges of 19<sup>th</sup>- and 20<sup>th</sup>-century agricultural buildings and sheds to the north-east.

#### Setting and surrounds

6.98. The asset is screened on all sides by a substantial hedge and surrounded by agricultural fields that form part of the site to the west, north and east.

#### Association with the Site

6.99. Elements of the site form part of the rural setting of the asset and incorporates some of the land that was held as

part of the farm in 1841 when the tithe map<sup>247</sup> was prepared (Plate 28).

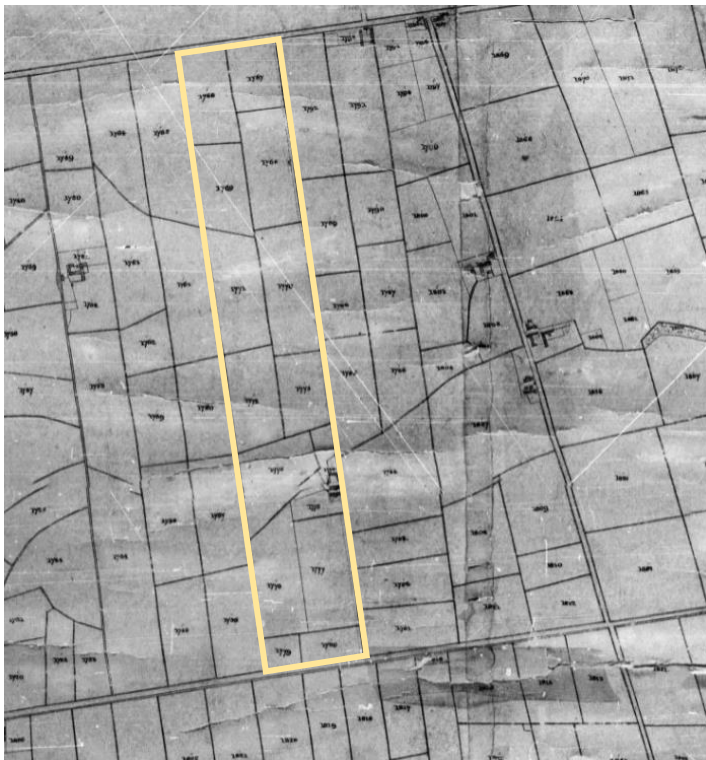


Plate 28: Extract from 1841 Hatfield Tithe showing land associated with Dales Mount Farm

### Heritage Significance

- 6.100. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by

planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a mid-19<sup>th</sup> century farm complex.

- 6.101. The significance of the asset is primarily embodied in its architectural value as a mid-19<sup>th</sup>-century farm.
- 6.102. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:
- Other buildings of the farm complex.
  - Immediate curtilage and yards.
  - Rural setting, comprising those areas which were historically associated, proximate and intervisible.

### Summary of Effects

- 6.103. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

### **Stoupersgate Farm (PEG065)**

#### Description

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<sup>247</sup> Hatfield Tithe Map, 1841 (National Archives IR 29/43/196)

6.104. Stoupersgate Farm includes a non-designated late-18<sup>th</sup>- or early-19<sup>th</sup>-century barn of red brown brick with a pantile roof. The barn is adjoined to the north by the farmhouse, which is of 19<sup>th</sup>-century date with roughcast walls, end stacks and a modern tile roof. A further range of 19<sup>th</sup>-century farm buildings lies to the east of the house.



Plate 29: View of Stoupersgate Farm, looking east

Setting and surrounds

6.105. The farm lies on the southern side of Low Levels Bank, it is surrounded by farmland with the farm complex bounded by low hedges. A modern bungalow, surrounded by substantial hedges, lies to the north of the access drive to Stoupersgate Farm and another modern bungalow sits to the west of the farmhouse.

Association with the Site

6.106. The site contributes to the rural setting of the asset as it is intervisible. However, beyond the spatial element there is no historical association between the land within the site and the asset. In 1841, the Hatfield tithe map indicates that the land farmed lay to the west, south and east of the farmhouse and did not include any of the land within the proposed scheme boundary (Plate 28).



Plate 30: Extract from 1841 Hatfield Tithe showing land associated with Stoupersgate Farm

Heritage Significance

6.107. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its

significance from its architectural value as a late-18<sup>th</sup>- or early-19<sup>th</sup>-century farm complex.

6.108. The significance of the asset is primarily embodied in its architectural value as a late 18<sup>th</sup> or early 19<sup>th</sup> century farmhouse.

6.109. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Other buildings of the farm complex.
- Immediate curtilage and yards.
- Rural setting, specifically those areas which were historically associated proximate and intervisible.

Intervisibility and Co-Visibility

6.110. The principal elevation of the farmhouse faces west. Elements of the site lie immediately to the north and east. There is no intervisibility from the farmhouse to the east as there are no windows on this elevation. There is limited intervisibility between the asset and the part of the site that lies to the north although this is filtered through patchy tree cover.



Plate 31: View of site from Stoupersgate Farm, looking north-east

Summary of effects

6.111. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

**Tudworth Green Farm (PEG072)**

Description

6.112. Tudworth Green Farm includes a non-designated 19<sup>th</sup>-century farmhouse with rendered walls and a pantile roof. A complex of barns and farm buildings dating to the late 18<sup>th</sup> and 19<sup>th</sup> centuries built of redbrick with pantile roofs lie to the east of the house.



Plate 32: View of Tudworth Green Farm, looking east

#### Setting and surrounds

- 6.113. The farmhouse is accessed from the A18, Tudworth Road which runs to the west of the asset. To the north, east and south the farm is surrounded by agricultural land. The western boundary of the farm is screened from the road by a large hedge.

#### Association with the Site

- 6.114. The farm centred on Tudworth includes some of the fields within the site at the present-day (as recorded by the Land Registry). The fields lie to the east of the asset.

#### Heritage Significance

- 6.115. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF.

The asset is deemed to be of low value and derives its significance from its architectural value as a late-18<sup>th</sup> or early-19<sup>th</sup>-century farm complex.

- 6.116. The significance of the asset is primarily embodied in its architectural value as an 18<sup>th</sup>- and 19<sup>th</sup>-century farm complex.
- 6.117. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Associated post-medieval barns and farm buildings
- Rural setting, specifically those areas which were historically associated, proximate and intervisible.

#### Intervisibility and Co-Visibility

- 6.118. A complex of modern agricultural sheds has been built to the north and east of the farmhouse and post-medieval agricultural buildings and screen much of the intervisibility from the historic core of the farmstead with the site to the north and east. A modern bungalow has been constructed to the south of the farmhouse which restricts views of this portion of the site from ground-level.
- 6.119. The site contributes to the rural setting of the asset as it was partly historically associated and is intervisible, albeit the intervisibility is restricted by interceding modern built

form and the distance between the order limits and the asset (c. 370m).

Summary of effects

- 6.120. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

**Drain House Farm (PEG076)**

Description

- 6.121. Access to Drain House Farm has not been possible. From cartographic sources and aerial photographs it is possible to state that the farmhouse is a non-designated post-medieval rectangular building with an L-shaped set of farm buildings to the north-east.

Setting and surrounds

- 6.122. The building is set back from the road with its principal elevation facing north along the drive which connects to the A18, High Levels Bank. To the north views are restricted by tree cover and an interceding row of modern labourers' cottages. To the west the garden of the farmhouse is bounded by a substantial hedge and to the east there is a sparse hedge which will provide intermittent screening.

Association with the Site

- 6.123. Parts of the site lie adjacent to the garden boundary of Dale House Farm on the north, east, south and west. Intervisibility between the site and the asset is widespread to the north, east and south. The hedge to

the west effectively screens the asset from this part of the site. The portions of the site to the north, east and south include large parts of the original landholding. As such these parts of the site contribute to the rural setting of the asset both spatially and historically.

- 6.124. Historically the farm had an associated parcel of land that encompassed fields to the north, south and east in 1841, when it is recorded on the Hatfield tithe map. The existing hedge to the west of the farmhouse is on the line of the historical boundary. The construction of the M180 has severed the relationship of the farmhouse with the southernmost elements of its historic landholding. The motorway and southern elevation of the farmhouse are intervisible.



Plate 33: Extract from 1841 Hatfield Tithe showing land associated with Drain House Farm

Heritage Significance



6.125. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a post-medieval farm complex.

6.126. The significance of the asset is primarily embodied in its architectural value as a post-medieval farmhouse.

6.127. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- The other buildings of the complex.
- The immediate curtilage and yards.
- Rural setting, specifically historically associated and intervisible land.
- Seclusion

Summary of effects

6.128. The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting.

**Levels Farm (PEG078)**

Description

6.129. Levels Farm is a non-designated asset that dates to the late-18<sup>th</sup> or early-19<sup>th</sup> century and is built of red brick with a pantile roof. The house was extended in the 19<sup>th</sup>-century and further extended in the late-20<sup>th</sup> century.

6.130. The principal elevation of the farmhouse faces north, although historically it seems clear that the western façade was the front. A 20<sup>th</sup>-century extension on the former west front has removed the original central door and a new porch has been constructed to the north.



Plate 34: View of Levels Farm, looking south-east

Setting and surrounds

6.131. The farm lies on the south side of the A18, High Levels Bank, and is surrounded by agricultural fields.

Association with the Site

- 6.132. Historically the farm incorporated a series of fields to the west, south, and east, as recorded on the 1841 tithe map (Plate 35). None of these historically associated fields lie within the site boundary.



Plate 35: Extract from 1841 Hatfield Tithe showing land associated with Levels Farm

#### Heritage Significance

- 6.133. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a late-18<sup>th</sup> or early-19<sup>th</sup> century farm complex.
- 6.134. The significance of the asset is primarily embodied in its architectural value as a post-medieval farmhouse.

- 6.135. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Other buildings of the farm complex.
- Immediate curtilage and yards.
- Rural setting, specifically areas which were historically associated, are proximate and are intervisible.

#### Intervisibility and Co-Visibility

- 6.136. Parts of the site contribute to the rural setting of the asset as they are intervisible, albeit the visible parts of the site are c. 700m away. The site is visible to the north-east but is screened to the south and east by modern agricultural sheds, hedgerows and tree cover.

#### Summary of effects

- 6.137. The proposed scheme will be slightly intervisible with the asset. However, the scale of effect will be insufficient to adversely affect the significance of the asset.

#### **Old Laith House (PEG079)**

#### Description

- 6.138. Old Laith House is a non-designated farmstead with a series of 18<sup>th</sup>- and 19<sup>th</sup>-century brick farm buildings.



Plate 36: View of Old Laith House, looking north-east

### Setting and surrounds

- 6.139. The asset is situated to the immediate north-east of the road junction of the A18, High Levels Bank and Double Bridges Road. The asset is surrounded by associated gardens and a farmyard which is enclosed by substantial hedges to the south, west and east. To the north a modern bungalow obscures ground-level views from the asset in this direction.

### Association with the Site

- 6.140. Historically the farm incorporated a series of fields to the north and east, as recorded on the 1840 tithe map (Plate 35). None of these historically associated fields lie within the site boundary.



Plate 37: Extract from 1840 Thorne Tithe map showing land associated with Old Laith House

### Heritage Significance

- 6.141. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a late-18<sup>th</sup> or early-19<sup>th</sup> century farm complex.
- 6.142. The significance of the asset is primarily embodied in its architectural value as a post-medieval farmstead.

6.143. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Other structures of the farm complex.
- Immediate curtilage and yards.
- Rural setting, specifically those areas which are historically associated, intervisible and proximate.

Intervisibility and Co-Visibility

6.144. The site is not considered to contribute to the significance of the asset through setting as the visible parts of the site are distant, being c. 670m away. The site is visible to the north and north-east but is screened to the south and east by hedgerows.

Summary of effects

6.145. The proposed scheme will be slightly intervisible with the asset. However, the scale of effect will be insufficient to adversely affect the significance of the asset.

**Black Bull Inn (PEGO80)**

Description

6.146. The Black Bull is a non-designated late-18<sup>th</sup> or early-19<sup>th</sup> century public house. It has rendered walls with quoin detailing and a pantile roof. The principal elevation of the

inn faces north, towards the A18. The Inn has been extended to in the 19<sup>th</sup> century and again in the 20<sup>th</sup> century.



Plate 38: View of the Black Bull Inn, looking west

Setting and surrounds

6.147. The inn sits at the south-western corner of the road junction of Crow Tree Bank and the A18, High Levels Bank. The inn is one of a small number of properties that form a hamlet centred on the road junction.

Association with the Site

6.148. The Inn has no association with the site either at the present day nor historically.

Heritage Significance

6.149. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a late-18<sup>th</sup> or early-19<sup>th</sup> century inn.

6.150. The significance of the asset is primarily embodied in its architectural value as a post-medieval roadside inn.

6.151. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Roadside setting, from which it gained passing trade.
- Its immediate curtilage.

Intervisibility and Co-Visibility

6.152. Parts of the site lie to north, south, east and west. The nearest part of the site lies to the east of the asset. Views of the portions of the site to the north, south and west are effectively screened by interceding buildings and hedgerows. The majority of views to the east, from the asset, are screened by the former chapel that is situated to the east of the inn. However, the first-floor windows of part of the eastern elevation are intervisible with part of the site.



Plate 39: View of the Black Bull Inn from site, looking west

6.153. Although a part of the site and the eastern façade of the inn are intervisible, no part of the site forms part of the setting of the asset as the agricultural land that surrounds the inn does not contribute to its significance as the inn was located at a junction on a major road between the market towns of Thorne and Crowle to maximise passing trade.

Summary of effects

6.154. The construction of the proposed scheme will not adversely affect the heritage significance of the asset as it will not alter its setting.

**Canal Bridge, Moor Road (PEG086)**

Description

6.155. The canal bridge is a non-designated turning bridge crossing the Keadby canal. The bridge was erected in 1895 by John Butler and Co of Stanningley. The bridge is built of riveted iron girders. The southern abutment is built of coursed rubble. Alterations to the bridge mechanism and northern abutment dating to the 20<sup>th</sup> century, to allow electrical operation, are apparent.



Plate 40: View of the bridge looking south-east

#### Setting and surrounds

6.156. The bridge lies on Moor Road where it crosses the Keadby Canal. The bridge is visible from boats on the canal and also from the adjacent towing path. The bridge has wide ranging views over the surrounding agricultural land.

#### Association with the Site

6.157. The bridge has no association with the site either at the present-day nor historically.

#### Heritage Significance

6.158. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a late-19<sup>th</sup> century bridge and its group value as part of the wider Keadby Canal. It also derives some significance from its associative value as a product of John Butler and Co who were a noted 19<sup>th</sup> century bridge building firm.

6.159. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Relationship to Keadby Canal.
- Relationship to the Moor Road.
- Sense of seclusion and separation.

#### Intervisibility and Co-Visibility

6.160. Parts of the site, lying to the north-east of the bridge are distantly visible. The bridge is not identifiable in views from this part of the site. The portion of the site to south-east of the site is directly intervisible with the bridge and

due to its greater proximity to the canal bridge the proposed development will affect views from the asset in this direction.



Plate 41: View of site from bridge, looking north-east



Plate 42: View of site from bridge, looking south-east

### Summary of effects

The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its setting by introducing intrusive elements to the fields to the south-east of the bridge.

### **Nunmoor Cottage (PEG087)**

#### Description

- 6.161. Nunmoor Cottage is a 19<sup>th</sup>-century cottage built of red brick with a pantile roof and end stacks, and an outshut to rear. A range of outbuildings lie to the east and are contemporary with the cottage. The asset was not accessible.



Plate 43: View of Nunmoor Cottage, looking east

#### Setting and surrounds

6.162. The cottage is located within a hedged garden that lies on the eastern side of High Bridge Road. To the rear of the cottage there are a number of outbuildings and to the immediate south of the asset lies a railway line. To the east of the cottage is agricultural land which includes part of the site.

Association with the Site

6.163. The asset has no association with the site beyond its spatial proximity.

Heritage Significance

6.164. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a 19<sup>th</sup> century cottage.

6.165. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Garden area.
- Associated outbuildings.
- Rural setting, specifically those areas which are proximate and intervisible.

Intervisibility and Co-Visibility

6.166. The principal elevation of the cottages faces west, towards High Bridge Road and away from the site. Views of the site from the rear elevation of the cottage are likely to be largely screened by the interceding outbuildings and sparse tree cover. It is accepted however, that there is the possibility of limited intervisibility between the site and the cottage’s rear elevation.

Summary of effects

The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its rural setting.

**Moor Farm (PEGO88)**

Description

6.167. Moor Farm is a 19<sup>th</sup>-century farmhouse that is brick built with a pantile roof and end stacks. It has casement windows which are likely replacements for earlier sashes. The house has been extended to the rear. The asset was not accessible.





Plate 44: View of Moor Farm, looking east

#### Setting and surroundings

- 6.168. Moor Farm is located on the eastern side of High Bridge Road and lies within a garden bounded by mature hedges to the west and south and a more modest hedge to the east. A range of outbuildings lies to the east of the cottage.

#### Association with the Site

- 6.169. The asset has no association with the site beyond its spatial proximity.

#### Heritage Significance

- 6.170. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF.

The asset is deemed to be of low value and derives its significance from its architectural value as a 19<sup>th</sup> century farmhouse.

- 6.171. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:

- Associated outbuildings.
- Immediate curtilage and yards.
- Rural setting, specifically those areas which are historically associated, proximate and intervisible.

#### Intervisibility and Co-Visibility

- 6.172. The principal elevation of the farmhouse faces west, towards High Bridge Road and away from the site. Views of the site from the rear elevation of the asset are likely to be largely screened by the interceding outbuildings. It is accepted however, that there is the possibility of limited intervisibility between the site and the house’s rear elevation.

#### Summary of effects

The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its rural setting.

#### **Meaburns (PEG090)**

### Description

- 6.173. Meaburns is a 19<sup>th</sup>-century house built of red brick with a slate roof and end stacks. The house is of three bays and has 6 over 6 sashes on the principal, western elevation, and 4-pane casements on the southern gable end. All windows have stone lintels and ledges.



Plate 45: View of Meaburns, looking east

### Setting and surroundings

- 6.174. Meaburns is located on the eastern side of Moor Edges Road and lies within a garden bounded by mature hedges to the west, north and south and sparse tree cover to the east. A barn lies to the north-east of the house.

### Association with the Site

- 6.175. The asset has no association with the site beyond its spatial proximity.

### Heritage Significance

- 6.176. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a 19<sup>th</sup> century house.
- 6.177. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its “setting”) which are considered to contribute to its heritage significance comprise:
- Garden and driveway.
  - Rural setting, specifically those areas which are proximate and intervisible.

### Intervisibility and Co-Visibility

- 6.178. The principal elevation of the house faces west, towards Moor Edges Road and away from the site. There is limited intervisibility between the site and the house’s rear elevation.

### Summary of effects

The construction of the proposed scheme will adversely affect the heritage significance of the asset as it will alter its rural setting.

## Beckendale Farm (PEG091)

### Description

- 6.179. Beckendale Farm is a double-stack 19th century farmhouse built of red brick with a pyramidal slate roof and twin end stacks. The house is of 3 bays with 6 over 6 sashes, and a central 2-panel timber door with a scroll moulded hood over it.



Plate 46: View of Beckendale Farm, looking east

### Setting and surroundings

- 6.180. Beckendale Farm is located on the eastern side of Moor Edges Road and lies at the western edge of a farm complex bounded by mature hedges to the west, north and south and sparse tree cover to the east. Modern agricultural sheds lie to the east of the asset.

### Association with the Site

- 6.181. The asset has no association with the site beyond its spatial proximity.

### Heritage Significance

- 6.182. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a 19th century house.

- 6.183. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Other buildings of the farm complex.
- Immediate curtilage and yards.
- Rural setting, specifically those areas which were historically associated, proximate and intervisible.

### Intervisibility and Co-Visibility

- 6.184. The principal elevation of the house faces west, towards Moor Edges Road and away from the site. Intervisibility between the rear elevation of the house and the site is blocked by the substantial modern farm buildings which lie to the east of the farmhouse.

Summary of effects

6.185. The construction of the proposed scheme will not affect the heritage significance of the farmhouse as its setting will be unaffected by the proposed development.

**The Willows (PEGO93)**

Description

6.186. The Willows is an early 19th-century farmhouse that is rendered with a pantile roof and end stacks.



Plate 47: View of The Willows, looking north-east

Setting and surroundings

6.187. The Willows is located on the eastern side of Moor Edges Road and lies at the western edge of a farm complex

bounded by mature hedges to the west, north and south and a smaller hedge to the east. A range of post-medieval farm buildings lies immediately to the east of the house. Modern agricultural sheds lie to the north and east of the asset.

Association with the Site

6.188. The asset has no association with the site beyond its spatial proximity.

Heritage Significance

6.189. Consideration of both direct and indirect effects upon the significance of non-designated heritage assets is required to allow a balanced judgment to be reached by planning authorities as set out in paragraph 203 of NPPF. The asset is deemed to be of low value and derives its significance from its architectural value as a 19th century farmhouse.

6.190. The setting of the asset also contributes to the significance of the asset, although the significance derived from the setting is less than that derived from its historic fabric. The principal elements of the physical surrounds and experience of the asset (its "setting") which are considered to contribute to its heritage significance comprise:

- Associated post-medieval farm buildings.
- Immediate curtilage and yards.
- Rural setting, specifically those areas which were historically associated, proximate and intervisible.

Intervisibility and Co-Visibility

6.191. The principal elevation of the house faces south, away from the site. Intervisibility between the house and the site is blocked by the substantial modern farm buildings which lie to the north and east of the farmhouse.

Summary of effects

The construction of the proposed scheme will not affect the heritage significance of the farmhouse as its setting will be unaffected by the proposed development.

**Summary**

6.192. Possible adverse effects, due to changes in setting, have been identified in relation to the Grade II Listed Sandhill Farmhouse, the Grade II Listed Grove Farmhouse and the Grade II Listed Dirtness Cottage.

6.193. There will be no adverse effects to the Scheduled Peel Hill motte and bailey castle or Thorne Conservation Area or the 20 other grade II listed buildings which are identified within the ZTV.

6.194. Possible adverse effects, due to changes in setting have been identified in relation to the following non-designated built heritage assets:

- Moors Edge Cottage
- Belton Grange
- Crow Tree Hall
- Dales Mount Farm
- Stoupersgate Farm
- Tudworth Green Farm
- Drain House Farm
- Canal Bridge – Moor Road
- Nunmoor Cottage
- Moor Farm
- Meaburns

6.195. No adverse effects have been identified in relation to the other non-designated built heritage assets located within the ZTV.

## 7. Conclusions

- 7.1. This Heritage Baseline has provided the background information and set out the significance and contribution made by setting of heritage assets in proximity to the proposed Site. Initial assessment of the potential effects of the scheme has been made within this baseline to ensure that the Environmental Statement Chapter considers only those assets within the potential to experience significant effects, and those assets highlighted through consultation as requiring assessment.
- 7.2. The initial assessment has utilised professional judgement, desk-based assessment and site visits to come to the conclusions within this report.
- 7.3. The results of this Baseline are used as the basis of the ES Chapter.
- 7.4. There will be no adverse effects to the Scheduled Peel Hill castle or Thorne Conservation Area which have been identified within the ZTV.
- 7.5. Possible adverse effects, due to changes in setting, have been identified in relation to the Grade II Listed Sandhill Farmhouse, the Grade II Listed Grove Farmhouse and the Grade II Listed Dirtness Cottage.
- 7.6. Possible adverse effects, due to changes in setting have been identified in relation to the following non-designated built heritage assets:
- 6 Marsh Road
  - Moors Edge Cottage
  - Belton Grange
  - Long Barn
  - The Grove
  - Dales Mount Farm
  - Stoupersgate Farm
  - Tudworth Green Farm
  - Drain House Farm
  - Canal Bridge – Moor Road
  - Nunmoor Cottage
  - Moor Farm
  - Meaburns
- 7.7. No adverse effects have been identified in relation to the other Listed Buildings or non-designated built heritage assets within the ZTV.
- 7.8. As the scheme design progresses means of mitigating adverse setting effects to the identified built heritage assets will be developed.
- 7.9. The identified prehistoric and Romano-British archaeological remains within the site are of low to medium value and may be truncated or removed as a

result of the construction required for the proposed development.

represents a risk in relation to any groundworks in this area.

- 7.10. The adverse effect of construction upon the archaeological resource is likely to require a programme of mitigation. The need for, and scope of, the programme of further works will be agreed in discussion with the relevant local authority archaeological officers.
- 7.11. A programme of geophysical survey has begun and an assessment of geoarchaeological potential is in the process of being commissioned. There is potential for further intrusive survey to be subsequently required; this would likely include trial trenching and possibly open area excavation.
- 7.12. The potential to encounter remains relating to the Lancaster bomber that crashed to the west of Crowle is deemed to be low as previous archaeological research undertaken in relation to a proposed windfarm in this area failed to identify the crash site despite very detailed surveys. However, the potential to find the crash site cannot be wholly ruled out. Should the aeroplane be identified it would need to be treated as a war grave.
- 7.13. There is also the potential for two Halifax bomber crash site to be present within the site although their locations were only recorded as 'near Crowle'.
- 7.14. The aircraft crash sites noted above are protected by the Protection of Military Remains Act 1986 and recovery or interference with the sites would require a licence.
- 7.15. The potential presence of UXOs in the area to the north of the former RAF Sandtoft has also been identified and although of limited archaeological significance it

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1885	OS Map - Lincolnshire Sheet XVII.SE
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1886	OS Map - Lincolnshire Sheet IX.NE & IX.NW
1886	OS Map - Lincolnshire Sheet IX.SW
1886	OS Map - Lincolnshire XVI.12 & XVII.9
1886	OS Map - Lincolnshire XVII.3
1886	OS Map - Lincolnshire XVII.5
1886	OS Map - Lincolnshire XVII.6
1886	OS Map - Lincolnshire XVII.10
1886	OS Map - Lincolnshire XVII.11
1886	OS Map - Lincolnshire XVII.13
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1890	OS Map - Yorkshire CCLIII.6
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1890	OS Map - Yorkshire CCLIII.9
1890	OS Map - Yorkshire CCLIII.10
1890	OS Map - Yorkshire CCLIII.13
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1892	OS Map - Yorkshire CCLXXVIII.2
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1906	OS Map - Yorkshire CCLXVI.6
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1906	OS Map - Yorkshire CCLXVI.12
1906	OS Map - Yorkshire CCLXVI.14
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1907	OS Map - Lincolnshire XVII.5
1907	OS Map - Lincolnshire XVII.6

1907	OS Map - Lincolnshire XVII.10
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1907	OS Map - Yorkshire Sheet CCLIII.SW
1907	OS Map - Yorkshire Sheet CCLXVI.SW
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1908	OS Map - Lincolnshire XVI.NE & XVII.NW
1908	OS Map - Lincolnshire Sheet XVII.SE
1908	OS Map - Yorkshire Sheet CCLIII.NE
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1908	OS Map - Yorkshire Sheet CCLXVII.NW
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1931	OS Map – Yorkshire CCLXXVIII.3
1932	OS Map – Yorkshire CCLXVI.6
1932	OS Map – Yorkshire CCLXVI.10
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1949	OS Map – Yorkshire Sheet CCLXVI.SW
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1950	OS Map – Lincolnshire Sheet IX.SE
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1950	OS Map – Lincolnshire Sheet XVI.SE & XVII.SW
1950	OS Map – Lincolnshire Sheet XVII.SE

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BRACE 14/27/8	Plan of estates for sale at Hatfield Thorne and Stainforth July 1838

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# Appendix 1: Gazetteer

## Heritage Data

### HER Event Data

Ev UID	Name	Event Type
ELS101	Watching brief at Plot 1, Sandtoft Road, Belton, North Lincolnshire, 1990	Watching Brief
ELS102	Watching brief on Plot B, Sandtoft Road, Belton, North Lincolnshire, 1994	Watching Brief
ELS1039	Humber Wetlands Fieldwalking	Field Walking
ELS1040	Humber Wetlands Fieldwalking	Field Walking
ELS1041	Humber Wetlands Fieldwalking	Field Walking
ELS1042	Humber Wetlands Fieldwalking	Field Walking
ELS1043	Humber Wetlands Fieldwalking	Field Walking
ELS1044	Humber Wetlands Fieldwalking	Field Walking
ELS1045	Humber Wetlands Fieldwalking	Field Walking
ELS1046	Humber Wetlands Fieldwalking	Field Walking



ELS1047	Humber Wetlands Fieldwalking	Field Walking
ELS1048	Humber Wetlands Fieldwalking	Field Walking
ELS1049	Humber Wetlands Fieldwalking	Field Walking
ELS1050	Humber Wetlands Fieldwalking	Field Walking
ELS1051	Humber Wetlands Fieldwalking	Field Walking
ELS1198	Humber Wetlands Fieldwalking	Field Walking
ELS1199	Humber Wetlands Fieldwalking	Field Walking
ELS1200	Humber Wetlands Fieldwalking	Field Walking
ELS1247	Humber Wetlands Fieldwalking	Field Walking
ELS1248	Humber Wetlands Fieldwalking	Field Walking
ELS1249	Humber Wetlands Fieldwalking	Field Walking
ELS1250	Humber Wetlands Fieldwalking	Field Walking
ELS1251	Humber Wetlands Fieldwalking	Field Walking
ELS1252	Humber Wetlands Fieldwalking	Field Walking



ELS1253	Humber Wetlands Fieldwalking	Field Walking
ELS1254	Humber Wetlands Fieldwalking	Field Walking
ELS1255	Humber Wetlands Fieldwalking	Field Walking
ELS1256	Humber Wetlands Fieldwalking	Field Walking
ELS1319	Humber Wetlands Fieldwalking	Field Walking
ELS1320	Humber Wetlands Fieldwalking	Field Walking
ELS1322	Humber Wetlands Fieldwalking	Field Walking
ELS144	Watching Brief on Plot 4, Sandtoft Road, North Lincolnshire, 1995	Watching Brief
ELS1752	Trial Trench Evaluation, Vermuyden Close, Sandtoft, 2002	Evaluation
ELS193	M180 fieldwalking, 1973-75	Field Walking
ELS2057	Trial Trenching, Windsor Road, Crowle, June 2003	Evaluation
ELS2074	Trial trenches, Thorne Road, Sandtoft, September 2003	Evaluation
ELS2170	Geophysical survey, Land at Marsh Lane, Crowle	Geophysical Survey
ELS2311	Aerial photographic sortie	Aerial Survey





ELS2339	Watching Brief at Crowle Playing Field, 2005	Watching Brief
ELS2442	Fieldwalking by Mike Felcey	Field Walking
ELS2581	LIDAR survey flights, 2005	LiDAR Survey
ELS2582	LIDAR survey flights, 2006	LiDAR Survey
ELS2774	Geophysical survey, Sandtoft Industrial Estate, Belton, 2008	Geophysical Survey
ELS2784	Aerial photographic sorties during 1974	Aerial Survey
ELS2785	Aerial photographic sorties during 1975	Aerial Survey
ELS2786	Aerial photographic sorties during 1976	Aerial Survey
ELS2787	Aerial photographic sorties during 1977	Aerial Survey
ELS2815	Trial trenching, Land adjacent to Windsor Crescent, Crowle 2008	Evaluation
ELS2914	Watching brief at Marsh Road, Crowle, North Lincolnshire, 2004	Watching Brief
ELS3020	Cropmark landscapes of the Magnesian Limestone South and West Yorkshire	Aerial Survey
ELS3084	Watching brief at plot 2 and 3, Sandtoft Road, Sandtoft, North Lincolnshire, 2000	Watching Brief
ELS3100	Evaluation at Sandtoft, Belton, North Lincolnshire, 1989	Evaluation



ELS3101	Geophysics at Sandtoft, Belton, North Lincolnshire, 1989	Geophysical Survey
ELS3187	Excavations at Sandtoft, North Lincolnshire, 1975	Excavation
ELS3214	Watching brief at the Laurels, Sandtoft Road, Sandtoft.	Watching Brief
ELS3279	Desk based Assessment, Tween Bridge Wind Farm, Crowle, 2003	DBA
ELS3280	Watching brief, Geotechnical boreholes, Tween Bridge Wind Farm, Crowle, 2009	Watching Brief
ELS3296	Monitoring of Geotechnical Pits, Crowle Market Place, 2009	Watching Brief
ELS3486	Finds at The Cobbles, Chapel Lane	Chance Find
ELS3508	Trial trenching, Crowle Market Place	Evaluation
ELS3509	Watching Brief, Crowle Market Place	Watching Brief
ELS3658	Collection of Romano-British pottery, 'Lover's Ground'	Chance Find
ELS3729	Appraisal of Crowle for the designation of a Conservation Area	Conservation Area Appraisal
ELS3821	Photographic recording, The Moorings, Chapel Road, Medge Hall	Building Survey
ELS3838	Aerial photographic sortie	Aerial Survey
ELS3880	Archaeological watching brief, Manor Gardens, Crowle	Watching Brief



ELS3910	Archaeological recording, St Oswald's Church	Building Survey
ELS3938	Tween Bridge Wind Turbine Project - Auger Survey	Auger Survey
ELS3939	Archaeological Evaluation, Tween Bridge Wind Farm	Evaluation
ELS3940	Archaeological Watching Brief, Tween Bridge Wind Farm	Watching Brief
ELS3949	Archaeological evaluation, land off Brunyee Road	Evaluation
ELS4066	Desk-based assessment, Crowle Drainage Scheme	DBA
ELS4098	Aerial photographic assessment and transcription	Aerial Survey
ELS4165	Old River Don Windfarm cultural heritage assessment	DBA
ELS4166	Old River Don Windfarm - magnetometer survey	Geophysical Survey
ELS4167	Old River Don Windfarm - conductivity survey	Geophysical Survey
ELS4168	Auger Survey, Old River Don Windfarm	Auger Survey
ELS4169	Fieldwalking Survey, Old River Don Wind Farm	Field Walking
ELS4264	Crowle Drainage Improvements, Isle of Axholme	Watching Brief
ELS4303	Desk Based Assessment, 6 Market Place, Crowle, North Lincolnshire, 2015	DBA



ELS4304	Historic Building Survey, 6 Market Place, Crowle, North Lincolnshire	Building Survey
ELS4344	Isle of Axholme Employment Training Scheme	DBA
ELS4363	Trial trenching, Land at Thorne Road, Sandtoft, Belton, 2018	Evaluation
ELS4366	Desk Based Assessment, Manor House, Church Street, Crowle, 2018	DBA
ELS4367	Level 2 Historic Building Survey, Manor House, Church Street, Crowle	Building Survey
ELS4481	Watching Brief, Manor House, Crowle	Watching Brief
ELS4483	Trial Trenches, Manor House, Crowle	Evaluation
ELS60	RB-PM POTTERY, W OF YORKS COMMON DRAIN (FW)	Field Walking
ELS61	RB POTTERY, N OF LISTER'S DRAIN (FW)	Field Walking
ELS62	RB POTTERY, E OF YORKS COMMON DRAIN (FW)	Field Walking
ELS65	RB POTTERY, W OF BRUNYEE DRAIN (FW)	Field Walking
ELS752	Fieldwalking	Field Walking
ELS761	Fieldwalking	Field Walking
ELS764	Fieldwalking	Field Walking



ELS765	Fieldwalking	Field Walking
ELS79	RB POTTERY, N OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS80	RB POT, N OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS806	Aerial photographic sortie	Aerial Survey
ELS807	Aerial photographic sortie	Aerial Survey
ELS81	RB POT, S OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS82	RB POT, S OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS83	RB POT, N OF MARSH ROAD (FW)	Field Walking
ELS835	Aerial photographic sortie	Aerial Survey
ELS84	RB POT, S OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS85	RB POT, S OF COMMON MIDDLE ROAD (FW)	Field Walking
ELS86	RB POT, MARSH FARM (FW)	Field Walking
ELS862	Aerial photographic sortie	Aerial Survey
ELS87	RB POT, MARSH FARM (FW)	Field Walking



ELS88	Fieldwalking at Marsh Farm, North Lincolnshire	Field Walking
ELS89	RB POT, N OF MARSH ROAD (FW)	Field Walking
ELS918	Aerial photographic sortie	Aerial Survey
ELS962	Hatfield Road, Sandtoft	Watching Brief
ELS966	HWP Area 4: Swinefleet Warping Drain	Field Walking
ELS975	Humber Wetlands Fieldwalking	Field Walking
ELS977	Humber Wetlands Fieldwalking	Field Walking
ELS980	Humber Wetlands Fieldwalking	Field Walking
ELS981	Humber Wetlands Fieldwalking	Field Walking
ELS982	Humber Wetlands Fieldwalking	Field Walking
ELS983	Humber Wetlands Fieldwalking	Field Walking
ELS984	Humber Wetlands Fieldwalking	Field Walking
ELS985	Humber Wetlands Fieldwalking	Field Walking
ELS986	Humber Wetlands Fieldwalking	Field Walking



ELS987	Humber Wetlands Fieldwalking	Field Walking
ELS993	Humber Wetlands Fieldwalking	Field Walking
ELS994	Humber Wetlands Fieldwalking	Field Walking
ELS995	Humber Wetlands Fieldwalking	Field Walking
ELS996	Humber Wetlands Fieldwalking	Field Walking
ELS997	Humber Wetlands Fieldwalking	Field Walking
ESY1110	Archaeological Evaluation of the Hatfield Trackway	Evaluation
ESY1552	Archaeological and Palaeoecological investigations on Thorne Moors	Auger Survey
ESY1687	Borehole survey at Bradholme Farm, Thorne	Auger Survey
ESY257	Archaeological Investigations at Thorne Grammar School	Evaluation
ESY539	Land at Common Road, Bloom Hill, Thorne Moor	Auger Survey
ESY95	Piecemeal excavations on Thorne Moors during the 1970s	Excavation



HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MLS937	937	SMALL FLINT FLAKE, 1964	FINDSPOT (PRE:MES)	Mesolithic
MLS19442	19442	FLINT SCATTER	FLINT SCATTER (PRE:MES,NEO)	Late Mesolithic to Early Neolithic
MLS19543	19543	FLINT FLAKE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19544	19544	FLINT FLAKES	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19547	19547	FLINT FLAKE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19548	19548	FLINT FLAKE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19550	19550	FLINT NODULE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19551	19551	FLINT FLAKE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19553	19553	FLINT CHUNK	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age





MLS19554	19554	FLINT FLAKE	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS19574	19574	FLINT FLAKES	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS2500	2500	FLINT FLAKE, 1964	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS2501	2501	FLINT, 1964	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS2504	2504	FLINT FLAKE, 1964	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS927	927	FLINT FLAKES & BRONZE DISC FRAGMENT, 1975	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS930	930	FLINT FLAKE, 1975	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS931	931	FLINT BLADE, 1975	FINDSPOT (PRE)	Early Neolithic to Early Bronze Age
MLS17368	17368	FLINT ADZE, WINDSOR ROAD PLAYING FIELD	FINDSPOT (PRE:NEO)	Neolithic
MLS940	940	ROUGH FLINT END-SCRAPER, 1964-5	FINDSPOT (PRE:NEO)	Neolithic

MLS19451	19451	FLINT FLAKE	FINDSPOT (PRE:NEO)	Late Neolithic to Early Bronze Age
MLS21214	21214	PEAT DEPOSITS, NEOLITHIC LAND SURFACE, WEST OF MEDGE HALL	PEAT DEPOSIT (PRE:BA,IA/RO)	Late Neolithic to Roman
MLS19454	19454	BRONZE AGE POTTERY	FINDSPOT (PRE:BA)	Bronze Age
MLS19455	19455	BRONZE AGE POTTERY	FINDSPOT (PRE:BA)	Bronze Age
MLS21213	21213	BRONZE AGE TRACKWAY, MEDGE HALL, 1949	TRACKWAY? (PRE:BA)	Bronze Age
MLS25883	25883	BRONZE AGE WORKED FLINT	findspot	Bronze Age
MLS20726	20726	ENCLOSURE AND FIELD BOUNDARY (CM), DIRTNESS GROVES	CURVILINEAR ENCLOSURE (PRE:IA/RO); FIELD BOUNDARY (PRE:IA/RO)	Early Iron Age to Roman
MLS20727	20727	ENCLOSURE AND FIELD BOUNDARY (CM), HATFIELD CHASE	RECTANGULAR ENCLOSURE (PRE:IA/RO); FIELD BOUNDARY (PRE:IA/RO); SHRINE? (RO)	Early Iron Age to Roman
MLS22784	22784	IRON AGE - MEDIEVAL SHERDS, SANDTOFT	FINDSPOT (PRE:IA/RO/EMED:AS/MED)	Middle Iron Age to Medieval
MLS24671	24671	SQUARE ENCLOSURE	SQUARE ENCLOSURE (PRE?)	Iron Age



MLS17318	17318	RB POTTERY, N OF COMMON MIDDLE ROAD	FINDSPOT (PRE:BA); FINDSPOT (RO)	Roman
MLS17323	17323	RB POTTERY, S OF COMMON MIDDLE ROAD, 1988	FINDSPOT (PRE:BA); FINDSPOT (RO)	Roman
MLS16591	16591	RB POTTERY, N OF LISTER'S DRAIN, 1988	FINDSPOT (RO)	Roman
MLS17300	17300	RB POTTERY, E OF YORKS COMMON DRAIN, 1988	FINDSPOT (RO)	Roman
MLS17303	17303	RB POTTERY, W OF BRUNYEE DRAIN, 1988	FINDSPOT (RO)	Roman
MLS17319	17319	RB POTTERY, N OF COMMON MIDDLE ROAD, 1988	FINDSPOT (RO)	Roman
MLS17320	17320	RB POTTERY, S OF COMMON MIDDLE ROAD, 1988	FINDSPOT (RO)	Roman
MLS17321	17321	RB POTTERY, N OF MARSH ROAD, 1988	FINDSPOT (RO)	Roman
MLS17322	17322	RB POTTERY, S OF COMMON MIDDLE ROAD, 1988	FINDSPOT (RO)	Roman
MLS17325	17325	RB POTTERY, MARSH FARM, 1988	FINDSPOT (RO)	Roman
MLS17326	17326	RB POTTERY, MARSH FARM, 1988	FINDSPOT (RO)	Roman
MLS17327	17327	RB POTTERY, MARSH FARM, 1988	FINDSPOT (RO)	Roman
MLS17328	17328	RB POTTERY, N OF MARSH ROAD, 1988	FINDSPOT (RO)	Roman



MLS17372	17372	RB POTTERY, E OF GLEBE FARM, 1976	FINDSPOT (RO)	Roman
MLS17374	17374	RB POTTERY, NE OF GLEBE FARM, 1976	FINDSPOT (RO)	Roman
MLS17379	17379	RB POTTERY, NE OF GLEBE FARM	FINDSPOT (PRE/RO/PM); FINDSPOT (RO)	Roman
MLS17380	17380	RB POTTERY, E OF SOUTHMOOR ROAD	FINDSPOT (RO)	Roman
MLS17381	17381	RB POTTERY, S OF MOW COP FARM	FINDSPOT (RO)	Roman
MLS17383	17383	RB POTTERY, N OF BRUNYEE & LISTER DRAIN	FINDSPOT (RO)	Roman
MLS17385	17385	POSSIBLE RB SHERD, THE PADDOCKS	FINDSPOT (RO?)	Roman
MLS17386	17386	RB BEADS, N OF MOOR ROAD	FINDSPOT (RO)	Roman
MLS18378	18378	LINEAR DITCHES, ENCLOSURE (CM), W OF HATFIELD WASTE DRAIN	SQUARE ENCLOSURE (RO?); SHRINE? (RO?); ENCLOSURE (PU); RING DITCH (PU); LINEAR FEATURE	Roman
MLS19545	19545	GREYWARE SHERD	FINDSPOT (RO)	Roman
MLS19546	19546	GREYWARE SHERD	FINDSPOT (RO)	Roman
MLS19549	19549	DALESWARE SHERD	FINDSPOT (PRE)	Roman

MLS20019	20019	RB POTTERY, HATFIELD CHASE	ARTEFACT SCATTER (RO)	Roman
MLS20020	20020	RB POTTERY, DIRTNES	ARTEFACT SCATTER (RO)	Roman
MLS20728	20728	ENCLOSURES AND LINEAR DITCH (CM), HATFIELD CHASE	RECTANGULAR ENCLOSURE (RO); FIELD BOUNDARY (RO)	Roman
MLS20729	20729	LINEAR DITCHES (CM), HATFIELD CHASE	FIELD BOUNDARY (RO)	Roman
MLS20927	20927	CROPMARKS, CROWLE COMMON	DITCH (RO?); ENCLOSURE (RO?)	Roman
MLS21010	21010	CROPMARK ENCLOSURES, CROWLE COMMON	ENCLOSURE (RO)	Roman
MLS21460	21460	ROMANO-BRITISH TRACKWAY AND ENCLOSURES, GLEBE FARM	TRACKWAY (RO); ENCLOSURE (RO)	Roman
MLS21793	21793	ROMANO-BRITISH POTTERY, 'LOVER'S GROUND'	FINDSPOT (RO)	Roman
MLS6718	6718	RB POTTERY, SANDTOFT	FINDSPOT (RO)	Roman
MLS7249	7249	ENCLOSURES, TRACKWAYS AND LINEAR CROPMARKS, SANDTOFT	DITCH (RO); ENCLOSURE (RO); ROAD (RO); LINEAR FEATURE (RO)	Roman
MLS901	901	RB SETTLEMENT SITE (CM), SANDTOFT	FORTLET? (RO); SETTLEMENT (RO:C3,C4); HEARTH (RO:C3,C4); DITCH ( RO:C3,C4)	Roman

MLS905	905	ENCLOSURE, FIELD BOUNDARIES & FINDS, SANDTOFT	ENCLOSURE (RO?); SETTLEMENT (RO?); FIELD BOUNDARY (RO?)	Roman
MLS909	909	RB GREYWARE SHERDS,1974	FINDSPOT (RO)	Roman
MLS16590	16590	RB-PM POTTERY, W OF YORKS COMMON DRAIN, 1988	FINDSPOT (RO); FINDSPOT (MED)	Roman to Medieval
MLS17382	17382	RB, AS POTTERY, SW OF MOW COP FARM	FINDSPOT (RO); FINDSPOT (EMED)	Roman to Medieval
MLS21635	21635	LATE SAXON PITS, CROWLE MARKET PLACE	PIT (EMED:AS/MED)	Early Medieval/Dark Age to Medieval
MLS19575	19575	MEDIEVAL POTTERY	SETTLEMENT (MED)	Medieval
MLS918	918	HIRST PRIORY (SITE OF)	MOAT (MED); AUGUSTINIAN CELL (MED:C12)	Medieval
MLS26641	26641	SITE OF MANOR HOUSE, NORTHWEST OF ST OSWALD'S CHURCH	MANOR HOUSE (MED/PM:C17,C18,C19,C20)	Medieval to Late 20th Century
MLS10558	10558	RETTING PITS, LOW CLOSES TURBARY	RETTING POND (MED/PM)	Medieval to Post Medieval
MLS1084	1084	MED/PM SETTLEMENT, SANDTOFT	VILLAGE (MED/PM)	Medieval to Post Medieval

MLS21619	21619	MEDIEVAL ARROWHEAD, 17th CENTURY COIN, THE COBBLES	FINDSPOT (MED/PM)	Medieval to Post Medieval
MLS22544	22544	POSSIBLE RETTING PITS, N OF GODNOW ROAD	RETTING POND? (MED/PM)	Medieval to Post Medieval
MLS22599	22599	LATE MEDIEVAL AND POST MEDIEVAL DEPOSITS, MANOR GARDENS	RETTING POND? (MED/PM)	Medieval to Post Medieval
MLS22695	22695	MEDIEVAL AND POST-MEDIEVAL OCCUPATION, W OF BRUNYEE ROAD	BURIED SOIL HORIZON (MED/PM); PIT (PM)	Medieval to Post Medieval
MLS907	907	MEDIEVAL & PM SHERDS, 1975	FINDSPOT (MED/PM)	Medieval to Post Medieval
MLS10429	10429	CORNER HOUSE FARMHOUSE (SITE OF), LOW CROSS STREET	FARMHOUSE (PM:MC18,C19)	Post Medieval
MLS17786	17786	MARKET HALL, MARKET PLACE (W SIDE)	MARKET HALL (PM:C19:1870)	Post Medieval
MLS17790	17790	FOLLY, SAND HALL	FOLLY (PM)	Post Medieval
MLS19586	19586	NEW IDLE DRAIN	LAND IMPROVEMENT DRAIN (PM:C17)	Post Medieval
MLS19587	19587	NEW RIVER TORNE	LAND IMPROVEMENT DRAIN (PM:C17)	Post Medieval
MLS19588	19588	SOUTH ENGINE DRAIN	LAND IMPROVEMENT DRAIN (PM:LC18)	Post Medieval

MLS19591	19591	FOLLY DRAIN	LAND IMPROVEMENT DRAIN (PM)	Post Medieval
MLS19786	19786	DITCH AND POSTHOLES, VERMUYDEN'S CLOSE	DITCH (PU); POST HOLE (PU)	Post Medieval
MLS21477	21477	LODGE HOUSE TO HIRST PRIORY	LODGE (PM:C19)	Post Medieval
MLS21489	21489	LANDSCAPE GARDEN, SANDTOFT HALL	GARDEN (PM)	Post Medieval
MLS22807	22807	LOW CLOSES TURBARY	PEAT CUTTING	Post Medieval
MLS2491	2491	NE-SW DIKE OR WARPING DRAIN (CM)	LAND IMPROVEMENT DRAIN (PM)	Post Medieval
MLS3483	3483	SANDTOFT GRANGE	BUILDING (PM:C18)	Post Medieval
MLS8828	8828	FORMER BARNESLEY TO BARNETBY RAILWAY	RAILWAY (PM:C19)	Post Medieval
MLS920	920	VERMUYDEN'S FORTIFIED SETTLEMENT (SITE OF), SANDTOFT	SETTLEMENT (PM:C17)	Post Medieval
MLS9485	9485	STAINFORTH AND KEADBY CANAL	CANAL (PM)	Post Medieval
MLS9488	9488	OLD RIVER DON	NON ANTIQUITY (PM:C17)	Post Medieval
MLS24583	24583	FARM BUILDINGS TO MANOR HOUSE, WEST OF ST OSWALD'S CHURCH	THRESHING BARN (PM); STABLE (PM)	Post Medieval to 21st Century



MLS24938	24938	CORNER HOUSE FARM (SITE OF), CROWLE AND EALAND	FARMSTEAD	Post Medieval to 21st Century
MLS21915	21915	WINDMILL (SITE OF)	WINDMILL (PM:C19?)	Post Medieval to Early 20th Century
MLS22012	22012	BRICK AND TILE WORKS (SITE OF)	BRICKWORKS (PM:C19); TILE WORKS (PM:C19)	Post Medieval to Early 20th Century
MLS22013	22013	DISUSED BRICK WORKS (SITE OF)	BRICKWORKS (PM:C19)	Post Medieval to Early 20th Century
MLS24937	24937	SITE OF ELLSAM HOUSE, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25127	25127	SITE OF UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25246	25246	SITE OF UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25256	25256	SITE OF UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25257	25257	SITE OF UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25262	25262	SITE OF MEDGE HALL FARM	OUTFARM	Post Medieval to Late 20th Century



MLS25264	25264	SITE OF (PEAR TREE FARM), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25265	25265	LOVER'S GROUND FARMSTEAD (SITE OF)	FARMSTEAD	Post Medieval to Late 20th Century
MLS25277	25277	SITE OF UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25281	25281	SITE OF BOARDING HOUSE, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Late 20th Century
MLS25555	25555	SITE OF UNNAMED FARMSTEAD, BELTON	FARMSTEAD	Post Medieval to Late 20th Century
MLS25566	25566	SITE OF (SIMS HILL FARM), BELTON	FARMSTEAD	Post Medieval to Late 20th Century
MLS21476	21476	LANDSCAPE PARK, HIRST PRIORY	LANDSCAPE PARK (PM)	Post Medieval to Mid 20th Century
MLS22356	22356	SMITHY (SITE OF), NORTH STREET	BLACKSMITHS WORKSHOP	Post Medieval to Mid 20th Century
MLS22357	22357	CROWLE GASWORKS (SITE OF), WINDSOR ROAD	GAS WORKS (PM:C19:1854)	Post Medieval to Mid 20th Century
MLS21600	21600	THE OLD JUSTICE HALL, JUSTICE HALL LANE	COURT HOUSE? (PM); HOUSE (PM:C18)	Post Medieval to Modern

MLS22363	22363	CROWLE YOUTH CLUB (FORMER SCHOOL), CHURCH STREET	BOARD SCHOOL (PM:C19?); YOUTH CLUB (PM:C20?)	Post Medieval to Modern
MLS22369	22369	FORMERLY NEW TRENT BREWERY, EALAND	WAREHOUSE (PM:C20?); BREWERY (PM:C19)	Post Medieval to Modern
MLS22371	22371	RIVER LODGE (FORMER SMITHY), SANDTOFT	BLACKSMITHS WORKSHOP (PM:C19); HOUSE (PM:C20?); HOUSE (PM:C20?)	Post Medieval to Modern
MLS24527	24527	4A MARKET PLACE	HOUSE (PM)	Post Medieval to Modern
MLS24528	24528	BUILDING WEST OF 4A MARKET PLACE	HOUSE (PM)	Post Medieval to Modern
MLS24537	24537	FORMER BARN, CHURCH STREET	BARN (PM)	Post Medieval to Modern
MLS24577	24577	3 CHURCH STREET	HOUSE (PM)	Post Medieval to Modern
MLS24578	24578	CROWLE YOUTH CENTRE (FORMER SCHOOL), CHURCH STREET	SCHOOL (PM)	Post Medieval to Modern
MLS24579	24579	7 CHURCH STREET	HOUSE (PM)	Post Medieval to Modern
MLS24580	24580	9 CHURCH STREET	HOUSE (PM)	Post Medieval to Modern
MLS24581	24581	11 CHURCH STREET	HOUSE (PM)	Post Medieval to Modern
MLS24584	24584	7 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern



MLS24585	24585	6 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24586	24586	5 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24587	24587	4 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24588	24588	3 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24589	24589	2 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24590	24590	1 CHURCH LANE	HOUSE (PM)	Post Medieval to Modern
MLS24591	24591	20 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24592	24592	22 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24593	24593	25 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24594	24594	27 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24595	24595	29 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24596	24596	31 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24597	24597	33 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24598	24598	26 CROSS STREET	HOUSE (PM)	Post Medieval to Modern



MLS24599	24599	28 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24600	24600	30 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24601	24601	32 CROSS STREET	HOUSE (PM)	Post Medieval to Modern
MLS24602	24602	OUTBUILDING TO 49 NORTH STREET	OUTBUILDING (PM)	Post Medieval to Modern
MLS25126	25126	UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25170	25170	UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25171	25171	BOWLING GREEN FARM, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25172	25172	UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25236	25236	ROSE COTTAGE, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25259	25259	UNNAMED FARMSTEAD, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25260	25260	EAST VIEW, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25261	25261	CROOK O'MOOR FARM, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25263	25263	CANAL VIEW BARN (DIRTNESS GROVES FARM), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25278	25278	SAND HALL FARM, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern



MLS25279	25279	GROVES FARM COTTAGE, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25280	25280	HAINS FARM, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25282	25282	CHARITY FARM (JAQUE'S FARM), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25283	25283	SMAQUE FARM (SMACK FARM), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25284	25284	POPLARS FARM (THE POPLARS), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25286	25286	TRIANGLES FARM (TRIANGLE FARM), CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS25552	25552	PLAINS HOUSE FARM (PLAINS HOUSE), BELTON	FARMSTEAD	Post Medieval to Modern
MLS25553	25553	UNNAMED FARMSTEAD, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25554	25554	DIRTNESS BRIDGE FARM, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25556	25556	BELTON GRANGE, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25558	25558	COMMON FARM, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25559	25559	LITTLEHIRST FARM (LITTLE HIRST), BELTON	FARMSTEAD	Post Medieval to Modern
MLS25560	25560	HIRSTWOOD FARM (MOSSWOOD FARM), BELTON	FARMSTEAD	Post Medieval to Modern

MLS25567	25567	WOODCARR FARM, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25568	25568	SANDTOFT GRANGE FARM, SANDTOFT	FARMSTEAD	Post Medieval to Modern
MLS25569	25569	PARK FARM, BELTON	FARMSTEAD	Post Medieval to Modern
MLS25570	25570	ROE CARR (WILLOW LODGE FARM), BELTON	FARMSTEAD	Post Medieval to Modern
MLS25873	25873	MOWTOP FARM, CROWLE AND EALAND	FARMSTEAD	Post Medieval to Modern
MLS22482	22482	THE MOORINGS (FORMER WESLEYAN METHODIST CHAPEL), CHAPEL ROAD	WESLEYAN METHODIST CHAPEL (PM:C19)	Edwardian to 21st Century
MLS26595	26595	PILLBOX (TYPE FW3/22), NE OF LANDSCAPE PARK, HIRST PRIORY	PILLBOX (TYPE FW3/22)	Modern
MLS18438	18438	WORLD WAR II DECOY (SITE OF), N OF AIRFIELD	BOMBING DECOY (PM:C20)	Second World War
MLS25882	25882	LANCASTER ND639 CRASH SITE, MARSH ROAD AREA	AIRCRAFT CRASH SITE (PM:C20)	Second World War
MLS26022	26022	TECHNICAL SITE, SANDTOFT AIRFIELD	HANGAR (PM:C20); CONTROL TOWER (PM:C20); ARMOURY (PM:C20); WORKSHOP (PM:C20); GUARDHOUSE (PM:C20); FLIGHT OFFICE (PM:C20); AIR RAID SHELTER (PM:C20)	Second World War

MLS26023	26023	FORMER INTERROGATION BLOCK & CREW BRIEFING ROOM, SANDTOFT AIRFIELD	MILITARY BUILDING (PM:C20)	Second World War
MLS26024	26024	BOMB STORES (SITE OF), SANDTOFT AIRFIELD	BOMB STORE (PM:C20)	Second World War
MLS26029	26029	DISPERSED SITE (SITE OF), PARK FARM, SANDTOFT	DISPERSED SITE (PM:C20); BARRACKS? (PM:C20)	Second World War
MLS26034	26034	FORMER ADMINISTRATION SITE, SANDTOFT AIRFIELD	MILITARY BUILDING (PM:C20)	Second World War
MLS26035	26035	FORMER SEWAGE WORKS, RAF SANDTOFT	SEWAGE WORKS (PM:C20)	Second World War
MLS11150	11150	SANDTOFT AIRFIELD	MILITARY AIRFIELD (PM:C20)	Second World War to Mid 20th Century
MLS20730	20730	WAAF ACCOMMODATION (SITE OF), SANDTOFT	DISPERSED SITE (PM:C20); BARRACKS (PM:C20); SQUATTER SETTLEMENT? (PM:C20)	Second World War to Mid 20th Century
MLS26025	26025	SICK QUARTERS (SITE OF), RAF SANDTOFT	SICK QUARTERS (PM:C20); DISPERSED SITE (PM:C20)	Second World War to Mid 20th Century
MLS26026	26026	COMMUNAL SITE (SITE OF), RAF SANDTOFT	AIR RAID SHELTER (PM:C20); WATER TOWER (PM:C20); INSTITUTE (PM:C20); DISPERSED SITE (PM:C20)	Second World War to Mid 20th Century





MLS26027	26027	DISPERSED SITE No 1 (SITE OF), SANDTOFT	DISPERSED SITE (PM:C20); BARRACKS (PM:C20); OFFICERS QUARTERS (PM:C20); AIR RAID SHELTER (PM:C20); SQUATTER SETTLEMENT? (PM:C20)	Second World War to Mid 20th Century
MLS26028	26028	DISPERSED SITE No 2 (SITE OF), SANDTOFT	DISPERSED SITE (PM:C20); BARRACKS (PM:C20); OFFICERS QUARTERS (PM:C20); AIR RAID SHELTER (PM:C20); SQUATTER SETTLEMENT? (PM:C20)	Second World War to Mid 20th Century
MLS25884	25884	WORKED FLINT		Undated
MLS13604	13604	LINEAR CROPMARK, W OF WINDSOR ROAD	LINEAR FEATURE (PU)	Unknown
MLS13605	13605	TWO CROPMARKS, DON HOUSE	DITCH (PU)	Unknown
MLS18343	18343	DITCHES, POSSIBLE ENCLOSURE, BELTON GRANGE	DITCH (PU)	Unknown
MLS20270	20270	TWO UNDATED DITCHES, PLAYING FIELD	DITCH (PU)	Unknown
MLS20913	20913	CROPMARKS, SOUTH OF HIRST PRIORY	DITCH? (PU)	Unknown
MLS20934	20934	CROPMARKS, EAST OF NEW GODNOW DRAIN	DITCH (PU)	Unknown

MLS21002	21002	CROPMARK DTCHES, NORTH OF GODNOW ROAD	DITCH (PU)	Unknown
MLS21003	21003	CROPMARK ENCLOSURE, WEST OF AXHOLME AVENUE	ENCLOSURE (PU)	Unknown
MLS21004	21004	CROPMARK, SOUTH OF GODNOW ROAD	DITCH? (PU)	Unknown
MLS21152	21152	DITCHES AND PITS, NORTH OF THORNE ROAD, SANDTOFT	BOUNDARY DITCH? (PU); PIT (PU)	Unknown
MLS917	917	WOODEN BUILDING, 1975	BUILDING? (PU)	Unknown
MLS17358	17358	Polished stone axe	Findspot	Neolithic
MLS19448	19448	Three stone axes	Findspot	Neolithic
MLS926	926	Perforated Adze	Findspot	Neolithic
MLS2452	2452	STONE AXE HAMMER & ROMAN COIN	Findspot	Neolithic, Roman
MLS19453	19453	Two marginal scrapers	Findspot	Early Bronze Age
MLS2490	2490	Bronze hoard, Crowle Moors (?) 1747	Findspot	Middle Bronze Age
MLS921	921	Adze-Palstave	Findspot	Middle Bronze Age
MLS3622	3622	PERFORATED STONE AXE HAMMER	Findspot	Bronze Age
MLS935	935	Celt	Findspot	Bronze Age



MLS17359	17359	Beehive Quernstone	Findspot	Iron Age
MLS19492	19492	Iron Age bracelet	Findspot	Iron Age
MLS17355	17355	Quern fragments, R-B and Med	Findspot	Roman
MLS17375	17375	R-B pottery, Rainsbutt Road	Findspot	Roman
MLS17392	17392	Marginal R-B and P-M Finds	Findspot	Roman
MLS17396	17396	ROMAN COIN	Findspot	Roman
MLS17401	17401	TWO ROMAN COINS	Findspot	Roman
MLS17516	17516	MARGINAL ROMAN BROOCH	Findspot	Roman
MLS17508	17508	POSSIBLE SITE OF BATTLE OF MASERFELTH	Battlefield?	Early Medieval
MLS17330	17330	Boundary stone (site of)	Boundary Stone	Medieval
MLS17397	17397	COIN OF HENRY V	Findspot	Medieval
MLS17398	17398	MEDIEVAL STRAP ENDS	Findspot	Medieval
MLS21478	21478	Evers Mansion (Site of)	Great House	Medieval
MLS914	914	Benedictine Cell (Site of)	BENEDICTINE CELL	Medieval



MLS17399	17399	PM COIN AND TOKEN	Findspot	Post medieval
MLS17402	17402	PM COINS AND TOKEN	Findspot	Post medieval
MLS17487	17487	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17488	17488	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17490	17490	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17491	17491	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17492	17492	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17493	17493	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS17494	17494	RETTING PITS (SITE OF)	Retting Pond	Post medieval
MLS19329	19329	Gypsum Quarry	Gypsum Quarry	Post medieval
MLS22776	22776	Quaker meeting house and burial ground	Friends Meeting House; Friends Burial Ground	Post medieval
MLS21370	21370	WWII Prisoner of War Camp	PRISONER OF WAR CAMP	Second World War
MLS24670	24670	LANCASTER III ND639 CRASH SITE	AIRCRAFT CRASH SITE	Second World War
MLS22362	22362	BOG BODY, CROWLE AND THORNE MOORS	Bog Body	Uncertain



MSY10092	01884/01	Mesolithic Flint Scatter, Thorne	Find Spot	Mesolithic
MSY12666	5097	Mesolithic Tranchet Axe, Hatfield Levels	Find Spot	Mesolithic
MSY12809	5240	Mesolithic to Bronze Age Flint Finds, Thorne Grammar School	Find Spot	Mesolithic
MSY12762	5193	Late Mesolithic, Early Neolithic and Bronze Age Flint Finds, Hatfield Chase	Find Spot	Late Mesolithic
MSY10053	01845/01	Possible Neolithic Flint Flake, Hatfield	Find Spot	Neolithic
MSY10054	01846/01	Possible Neolithic Flint Graver, Hatfield	Find Spot	Neolithic
MSY10055	01847/01	Possible Neolithic Flint Flake Tool, Hatfield	Find Spot	Neolithic
MSY10094	01885/01	Neolithic Flint Flake, Thorne	Find Spot	Neolithic
MSY10095	01886/01	Bronze Age Arrowhead, Thorne Moorends	Find Spot	Bronze Age
MSY9396	00563/01	Early Bronze Age Flints, Thorne	Find Spot	Early Bronze Age
MSY4361	01096/01	Late Bronze Age Trackway, Thorne Moors	Timber Trackway	Late Bronze Age
MSY5958	03360/01	Prehistoric to Medieval Field Boundaries, Acomb Common, Hatfield	Field Boundary	Prehistoric to
MSY10834	03111/01	Romano-British Pottery from Hatfield Chase	Find Spot	Roman



MSY11136	03444/01	Romano-British Pottery Finds, Hatfield	Find Spot	Roman
MSY5197	01993/01	Romano-British Pottery from Dirtness Levels, North Lincolnshire	Find Spot	Roman
MSY9808	01034/01	Roman Coin, Thorne	Find Spot	Roman
MSY5737	02911/01	Tudworth Deserted Medieval Village	Deserted Medieval Village	Medieval
MSY5814	02963/01	Site of Medieval River Fishery, Hatfield	Fishery	Medieval
MSY4142	00479/01	Double Bridges Farm Moat, Thorne	Moated Site	Post-medieval
MSY9329	00478/01	Post-medieval Coin, Moorends, Thorne	Find Spot	Post-medieval
MSY7062	04412/01	Thorne Colliery	Colliery	Modern
MSY10656	02743/01	Lead Object of Unknown Date, Hatfield	Find Spot	Undated
MSY10659	02746/01	Undated Lead Letter 'S', Hatfield	Find Spot	Undated
MSY10660	02747/01	Undated Lead Weight Find, Hatfield	Find Spot	Undated
MSY13000	5431	Inhumation, Lower Kenyon Street, Thorne	Inhumation	Undated
MSY9330	00478/03	Pottery Finds of Unknown Date	Find Spot	Undated



## Designations Data

### Designated Sites Data

List Entry	Name	Grade	Eastings	Northings
1443481	Lindholme Neolithic timber trackway and platform	Scheduled Monument	470614	407198
1013451	Peel Hill motte and bailey castle, Thorne.	Scheduled Monument	468947	413346
	Thorne	Conservation Area	468915	413237
	Hatfield - High Street	Conservation Area	466458	409475
	Crowle	Conservation Area	477286	412979
1193076	CHURCH OF ST NICHOLAS	I	468975	413264
1346672	CHURCH OF ST OSWALD	I	477153	412985
1063740	NUMBER 1 AND GATE PIERS TO LEFT	II	477254	412948
1065721	1 AND 3, CROSS STREET (See details for further address information)	II	477263	413118



1068609	49, HIGH STREET (See details for further address information)	II	477300	412777
1068640	STABLE/GRANARY RANGE APPROXIMATELY 50 METRES SOUTH EAST OF TETLEY HALL	II	477621	411724
1083262	5, CROSS STREET	II	477251	413118
1083263	61, EALAND OUTGATE	II	478534	411920
1083264	SAND HALL LODGE COTTAGE	II	476116	411510
1083265	84, HIGH STREET	II	477318	412816
1083266	WHITE HART INN	II	477319	412781
1083267	2, CROSS STREET (See details for further address information)	II	477266	413096
1083268	47 High Street, Crowle	II	477308	412852
1083269	THE CROSS KEYS INN	II	477304	412836
1083270	CARRIAGE HOUSE/GRANARY APPROXIMATELY 70 METRES SOUTH EAST OF TETLEY HALL	II	477627	411704
1083271	FONT APPROXIMATELY 30 METRES SOUTH OF TETLEY HALL	II	477608	411733
1083284	DIRTNESS PUMPING STATION	II	474963	409789





1083285	DIRTNESS COTTAGE	II	475002	409831
1083286	FARMHOUSE APPROXIMATELY 100 METRES EAST OF MOSSWOOD GRANGE FARMHOUSE	II	478534	409251
1083287	HIRST PRIORY	II	477817	410220
1083292	FARMHOUSE AND ADJOINING BARN APPROXIMATELY 20 METRES NORTH OF FERN COTTAGE	II	477402	407358
1083296	SYPHON CARRYING NORTH IDLE DRAIN UNDER HATFIELD WASTE DRAIN APPROXIMATELY 280 METRES NORTH OF SANDTOFT GRANGE	II	474435	408601
1083297	CARTSHED RANGE AT SANDTOFT GRANGE FARM APPROXIMATELY 110 METRES NORTH EAST OF SANDTOFT GRANGE FARMHOUSE	II	474525	408396
1083298	FARMBUILDINGS AT GROVE FARM	II	474195	407592
1083299	CURLEWS FARMHOUSE	II	478467	410851
1083300	THE OLD VICARAGE	II	477195	412928
1084315	BRIDGE ON FORMER CROWLE BELTON ROAD OVER NORTH ENGINE DRAIN	II	478222	410543
1084319	SYPHON CARRYING HATFIELD WASTE DRAIN BELOW NORTH LEVEL ENGINE DRAIN APPROXIMATELY 580 METRES EAST OF A18-A161 ROAD JUNCTION	II	478807	410274
1084348	MILL TOWER AT THE WINDMILL	II	476983	407512



1084376	PAIR OF FARM COTTAGES AT SANDTOFT GRANGE FARM APPROXIMATELY 75 METRES NORTH EAST OF SANDTOFT GRANGE FARMHOUSE	II	474497	408380
1151562	TRAVIS STUDIO	II	468920	413281
1151563	LOCKERMARSH	II	468883	412798
1151564	PREMISES OF RICHARD LAW FRUIT SHOPS AND FLAT ABOVE	II	468726	413248
1151565	SANDHILL FARMHOUSE	II	472586	411292
1151566	OUTBUILDING TO REAR OF NUMBER 44A	II	468777	413324
1151567	CRIMEAN WAR MEMORIAL PUMP SITUATED APPROXIMATELY 20 METRES TO WEST OF NORTH EAST ENTRANCE TO PARK	II	468815	413016
1151568	TOWER MILL IMMEDIATELY TO EAST OF JUNCTION WITH MILLFIELD ROAD	II	468636	413721
1151570	1, SILVER STREET (See details for further address information)	II	468890	413135
1151571	THE OLD VICARAGE	II	468981	413232
1151590	TOWER MILL AT MILL HOUSE	II	467083	408772
1151618	ELMTREE HOUSE	II	467726	408477
1151619	GLEN COTTAGE	II	467580	408276



1151620	Outbuildings to south-west of house at Hepworths Yard	II	467589	408305
1151622	NUMBER 54 (PYENEST FLAT 1-4 INCLUSIVE)	II	466627	409512
1192295	CARTSHED WITH DOVECOTE APPROXIMATELY 40 METRES TO EAST OF STONEHILL FARMHOUSE	II	468397	409000
1192943	GROVE HOUSE FARMHOUSE	II	471846	410946
1192950	44A AND 44B, KING STREET	II	468760	413318
1192964	THE WHITE HART INN	II	468820	413236
1192983	CRIMEAN WAR MEMORIAL PUMP	II	468831	413205
1193099	REMAINS OF MEDIEVAL COFFIN APPROXIMATELY 3 METRES TO SOUTH OF PORCH TO CHURCH OF ST NICHOLAS	II	468975	413260
1193117	STONEGATE HOUSE (NOW MASONIC HALL)	II	469013	413110
1193126	Micklethwaite Farmhouse	II	469508	416023
1241087	12, NORTH STREET	II	477187	413282
1286376	Thorne Hall, Ellison Street, Thorne	II	468869	413001
1286620	STABLE-BLOCK APPROXIMATELY 20 METRES TO REAR OF THE HEWS	II	466641	409464



1286647	BAWTRY ROAD FARMHOUSE	II	467642	408380
1286682	BARN APPROXIMATELY 10 METRES TO REAR OF ELMTREE HOUSE	II	467748	408479
1314804	STONEHILL FARMHOUSE	II	468344	408995
1314805	MORTUARY CHAPEL AT HATFIELD CEMETERY	II	467241	409022
1314818	SETTINGS FARMHOUSE	II	468296	413452
1314819	CHURCHYARD GATEPIERS APPROXIMATELY 12 METRES SOUTH WEST OF PORCH TO CHURCH OF ST NICHOLAS	II	468966	413251
1314820	FRONT GARDEN WALL AND GATEPIERS TO NUMBER 20	II	468992	413092
1338864	BARN AND ADJOINING HORSE MILL AT SANDTOFT GRANGE FARM APPROXIMATELY 90 METRES NORTH EAST OF SANDTOFT GRANGE FARMHOUSE	II	474497	408393
1338872	COACH HOUSE/STABLES AT SANDTOFT HALL	II	474118	408060
1346669	SANDTOFT HALL	II	474076	407994
1346670	BARN, STABLES AND ADJOINING RANGES AT SANDTOFT GRANGE FARM APPROXIMATELY 60 METRES NORTH OF SANDTOFT GRANGE FARMHOUSE	II	474431	408386
1346671	BRIDGE ON FORMER CROWLE BELTON ROAD OVER HATFIELD WASTE DRAIN	II	478213	410522
1346694	7 AND 9, CROSS STREET	II	477241	413117



1346695	TETLEY HALL	II	477589	411765
1346696	PYRAMID MONUMENT APPROXIMATELY 50 METRES NORTH OF TETLEY HALL	II	477604	411806
1346723	BARN/CARTSHED/STABLE RANGE AT SELBY FARM	II	473481	407105
1356163	GRAVESTONES AND GRAVEYARD WALL APPROXIMATELY 50 METRES NORTH OF TETLEY HALL	II	477602	411812
1356167	FERNLEA	II	477275	413140
1359670	CHURCHYARD CROSS APPROXIMATELY 5 METRES SOUTH OF CHURCH OF ST OSWALD	II	477158	412970

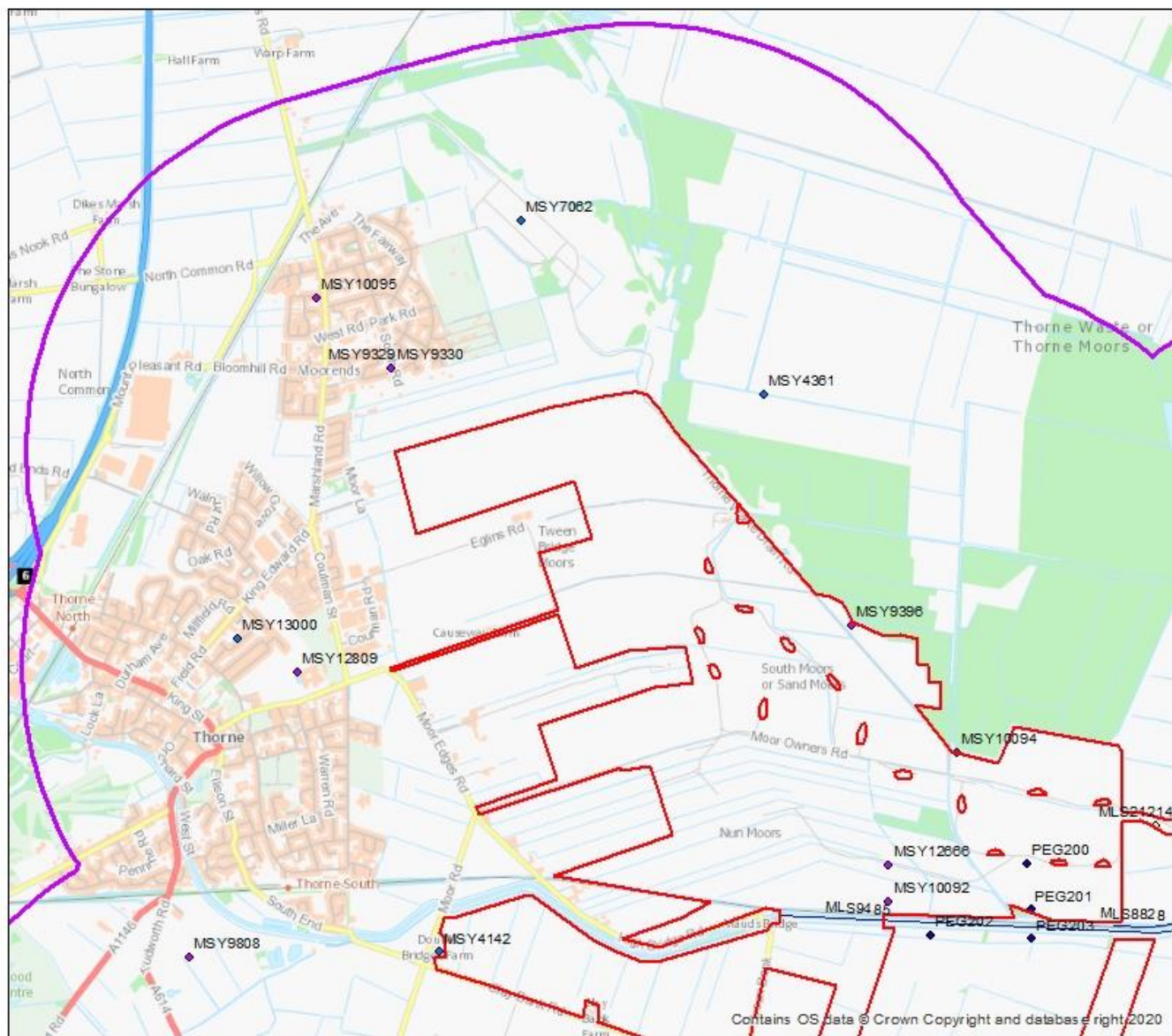


## Appendix 2: Figures









**KEY**

- Draft Order Limits
- Study Area
- ◆ Assets identified by Pegasus

**Monument Point Yorks**

RecordType

- ◆ FS
- ◆ MON

Monument Poly Yorks

**Monument Point Lincs**

RecordType

- ◆ FS
- ◆ MON
- BLD
- LND

— Monuments Line Lincs

— Monuments Poly Lincs

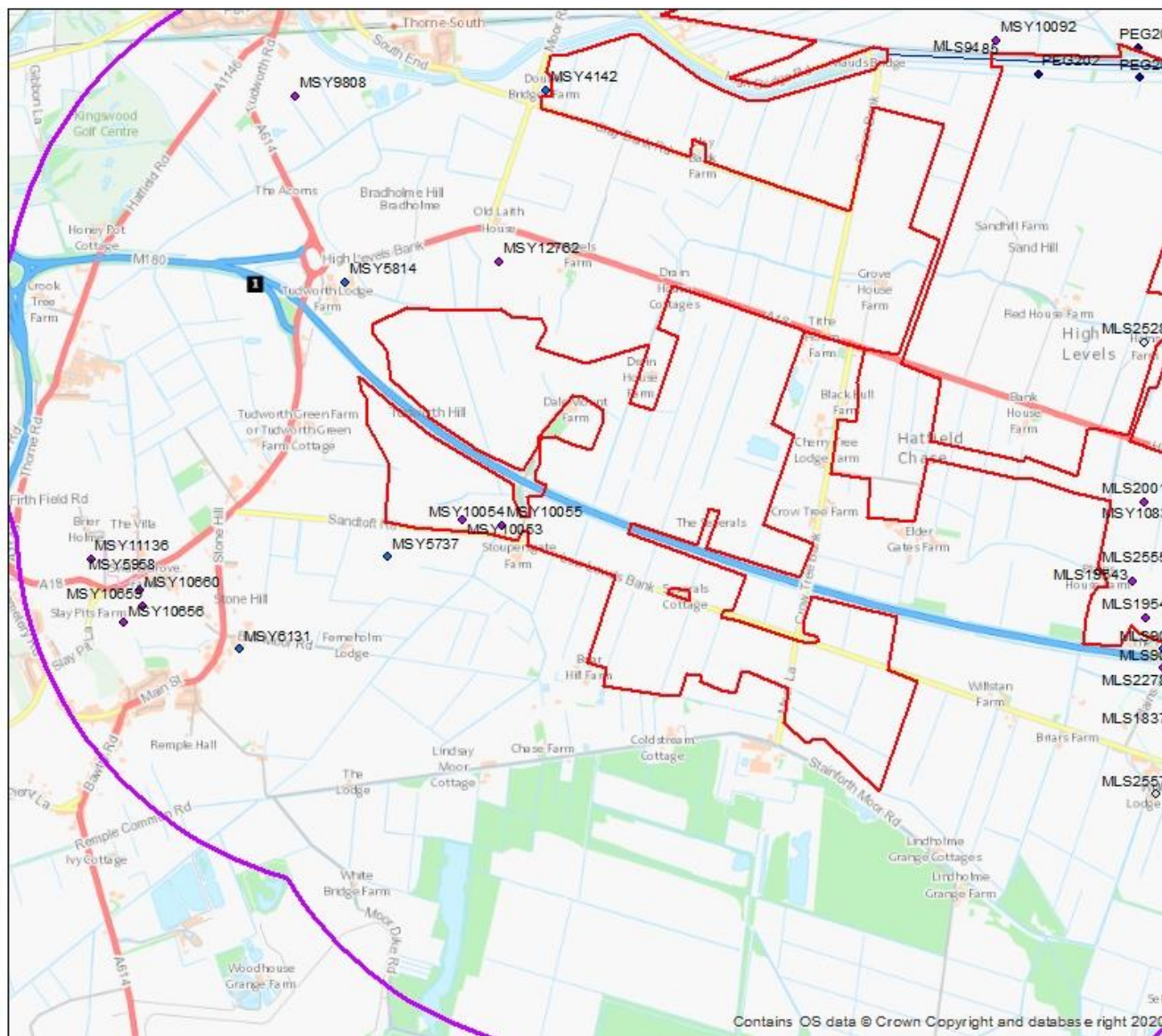
**Figure 2: Non-designated heritage assets**

**Tween Bridge Solar**

Client: RWE  
 DRWG No: P21-3484HT2a Sheet No: - REV: -  
 Drawn by: JM Approved by: LG  
 Date: 01/08/2023  
 Scale: 1:30,000 @ A4

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**KEY**

- Draft Order Limits
- Study Area
- ◆ Assets identified by Pegasus

**Monument Point Yorks**

**RecordType**

- ◆ FS
- ◆ MON

Monument Poly Yorks

**Monument Point Lincs**

**RecordType**

- ◆ FS
- ◆ MON
- ◇ BLD
- ◇ LND

— Monuments Line Lincs

Monuments Poly Lincs

**Figure 2: Non-designated heritage assets**

**Tween Bridge Solar**

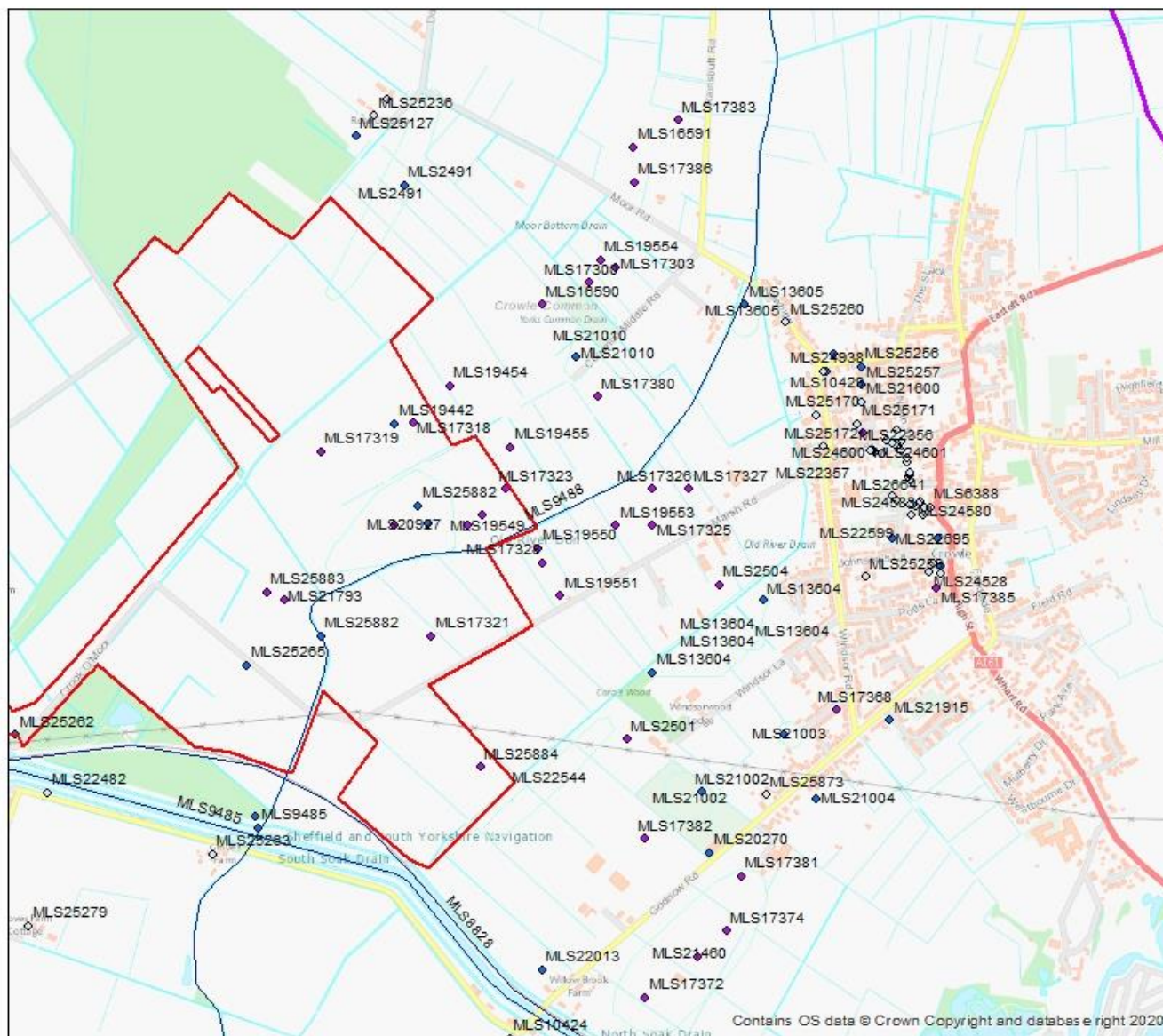
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 DRWG No: P21-3484HT2b Sheet No: - REV: -  
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**KEY**

- Draft Order Limits
- Study Area
- ◆ Assets identified by Pegasus

**Monument Point Yorks**

**RecordType**

- ◆ FS
- ◆ MON

- Monument Poly Yorks

**Monument Point Lincs**

**RecordType**

- ◆ FS
- ◆ MON
- ◇ BLD
- ◇ LND

- Monuments Line Lincs

- Monuments Poly Lincs

**Figure 2: Non-designated heritage assets**

**Tween Bridge Solar**

Client: RWE

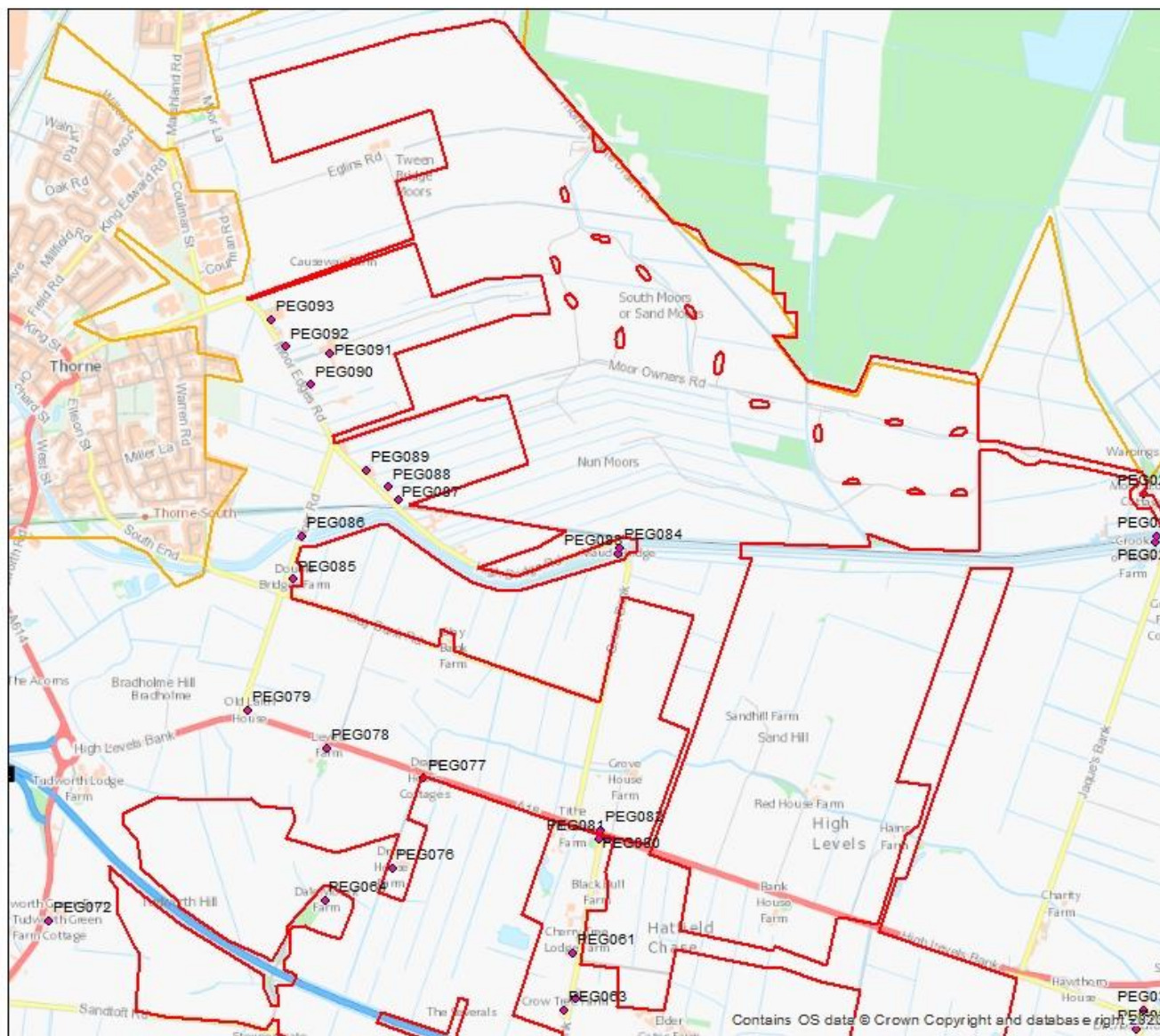
DRWG No: P21-3484HT2e Sheet No: - REV: -

Drawn by: JM Approved by: LG

Date: 01/08/2023

Scale: 1:15,000 @ A4





**KEY**

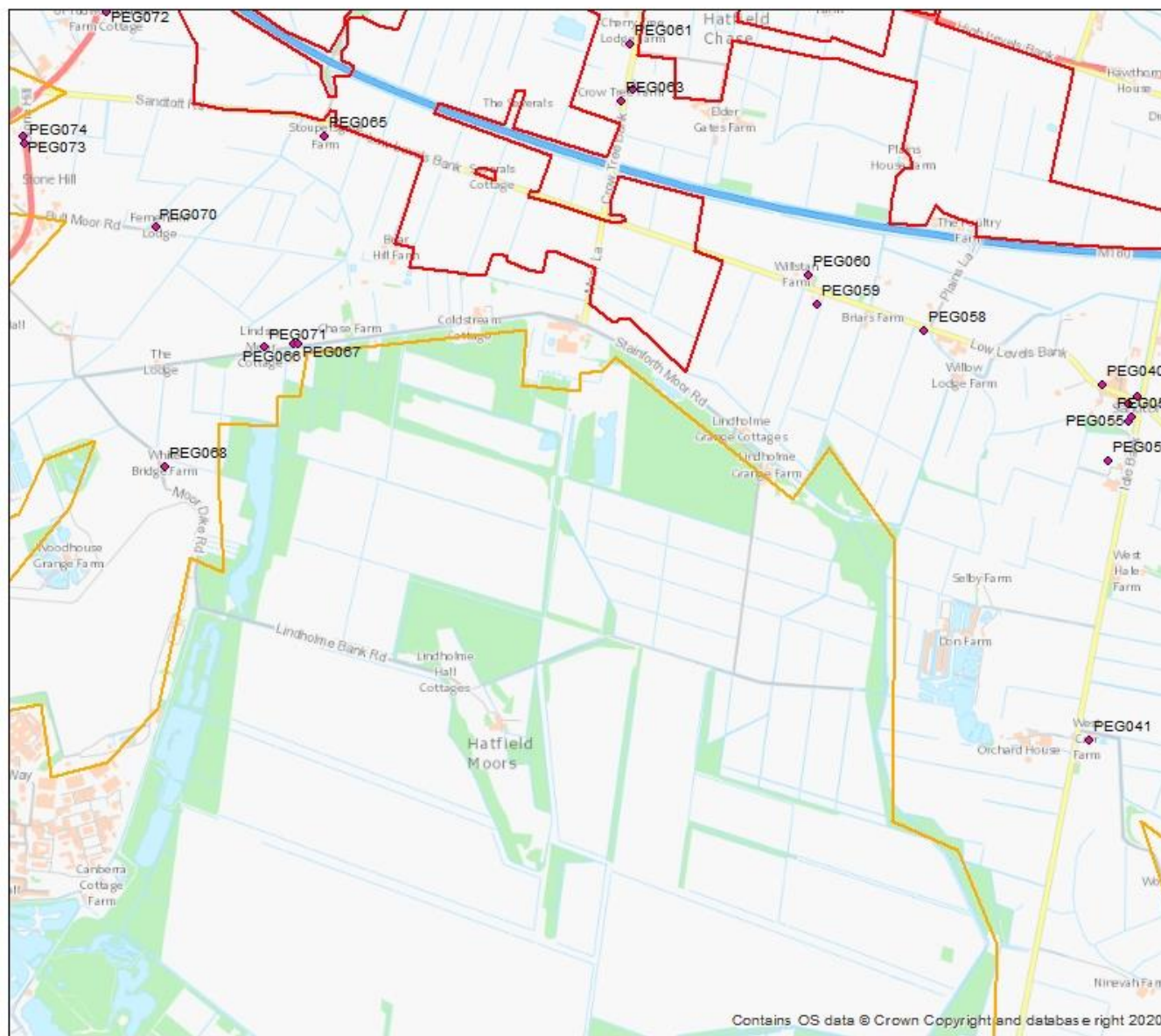
- Draft Order Limits
- ZTV
- ◆ Non-designated buildings

**Figure 3: Non-designated built heritage assets**

**Tween Bridge Solar**

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 DRWG No: P21-3484HT3a Sheet No: - REV: -  
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**KEY**

- Draft Order Limits
- ZTV
- ◆ Non-designated buildings

**Figure 3: Non-designated built heritage assets**

**Tween Bridge Solar**

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 DRWG No: P21-3484HT3a Sheet No: - REV: -  
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## Appendix 3: Assessment Methodology

### Assessment of significance

The significance of heritage assets have been assessed in accordance with NPS (EN-1) however, there is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset and a degree of professional judgement is required. The NPPF clearly defines tiers of significance and these have been used within the context of this assessment.

In the NPPF, heritage significance is defined 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>248</sup>***

Historic England's GPA:2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.<sup>249</sup>

In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.<sup>250</sup> These essentially cover the heritage ‘interests’ given in the glossaries of the NPPF and the PPG which are archaeological, architectural and artistic, and historic.<sup>251</sup>

The PPG provides further information on the interests it identifies:

- **Archaeological interest:** *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with

<sup>248</sup> DLUHC, NPPF, pp. 71–72.

<sup>249</sup> Historic England, GPA:2.

<sup>250</sup> Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These

heritage values are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see idem pp. 28–32.

<sup>251</sup> DLUHC, NPPF, p. 71; DLUHC, PPG, Annex 2.

historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.<sup>252</sup>

Significance results from a combination of any, some, or all of the interests described above.

The most-recently issued Historic England guidance on assessing heritage significance, *HEAN:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.<sup>253</sup>

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

### Setting and significance

As defined in the *NPPF*:

***“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>254</sup>***

Setting is defined as:

***“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution***

***to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>255</sup>***

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

### Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.<sup>256</sup>

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise

<sup>252</sup> DLUHC, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

<sup>253</sup> Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

<sup>254</sup> DLUHC, *NPPF*, p. 72.

<sup>255</sup> DLUHC, *NPPF*, p. 71.

<sup>256</sup> Historic England, *GPA:3*, pp. 8, 11.



enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

***Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.***

***Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG,***

***that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”***<sup>257</sup>

### Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the *NPPF* and the *PPG*, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 200 of the *NPPF*, comprising Grade I and II\* Listed buildings, Grade I and II\* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 68 of the *NPPF*;<sup>258</sup>

<sup>257</sup> Catesby Estates Ltd. V. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

<sup>258</sup> DLUHC, *NPPF*, para. 200 and fn. 68.

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 200 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas);<sup>259</sup> and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as *“buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”*.<sup>260</sup>

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

### Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

***“...the value of heritage attributes is assessed in relation to statutory designations, international or national, and priorities or recommendations set out in***

***national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved.”***<sup>261</sup>

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaption and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to

<sup>259</sup> DLUHC, NPPF, para. 200.

<sup>260</sup> DLUHC, PPG, paragraph 039, reference ID: 18a-039-20190723.

<sup>261</sup> International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.

the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have potential for restoration or enhancement through new work.

### Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by NPS (EN-1).

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would *"have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced"*;<sup>262</sup> and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

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<sup>262</sup> Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

<sup>263</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

With regards to these two categories, the PPG states:

***"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."***<sup>263</sup>

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather NPS (EN-1) requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, *"preserving"* means doing *"no harm"*.<sup>264</sup>

Preservation does not mean no change, it specifically means no harm. GPA:2 states that *"Change to heritage assets is inevitable but it is only harmful when significance is damaged"*.<sup>265</sup> Thus, change is accepted in Historic England's guidance as part of the evolution of

<sup>264</sup> R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

<sup>265</sup> Historic England, GPA:2, p. 9.

the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in *GPA:3*, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.<sup>266</sup> Of particular relevance is the checklist given on page 13 of *GPA:3*.<sup>267</sup>

It should be noted that this key document also states:

***“Setting is not itself a heritage asset, nor a heritage designation...”***<sup>268</sup>

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, *GPA:3* states that:

***“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.***<sup>269</sup>

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.<sup>270</sup>

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<sup>266</sup> Historic England, *GPA:3*, p. 8.

<sup>267</sup> Historic England, *GPA:3*, p. 13.

<sup>268</sup> Historic England, *GPA:3*, p. 4.

## Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, NPS (EN-1) (at Paragraph 5.8.14) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.<sup>271</sup>

The *PPG* provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

***“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.***

***Examples of heritage benefits may include:***

<sup>269</sup> Historic England, *GPA 3*, p. 8.

<sup>270</sup> *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

<sup>271</sup> NPS (EN-1), para. 5.8.14.



- ***sustaining or enhancing the significance of a heritage asset and the contribution of its setting***
- ***reducing or removing risks to a heritage asset***
- ***securing the optimum viable use of a heritage asset in support of its long term conservation.***<sup>272</sup>

Any "*heritage benefits*" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

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<sup>272</sup> MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.

## Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.<sup>273</sup> It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

***“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”***<sup>274</sup>

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

***“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”***

<sup>273</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

<sup>274</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

***when the decision-maker carries out the balancing exercise.”***<sup>275</sup>

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 202 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.<sup>276</sup>

With regards to development within Conservation Areas, Section 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”***<sup>277</sup>

Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

<sup>275</sup> Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137. para. 24.

<sup>276</sup> Jones v Mordue [2015] EWCA Civ 1243.

<sup>277</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1).

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservations Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.<sup>278</sup>

National planning policy that has been considered comprises the following designated and draft National Policy Statements ('NPS'):

- Overarching NPS for Energy (EN-1) (July 2011) ('NPS EN-1')<sup>279</sup>;
- Revised (Draft) Overarching NPS for Energy (EN-1) (March 2023) ('Revised (Draft) NPS EN-1')<sup>280</sup>;
- NPS for Renewable Energy Infrastructure (EN-3) (July 2011) ('NPS EN-3')<sup>281</sup>; and
- Revised (Draft) NPS for Renewable Energy Infrastructure (EN-3) (March 2023)<sup>282</sup>.

<sup>278</sup> UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

<sup>279</sup> Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/47854/1938-overarching-nps-for-energy-en1.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/47854/1938-overarching-nps-for-energy-en1.pdf) Accessed June 2023

<sup>280</sup> Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1147380/NPS\\_EN-1.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147380/NPS_EN-1.pdf) Accessed June 2023

The relevant text from each NPS is presented below.

### NPS EN-1

Heritage is discussed at section 5.8 of the NPS EN-1. Paragraphs 5.8.14 to 5.8.15 and 5.8.18 are of particular relevance to heritage. These state:

***'5.8.14 There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset 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 assets of the highest significance, including Scheduled Monuments; registered battlefields; grade I and II\* listed buildings; grade I and***

<sup>281</sup> Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/37048/1940-nps-renewable-energy-en3.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/37048/1940-nps-renewable-energy-en3.pdf) Accessed June 2023

<sup>282</sup> Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1147382/NPS\\_EN-3.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147382/NPS_EN-3.pdf) Accessed June 2023

***II\* registered parks and gardens; and World Heritage Sites, should be wholly exceptional.***

***5.8.15 Any harmful impact on the significance of a designated heritage asset should be weighed against the public benefit of development, recognising that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss. Where the application will lead to substantial harm to or total loss of significance of a designated heritage asset the IPC should refuse consent unless it can be demonstrated that the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that loss or harm.***

...

***5.8.18 When considering applications for development affecting the setting of a designated heritage asset, the IPC should treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset. When considering applications that do not do this, the IPC should weigh any negative effects against the wider benefits of the application. The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval.'***

#### Revised (Draft) NPS EN-1

- 6.1.1. The Revised (Draft) Overarching NPS EN-1 discusses heritage at section 5.9. Its text is broadly similar to the

NPS EN-1; however, there are material changes in some of the language. Relevant sections of this Revised (Draft) Overarching NPS comprise:

***'5.9.25 When considering the impact of a proposed development on the significance of a designated heritage asset, the Secretary of State should give great weight to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.***

***5.9.26 The Secretary of State should give considerable importance and weight to the desirability of preserving all heritage assets. Any harm or loss of significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification.***

***5.9.27 Substantial harm to or loss of significance of a grade II Listed Building or a grade II Registered Park or Garden should be exceptional.***

***5.9.28 Substantial harm to or loss of significance of assets of the highest significance, including Scheduled Monuments; Protected Wreck Sites; Registered Battlefields; grade I and II\* Listed Buildings; grade I and II\* Registered Parks and Gardens; and World Heritage Sites, should be wholly exceptional.***

...

***5.9.30 Where the proposed development will lead to less than substantial harm to the significance of the***



***designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate securing its optimum viable use.***

***5.9.31 In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.***

...

***5.9.34 When considering applications for development affecting the setting of a designated heritage asset, the Secretary of State should give appropriate weight to the desirability of preserving the setting such assets and treat favourably applications that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset. When considering applications that do not do this, the Secretary of State should give great weight to any negative effects, when weighing them against the wider benefits of the application. The greater the negative impact on the significance of the designated heritage asset, the greater the benefits that will be needed to justify approval'***

### **NPS EN-3**

Within the NPS EN-3, there are no provisions for the consideration of solar schemes. This is because at the time of the designation of this NPS, solar schemes on the scale of the Proposed Development were not

being undertaken and therefore were not included; however, heritage is discussed within the NPS in relation to other types of renewable energy projects. As part of this, paragraph 2.7.17 within the onshore wind section makes a comment relating to the time-limited nature of such schemes. Given the Proposed Development will also be time-limited (having a modelled operational lifespan of 40 years), with a DCO requirement sought to secure this, it is considered that the wording of this paragraph has relevance to the consideration of the Proposed Development:

***'2.7.17 The time-limited nature of wind farms, where a time limit is sought by an applicant as a condition of consent, is likely to be an important consideration for the IPC when assessing impacts such as landscape and visual effects and potential effects on the settings of heritage assets. Such judgements should include consideration of the period of time sought by the applicants for the generating station to operate and the extent to which the site will return to its original state may also be a relevant consideration.'***

### **Revised (Draft) NPS EN-3**

The Revised (Draft) NPS EN-3 includes a provision for the consideration of solar schemes which propose a generating capacity above a threshold of 49.9 Mega-Watts ('MW'). Of relevance to the Proposed Development, and its temporary

nature, the Revised (Draft) NPS EN-3 sets out at a series of technical considerations for the Secretary of State ('SoS') to take into account in the decision-making process. Paragraphs 3.10.138 – 3.10.142 are of relevance:

***'3.10.138 Where the consent for a solar farm is to be time-limited, the DCO should impose a requirement setting that time-limit from the date the solar farm starts to generate electricity. ...***

***3.10.140 An upper limit of 40 years is typical, although applicants may seek consent without a time period or for differing time-periods for operation.***

***3.10.141 The time limited nature of the solar farm, where a time limit is sought as a condition of consent, is likely to be an important consideration for the Secretary of State.***

***3.10.142 The Secretary of State should consider the period of time the applicant is seeking to operate the generating station as well as the extent to which the site will return to its original state when assessing impacts such as landscape and visual effects and potential effects on the settings of heritage assets and nationally designated landscapes.'***

6.1.2. Specific considerations relating to heritage are set out at paragraphs 3.10.98 to 3.10.110 which state:

***"3.10.98 The impacts of solar PV developments on the historic environment will require expert assessment in most cases and may have effect both above and below ground.***

***3.10.99 Above ground impacts may include the effects on the setting of Listed Buildings and other designated heritage assets as well as on Historic Landscape Character.***

***3.10.100 Below ground impacts, although generally limited, may include direct impacts on archaeological deposits through ground disturbance associated with trenching, cabling, foundations, fencing, temporary haul routes etc.***

***3.10.101 Equally solar PV developments may have a positive effect, for example archaeological assets may be protected by a solar PV farm as the site is removed from regular ploughing and shoes or low-level piling is stipulated.***

***3.10.102 Generic historic environment impacts are covered in Section 5.9 of EN-1.***

***3.10.103 Applicant assessments should be informed by information from Historic Environment Records (HERs)<sup>87</sup> or the local authority.***

***3.10.104 Where a site on which development is proposed includes, or has the potential to, include heritage assets with archaeological interest, the applicant should submit an appropriate desk-based assessment and, where necessary, a field evaluation. These should be carried out, using expertise where necessary and in consultation with the local planning authority, and should identify archaeological study areas and propose appropriate schemes of investigation, and design measures, to ensure the protection of relevant heritage assets.***

**3.10.105** *In some instances, field studies may include investigative work (and may include trial trenching beyond the boundary of the proposed site) to assess the impacts of any ground disturbance, such as proposed cabling, substation foundations or mounting supports for solar panels on archaeological assets.*

**3.10.106** *The extent of investigative work should be proportionate to the sensitivity of, and extent of proposed ground disturbance in, the associated study area.*

**3.10.107** *Applicants should take account of the results of historic environment assessments in their design proposal.*

**3.10.108** *Applicants should consider what steps can be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.*

**3.10.109** *As the significance of a heritage asset derives not only from its physical presence but also from its setting, careful consideration should be given to the impact of large-scale solar farms which depending on their scale, design and prominence, may cause substantial harm to the significance of the asset.*

**3.10.110** *Applicants may need to include visualisations to demonstrate the effects of a proposed solar farm on the setting of heritage assets.”*

## Appendix 5: National Policy Guidance

### The National Planning Policy Framework (July 2021)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in July 2021. This replaced and updated the previous *NPPF* 2019. The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

***"Plans and decisions should apply a presumption in favour of sustainable development.***

***For plan-making this means that:***

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***

***the overall scale, type or distribution of development in the plan area; or***

- ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***

***For decision-taking this means:***

- a. ***approving development proposals that accord with an up-to-date development plan without delay; or***
- b. ***where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:***
  - i. ***the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or***
  - ii. ***any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.***<sup>283</sup>

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

***“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.”***<sup>284</sup> (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF as:

***“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”***<sup>285</sup>

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<sup>283</sup> DLUHC, NPPF, para. 11.

<sup>284</sup> DLUHC, NPPF, para. 11, fn. 7.

<sup>285</sup> DLUHC, NPPF, p. 67.

The NPPF goes on to define a Designated Heritage Asset as a:

***“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”<sup>286</sup>***

As set out above, significance is also defined as:

***“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”<sup>287</sup>***

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 195 that:

***“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”<sup>288</sup>***

Paragraph 197 goes on to state that:

***“In determining planning applications, local planning authorities should take account of:***

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”<sup>289</sup>***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 199 and 200 are relevant and read as follows:

***“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to***

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<sup>286</sup> DLUHC, NPPF, p. 66.

<sup>287</sup> DLUHC, NPPF, pp. 71-72.

<sup>288</sup> DLUHC, NPPF, para. 195.

<sup>289</sup> DLUHC, NPPF, para. 197.

**substantial harm, total loss or less than substantial harm to its significance.”<sup>290</sup>**

**“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.**

**Substantial harm to or loss of:**

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;**
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”<sup>291</sup>**

Section b) of paragraph 200, which describes assets of the highest significance, also includes footnote 68 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 201 reads as follows:

**“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities**

**should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

- a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”<sup>292</sup>**

Paragraph 202 goes on to state:

**“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”<sup>293</sup>**

The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 206 that:

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<sup>290</sup> DLUHC, NPPF, para. 199.

<sup>291</sup> DLUHC, NPPF, para. 200.

<sup>292</sup> DLUHC, NPPF, para. 201.

<sup>293</sup> DLUHC, NPPF, para. 202.

***“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”<sup>294</sup>***

Paragraph 207 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

***“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”<sup>295</sup>*** (our emphasis)

With regards to non-designated heritage assets, paragraph 203 of NPPF states that:

***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing***

***applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”<sup>296</sup>***

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

### **National Planning Practice Guidance**

The then Department for Communities and Local Government (now the Department for Levelling Up, Housing and Communities (DLUHC)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

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<sup>294</sup> DLUHC, NPPF, para 206.

<sup>295</sup> DLUHC, NPPF, para. 207.

<sup>296</sup> DLUHC, NPPF, para. 203.



***“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”<sup>297</sup>***

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

***“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.***

***While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which***

***harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”<sup>298</sup>*** (our emphasis)

#### **National Design Guide:**

Section C2 relates to valuing heritage, local history and culture and states:

***“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”<sup>299</sup>***

***“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”<sup>300</sup>***

It goes on to state that:

***“Well-designed places and buildings are influenced positively by:***

- ***the history and heritage of the site, its surroundings and the wider area, including cultural influences;***

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<sup>297</sup> DLUHC, PPG, paragraph 007, reference ID: 18a-007-20190723.

<sup>298</sup> DLUHC, PPG, paragraph 018, reference ID: 18a-018-20190723.

<sup>299</sup> DLUHC, NDG, para. 46.

<sup>300</sup> DLUHC, NDG, para. 47.



- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

*Today's new developments extend the history of the context. The best of them will become valued as tomorrow's heritage, representing the architecture and placemaking of the early 21<sup>st</sup> century.<sup>301</sup>*

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<sup>301</sup> DLUHC, *NDG*, paras. 48–49.

## Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within the portion of the site within South Yorkshire are currently considered against the policy and guidance set out within the Doncaster Local Development Plan which was adopted in September 2021. The portion of the site in North Lincolnshire is subject to the provisions of the North Lincolnshire Local Development Framework Core Strategy (adopted in June 2011) and the North Lincolnshire supplementary planning document 'Planning for Renewable Energy Development' (adopted November 2011.)

The Doncaster Local Development Plan includes a number of policies that relate to the historic environment:

### Policy 34: Valuing our Historic Environment (Strategic Policy)

Doncaster's historic environment will be conserved in accordance with the following principles:

A) Proposals and initiatives will be supported which preserve and, where appropriate, enhance the heritage significance and setting of the Borough's heritage assets (including locally identified undesignated heritage assets), and especially those elements which contribute to the distinct identity of the Borough. These include:

1. the nationally-important waterlogged archaeological remains at Sutton Common, Thorne Moor, and Hatfield Moor;
2. the Roman camps and settlements, motte and bailey castles, historic houses, historic parks and gardens and villages, with special regard to those along the Southern Magnesian Limestone Ridge;
3. the Georgian townscape and the railway heritage of Doncaster, its historic grain, including its street layouts and plot sizes and key

views and vistas especially of the spires and towers of Doncaster's churches;

4. the Borough's historic market towns such as Thorne, Hatfield, Bawtry, and Tickhill;
5. early twentieth century suburban developments, including planned colliery villages; and
6. sites and structures associated with aviation history including the heritage of the second world war and cold war.

B) Proposals and initiatives will be supported which improve the accessibility and enjoyment of the Borough's existing and potential local, regional and national historic attractions in keeping with their heritage significance. These include:

1. The Mansion House
2. Cusworth Hall and its parkland
3. Doncaster Minster (St. George's Church)
4. Conisbrough Castle
5. Brodsworth Hall and parkland.

C) Proposals and initiatives will be supported which identify, promote and secure the long term future of Doncaster's heritage assets. These include:

1. increasing and making publicly available our knowledge and understanding of the historic environment gained through the planning process;

2. continuing to review existing and prospective parks and gardens of local historic interest and consideration of the designation of buildings of local architectural and historic interest;

3. the identification of heritage assets at risk and implementing strategies and initiatives to reduce their number through positive management;

4. supporting the re-use of sites and buildings of heritage significance putting them to viable uses consistent with their conservation; and

5. supporting investment in the repair and maintenance of Doncaster's historic buildings.

#### Policy 35: Understanding and Recording the Historic Environment

Proposals that affect known or potential heritage assets will require:

A) The provision of a heritage statement (or its equivalent) that includes:

1. sufficient information to gain an understanding of the potential impact that the proposals will have on the significance of any heritage assets or historic environment likely to be affected; and

2. for heritage sites with archaeological interest, at least a desk-based assessment and, where appropriate, the results of a field evaluation.

B) In the exceptional circumstances where harm could be justified, detailed investigation and recording will be required to an agreed standard in advance of any alteration, demolition or groundwork to ensure that an understanding of the affected heritage asset is gained and that knowledge is widely publicised including deposition of the site archive with the relevant archive repository and

deposition of a report on the results with the South Yorkshire Sites & Monuments Record (Historic Environment Record).

#### Policy 36: Listed Buildings

Development proposals affecting a listed building or its setting will be assessed against the following principles:

A) Proposals that enhance or better reveal the significance of a listed building or structure will be supported. Proposals that harm the significance of a listed building or its setting will not be supported other than in circumstances where that harm is clearly outweighed by the public benefits of the proposal having regard to the significance of the heritage asset affected.

B) Alterations and extensions to a listed building will be considered acceptable where they are sympathetic to the historic proportions and massing of the building; make use of materials that complement the materials used on the building; and preserve and enhance its special interest.

C) Measures for improving the energy efficiency of a listed building will be supported where they do not conflict with its special interest as a listed building. Where there is a conflict of interest the Council will weigh the public benefits of the proposal against the harm to the listed building having regard to the significance of the heritage asset.

D) A proposal for a change of use to a listed building would be considered acceptable where it does not harm its heritage significance. Where a change of use requires significant alterations with potential harm to the listed building it will be necessary to demonstrate that the proposed alterations are necessary to secure the long term survival of the listed building.

E) Permission will not be granted for proposals which would result in substantial harm or total loss of a listed building or structure unless the building cannot reasonably be repaired and the Council is satisfied that every effort has been made to secure, repair, or reuse the building, to find an alternative use through maintenance, grant assistance, or offer for sale or lease, or, that there are substantial and demonstrable public benefits to be gained which outweighs the loss of the building.

#### Policy 37: Conservation Areas

Development proposals affecting, or within the setting of, Conservation Areas will be assessed according to the following principles:

A) Proposals should take fully into account the identified significance contained in the Conservation Area Appraisal for the relevant designated area where published.

B) Proposals should not detract from the heritage significance of a conservation area by virtue of their location, layout, nature, height, density, form, scale, materials or design or by the removal of trees, the loss of important open spaces or other important landscape features, or through adverse impact on key views and vistas. Proposals that result in harm to a conservation area will be refused unless the harm is outweighed by public benefits arising from the development.

C) Proposals will be supported where it can be demonstrated that they will enhance or better reveal an element which can contribute to the character and appearance of the conservation area. Proposals within conservation areas requiring the demolition of buildings that make a positive contribution to the conservation area will not be supported unless the building is currently derelict and is incapable of rehabilitation; or the removal of the building, and/or the

proposed redevelopment of the site, would result in demonstrable public benefits sufficient to outweigh the harm.

D) Any proposal for the demolition of a building or site in a conservation area will need to be accompanied by an acceptable redevelopment scheme or a remedial scheme for making good the building or site which will be required to be implemented immediately following demolition.

#### Policy 38: Historic Parks and Gardens

Development affecting Historic Parks and Gardens will be assessed against the following principles:

A) Development proposals within, or affecting, Doncaster's nationally registered parks and gardens, and parks and gardens of local historic interest (as shown on the Policies Map), should preserve and, where appropriate, enhance the heritage significance of these parks and gardens.

B) Proposals affecting a historic park of local or national significance should not result in harm to the built or landscape features or key views or vistas which contribute to the significance of the historic park or garden, or which might prejudice future restoration.

C) Where proposals result in harm or substantial harm to the significance of a nationally designated historic park the proposal will be considered in relation to the extent of harm arising from the proposal, the relative significance of the historic park and garden, and any public benefits arising from the proposal. In the case of parks and gardens of local interest a balanced judgement will be taken weighing the scale of any harm against the significance of the park.

#### Policy 39: Development Affecting Archaeology

Development affecting archaeological remains will be assessed against the following principles:

A) Development that would result in harm to the significance of a scheduled monument or other nationally important archaeological assets will not be permitted other than in exceptional circumstances.

B) Development affecting other archaeological assets will need to demonstrate how any benefits will outweigh harm to the site. When development affecting such sites is justifiable, the Council will seek to ensure preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for appropriate investigation and recording including excavation in accordance with Policy 35.

#### Policy 40: Buildings or Structures of Local Historic Interest

Development proposals affecting buildings that meet the criteria of buildings of local historic interest, either as part of a local list or as part of the planning application process, will be assessed against the following principles:

A) Proposals which retain those elements of a building of local historic interest which have been identified as contributing to its heritage significance, or proposals which better reveal its significance will be supported.

B) Proposals should seek to avoid harm to those features, including setting, which contribute to the significance of the building of local historic interest. Where proposals result in harm or substantial harm to the significance of a building of local historic interest a balanced judgement will be made taking into account the degree of harm and relative significance of the heritage asset.

The North Lincolnshire Local Development Framework Core Strategy (adopted in June 2011) includes policy CS6 that relates to the historic environment:

#### CS6: HISTORIC ENVIRONMENT

The council will promote the effective management of North Lincolnshire's historic assets through:

- Safeguarding the nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries) and supporting initiatives which seek to realise the potential of these areas as a tourist, educational and environmental resource.
- Preserving and enhancing the rich archaeological heritage of North Lincolnshire
- Ensuring that development within Epworth (including schemes needed to exploit the economic potential of the Wesleys or manage visitors) safeguards and, where possible, improves the setting of buildings associated with its Methodist heritage.
- Ensuring that development within North Lincolnshire's Market Towns safeguards their distinctive character and landscape setting, especially Barton upon Humber, Crowle and Epworth.

The council will seek to protect, conserve and enhance North Lincolnshire's historic environment, as well as the character and setting of areas of acknowledged importance including historic buildings, conservation areas, listed buildings (both statutory and locally listed), registered parks and gardens, scheduled ancient monuments and archaeological remains.

All new development must respect and enhance the local character and distinctiveness of the area in which it would be situated, particularly in areas with high heritage value.

Development proposals should provide archaeological assessments where appropriate.

The North Lincolnshire supplementary planning document 'Planning for Renewable Energy Development' (adopted November 2011) includes policy 4:

#### POLICY 4 – HERITAGE ASSETS

Developers should consider the impact of their proposal for renewable energy development, both during and after construction on heritage and the historic environment.

Developers need to demonstrate that the objectives of the designation of the area or individual assets will not be compromised by the development, and that any significant adverse effects on the on the qualities for which the area has been designated are clearly outweighed by the environmental, social and economic benefits.

4.5. The North Lincolnshire supplementary planning document 'Planning for Solar Photovoltaic (PV) Development' (adopted January 2016) includes policy F:

#### Policy F: Heritage

As highlighted in paragraphs 6.38 and 6.39 as well as policy 4 of the adopted Supplementary Planning Document –

Planning for Renewable Energy Development (November 2011) and the Planning Practice Guidance, developers must consider the impact of their proposals on heritage assets and the historic environment. This includes direct and indirect impacts on designated and non-designated assets and their settings. Particular attention should be paid to the cumulative impacts on heritage assets of solar energy developments both above and below ground.

Proposals for solar energy development within and around the Isle of Axholme Area of Special Historic Landscape Interest and other historic landscapes such as the Ancholme Vale will be subject to close scrutiny by the Council. Developers should prepare and submit a heritage assessment with any applications outlining the impact of development on any heritage assets and any appropriate mitigation proposals. Before commencing work on this assessment, developers must contact the Council's Historic Environment Record to agree its scope and content. This is required for each stage of the assessment. Where any adverse impacts cannot be mitigated or avoided, proposals will be refused.



## Appendix 7: List Entries

### GROVE HOUSE FARMHOUSE

#### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1192943

**Date first listed:** 29-Sep-1987

**Statutory Address:** GROVE HOUSE FARMHOUSE, HIGH LEVELS BANK

#### Location

**Statutory Address:** GROVE HOUSE FARMHOUSE, HIGH LEVELS BANK

**District:** Doncaster (Metropolitan Authority)

**Parish:** Thorne

**National Grid Reference:** SE 71846 10946

#### Details

THORNE HIGH LEVELS BANK SE 71 SW (north side, off) 8/99 Grove House Farmhouse II Farmhouse.

Of C18 origin, altered C19. Cement-rendered brick, pantile roof. 2 storeys and attic, 3 windows to 1st floor;

continuous outshut to rear and 1-storey, 2-window addition set back on left. Central C20 part-glazed door and 3-pane overlight in wooden doorcase flanked by tripartite sashes with projecting stone sills. 1st floor: three 4-pane sashes with projecting sills. Cogged eaves. Shaped kneelers and gable copings (those on left renewed). External end stacks with offsets beneath the verge and large, plain shafts. Addition on left has casements of 3 and 1 lights.

**Listing NGR:** SE 71846 10946

#### Legacy

The contents of this record have been generated from a legacy data system.

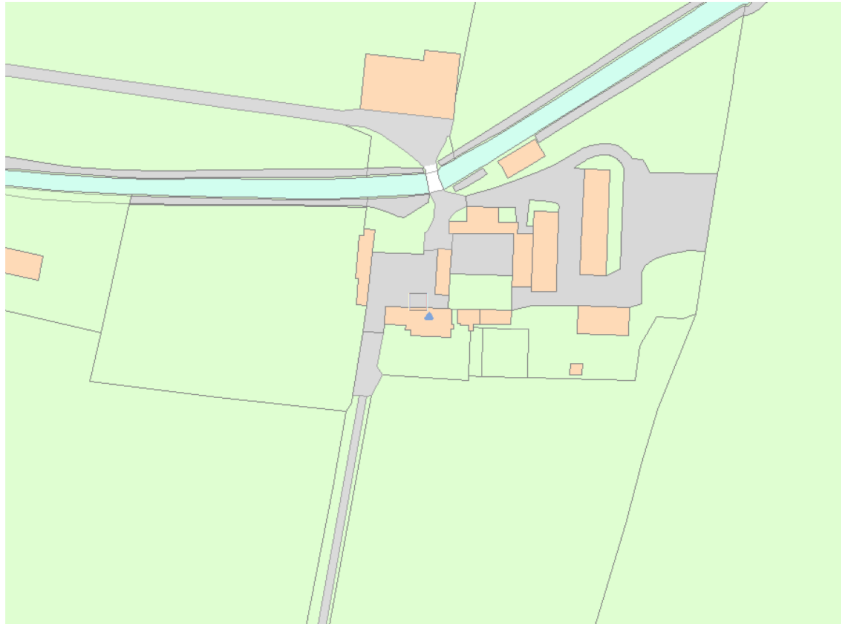
**Legacy System number:** 334677

**Legacy System:** LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.





End of official list entry

## SANDHILL FARMHOUSE

### Official list entry

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1151565

**Date first listed:** 29-Sep-1987

**Statutory Address:** SANDHILL FARMHOUSE, HIGH LEVELS BANK

### Location

**Statutory Address:** SANDHILL FARMHOUSE, HIGH LEVELS BANK

**District:** Doncaster (Metropolitan Authority)

**Parish:** Thorne

**National Grid Reference:** SE 72586 11292

### Details

SE 71 SW 8/100

THORNE HIGH LEVELS BANK (north side, off) Sandhill Farmhouse

II

Farmhouse (unoccupied at time of resurvey). c1800. Red brick in English garden wall bond (cement rendered apart from front); C20 cement-tiled roof. 2 storeys and attic, 4 windows to 1st floor. Central panelled door and overlight beneath segmental arch flanked by tall C20 casements in original openings with stone sills and segmental brick arches (now painted as wedge lintels). 1st floor: similar windows, no window above door. Dentilled eaves; shaped kneelers and weathered gable copings; brick end stacks. Attic doorways to each return. Interior: contemporary staircase with turned newels and

square balusters. lime-ash floors to attic with principal-rafter trusses having 2 collars, tusk-tenoned purlins.

**Listing NGR:** SE 72586 11292

### Legacy

The contents of this record have been generated from a legacy data system.

**Legacy System number:** 334678

**Legacy System:** LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**



## DIRTNESS COTTAGE

### Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1083285

Date first listed: 10-Sep-1987

List Entry Name: DIRTNESS COTTAGE

Statutory Address 1: DIRTNESS COTTAGE, A 18

### Location

Statutory Address: DIRTNESS COTTAGE, A 18

The building or site itself may lie within the boundary of more than one authority.

District: North Lincolnshire (Unitary Authority)

Parish: Belton

National Grid Reference: SE 75002 09831

### Details

July 2023 | JM | P21-3484

SE 70 NW BELTON A 18 (south side, off) Dirtness 6/4  
Dirtness Cottage

GV II

Former gate lodge. Mid C19 for John Brunyee of Sand Hall. Brown brick with ashlar dressings. Welsh slate roof. Polygonal on plan, with canted south end. Entrance to south-east has later C19 open porch with slender fluted cast-iron columns carrying flat sandstone hood; C20 door beneath timber lintel. 4 sides have 3-light windows with pointed lights, small panes and central hinged casements in painted chamfered ashlar reveals. Deep eaves. Crested ridge tiles. Hipped roof, central octagonal stack. Formerly the south gate lodge to Sand Hall, matched by a garden outhouse at the Hall, and the northern lodge at Godnow Bridge (qv). The porch may have been added when the nearby Dirtness Pumping Station (qv) was built in 1867.

Listing NGR: SE7500209831

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 165059

Legacy System: LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



**End of official list entry**

## Appendix 8: Built Heritage Survey Notes

Asset No	Asset Name	Notes	Status	Visible
PEG001	Ousfleet Hall Lodge	19th C lodge in stock brick with red brick string course. Built in a restrained 'swiss cottage' style. Windows and roof replaced late 20th C. Principal elevation faces N. Screened to S by hedges. Not intervisible	non-des	n
PEG002	Causeway Farm	19th C farmhouse in stock brick with end stacks to NW and SE gables. Slate roof, likely replacement for pantiles. Windows replaced late 20th C. Ranges of outbuildings to SW built of stock brick with red pantile roofs. Carriage house roof has collapsed. Modern Dutch Barn lies beyond earlier outbuildings to SW. Principal elevation faces N. Screened to S by modern outbuildings. Not intervisible	non-des	n
PEG003	Mawgre Farm	19th century Farmhouse in red brick with slate roofs. Ranges of outbuildings and barns to N - appear to be of a single phase with the farmhouse. Principal elevation faces W. Screened from site by hedge and tree cover. Not intervisible	non-des	n
PEG004	Highfields House	Modern. Discount as heritage asset.	non-des	n
PEG005	Park Grounds Farm	Not accessible. Outfarm sheds of uncertain date visible in the distance. Not intervisible with site due to hedges to the S.	non-des	n

PEG006	Readinggate Farm	19th C farmhouse of red brick with end stacks and clay tile roof. Principal elevation faces N. Heavily modified in 20th C. Screened from site by buildings to S.	non-des	n
PEG007	Mount Pleasant Farm	18th C farmhouse of buff brick. Sash windows. Pantile roof. Three chimney stacks. Principal elevation faces N. Not intervisible with site.	non-des	n
PEG008	Pilgrims Rest, Reading Gate, south of Quart Lane	Late 18th or early 19th C farmhouse and outbuildings. House of rectangular plan with central stack and pyramidal slate roof. Principal elevation faces S. Screened from site by interceding trees.	non-des	n
PEG009	Castle View Farm	18th C farmhouse of buff brick with end stacks and pantile roof. Outbuildings and barn adjoining to W. Principal elevation faces N. Screened from site by hedges. Not intervisible with the site.	non-des	n
PEG010	Moors Farm	19th C farmhouse of stock brick with pyramidal slate roof and end stacks. Frontage of 3 bays with central door, under modern canopy, with canted bays to left and right. Principal house elevation faces E. Screened from site by Modern agricultural sheds to S and W. Not intervisible with the site.	non-des	n
PEG011	Rainsbutt House	19th C farmhouse of red brown brick with slate roof. Screened from the site by modern sheds.	non-des	n
PEG012	Easingwold House	Late 18th or early 19th C farmhouse of brown brick with slate roof. Extended in 19th and 20th Cs. Barn and outbuildings of red brick with pantile roofs to E. Screened from site by interceding tree cover.	non-des	n

PEG013	Red Beech Cottage	Mid 19th C cottage of buff brick with end stacks. Roof and windows replaced late 20th C. Group of brick outbuildings with pantile roofs to rear. Principal elevation faces E. Cottage screened from site by trees and outbuildings.	non-des	n
PEG014	Eastoft Grange	19th C farmhouse of brown brick. Extended 20th C. Roof and windows replaced late 20th C. Principal elevation faces S. Screened from site by interceding hedgerows.	non-des	n
PEG015	The Hollies	Late 18th C farmhouse rendered walls with pantile roof and endstacks. Farm buildings of brown brick with pantile roofs adjoin to N. Principal elevation faces S. Screened from site by boundary hedges.	non-des	n
PEG016	Slate House Farm	Late 18th C farmhouse of brown brick with slate roof, catslide to N, and end stacks. Principal elevation faces S. Screened from site by boundary hedges.	non-des	n
PEG017	Cottage Farm	19th C farmhouse of red brown brick with pantile roof and endstacks. Screened from site by hedges.	non-des	n
PEG018	Un-named House, Dole Road, Crowle	19th C farmhouse of buff brick with endstacks. Roof and windows replaced late 20th C. Extended to W 20th C. Barn of red brick with pantile roof to rear. Principal elevation faces ESE towards Crowle and away from site. Gable facing site has only one ground floor window which is screened by the garden hedge.	non-des	n
PEG019	Un-named Farm, Common Middle Road	Not accessible. Probably 19th C farmhouse of red brick. Roof replaced 20th C. Screened from site by hedges and trees to W and S.	non-des	n

PEG020	Orchard House, 13 Commons side	Late 18th C cottage, formerly 2 cottages. Of buff brick with roof of pantiles to W and 20th C concrete tiles to E. Principal elevation faces SE away from site. Not intervisible.	non-des	n
PEG021	Wesley House, Commons side	Early 20th C house of red brick, fletton to side elevation, slate roof. Principal elevation faces E. Restricted views of site from 1st floor rear windows likely. Ground floor views screened by interceding Dutch Barn. Not a heritage asset.	non-des	y
PEG022	Jasmine Cottage, Commons side	Late 18th C cottage, rendered walls with pantile roof. 20th C windows. Principal elevation faces SE away from site. Screened from site to rear by interceding buildings.	non-des	n
PEG023	2 Marsh Road	19th C cottage with end stacks. Extensively modernised early 21st C with replacement roof, windows, render and gable flashing. Principal elevation faces S, along Windsor Road. Not intervisible with site.	non-des	n
PEG024	6 Marsh Road	19th C cottage with walls covered in rough cast, with end stacks. Roof and windows late 20th C. Principal elevation faces E. Two windows in W façade face towards site. Limited views of site likely from first floor window.	non-des	y
PEG025	78 Godnow Road	19th C house, rendered walls with end stacks. Roof and windows 20th C. Principal elevation faces S. Screened from site by interceding trees.	non-des	n
NHLE REF	Pyramid, Tetley Hall	Not accessible. Extensive screening in surrounding area.	Grade II	n
PEG026	Godnow Bridge Railway Crossing House	Modern. Discount as heritage asset.	non-des	n

<b>NHLE REF</b>	Sand Hall Lodge Cottage	Mid 19th C lodge cottage, hexagonal in plan with slate roof. Screened from site by interceding hedges.	Grade II	n
PEG027	Canal Bridge, Crook o Moor	Modern. Discount as heritage asset.	non-des	n
PEG028	Medge Hall Signal Box	19th C signal box, clapper board with slate roof. Not intervisible with the site, screened by interceding tree cover.	non-des	n
PEG029	Moors Edge Cottage	Group of 19th C buildings, historically part of Peat Works, now houses. Extensively repaired and extended 20th C. Principal elevation faces S. Site lies to E - limited intervisibility to SE from asset. Site widely visible on approach to asset.	non-des	y
<b>NHLE REF</b>	Gravestones and cemetery wall, Tetley Hall	Not accessible. Extensive screening in surrounding area.	Grade II	n
PEG030	Cottage, Chapel Road adj. Sand Hall Lodge Cottage	Late 18th C or early 19th C cottage, red brown brick with pantile roof and end stacks. Extended to W in 19th C. Windows replaced 20th C. Principal elevation faces E. Located within a hollow and screened from site by trees and the embankment of the adjacent canal.	non-des	n
PEG031	Sand Hall	Modern. Discount as heritage asset.	non-des	n
<b>NHLE REF</b>	Curlews Farm	Early 19th C farmhouse in yellow brick with slate roof. Principal elevation faces W. Screened from site by trees and road embankment.	Grade II	n
PEG032	House adjacent to Curlews Farm	Early 19th C house in red brick with slate roof. Principal elevation faces W. Screened from site by trees and road embankment.	non-des	n
PEG033	Belton Grange	19th C farmstead, red brick with pantile roof. Extensive modern sheds at farm. Mitigation for setting implications under discussion.	non-des	y
PEG034	Poplars Farm	Modern. Discount as heritage asset.	non-des	n

PEG035	Smaques Farm	Modern. Discount as heritage asset.	non-des	n
PEG036	Long Barn	18th C barn now house. Of red brown brick with pantile roof. Principal elevation faces W. Ground floor screened by hedges. Limited views of site from first floor likely.	non-des	y
PEG037	The Grove	19th C farmhouse, brick with pantile roof. Extended 20th C. Principle elevation faces N. Largely screened from site by intervening planting belt. However, filtered views through the belt possible during Winter.	non-des	y
<b>NHLE REF</b>	Dirtness Pumping Station	19th C pumping station. Views from asset across additional landtake to S. The access to the pumping station lies in the south facade which is blind except for the door and a boarded window opening.	Grade II	n
<b>NHLE REF</b>	Dirtness Cottage	Mid 19th C former south gate lodge to Sand Hall. Approach to cottage via single span segmental arch red brick bridge. Filtered views from asset through hedge across additional landtake to S during Winter.	Grade II	y
<b>NHLE REF</b>	Syphon carrying North Idle Drain	Late 18th or early 19th C syphon with Ashlar revetment. Barely visible at ground level and will be unaffected by the proposed scheme.	Grade II	n
<b>NHLE REF</b>	Sandtoft Grange Farm	Complex of listed buildings treated as a single asset for the purposes of assessment. Principal elevation of farmhouse faces S. Screened from site by the embankment of the M180 and hedgelines to the N.	Grade II	n
<b>NHLE REF</b>	Sandtoft Grange Farm		Grade II	
<b>NHLE REF</b>	Sandtoft Grange Farm		Grade II	
<b>NHLE REF</b>	Sandtoft Grange Farm		Grade II	

PEG038	Reindeer Inn	19th C public house, rendered with plaster quoins, pantile roof and end stacks. Principal elevation faces E. Screened from site by interceding buildings.	non-des	n
PEG039	Manor Cottages	19th C, rendered. Roof and windows replaced 20th C. Screened by interceding trees and the M180 embankment.	non-des	n
PEG040	Estate Cottages, Thorne Road, Sandtoft	Semi-detached pair 19th C estate cottages, red brick with slate roof and central stack. Principal elevation faces S. Screened from site by hedge.	non-des	n
NHLE REF	Coach House or Stable, Sandtoft Hall	Coach-house/stable/granary. Mid C18 with later C18 - early C19 alterations to openings and addition to east. Probably for Popplewell estate. Principal elevation faces N. Screened from site by interceding buildings.	Grade II	n
NHLE REF	Sandtoft Hall	House, now house and flats. Early - mid C18 origins to rear ranges, late C18 - early C19 south front; remodelling of rear ranges c1960, including inappropriate doors and windows. Screened from site by interceding buildings.	Grade II	n
NHLE REF	Grove Farm Buildings	Farmbuildings. Late C18 - early C19, with mid C19 horse mill and enclosed foldyard. Brown brick, rendered and pebbledashed to north and west ranges. Pantile roofs throughout. Screened from site by interceding buildings and hedges.	Grade II	n
PEG041	West Carr Farm	19th C farmhouse, red brick with pantile roof, catslide to rear with end stacks. Farm buildings around courtyard adjoining to E. Screened from site by hedges.	non-des	n
PEG042	Old White Farmhouse, Green Lane	19th C farmhouse, rendered with pantile roof. Screened from site to N by interceding hedgerows.	non-des	n

PEG043	The Cottage, Green Lane	19th C cottage with pantile roof. Screened from site to N by interceding hedgerows.	non-des	n
PEG044	Former Chapel, Westgate Road	Former 19th C Methodist Chapel, dated 1868. Built of reb brick with stock brick quoin detailing and slate roof, Principal elevation faces N but is mutilated by insertion of modern industrial steel shutter door. Arched windows to E and W facades. Screened from site by interceding buildings.	non-des	n
PEG045	Thornlea	19th C house of red brick, slate roof and end stacks. Principal elevation faces S with central door and canted bays to left and right. Not intervisible with site, screened by interceding hedges and buildings.	non-des	n
PEG046	Sweet Apple Cottage	Late 18th or early 19th C cottage, rendered with red brick end stacks and catslide to rear. Roof and windows 20th C. Principal elevation faces S. Not intervisible with the site, screened by interceding trees.	non-des	n
PEG047	Torr Bros Farm	18th C farm buildings with barn and cart sheds. Built of red brick with pantile roof to barn. Most other roofs replaced in corrugated metal sheet. Screened from site by modern agricultural sheds to N.	non-des	n
PEG048	The Laurels	19th C cottage rough cast walls with slate roof and central stack. Wash house and privies extant to rear, of red brick with pantile roofs. Not intervisible from site, screened by interceding trees.	non-des	n
PEG049	VOID	DATA ERROR	non-des	
PEG050	The Hollies	19th C farmhouse and farm buildings. Main house heavily rebuilt 21st C - now of very little heritage significance. Range of agricultural buildings includes stables and cartshed with 21st C	non-des	n



		extension to S. Not intervisible with site, screened by hedgerows.		
PEG051	36 Westgate Road, Farmhouse, Barn and Outbuildings	19th C farmhouse roughcast with end stacks. Roof replaced 20th C. Extended to N, 20th C. 18th C barn with cartshed attached to W, stock brick with pantile roof. 19th C former open-fronted cart shed now converted to garages, to E of farmyard. Not intervisible from site screened by hedgerows.	non-des	n
PEG052	VOID	MERGE WITH 3-32	non-des	
PEG053	VOID	MERGE WITH 3-32	non-des	
<b>NHLE REF</b>	South View Farm	Farmhouse c. 1800. Not intervisible with site screened by buildings.	Grade II	n
<b>NHLE REF</b>	South View Farm Buildings	Farmbuildings. Late C18 - early C19. Brick with pantile roofs. U-shaped on plan; encloses small foldyard to west of South View Farmhouse. Barn/stable/granary range on north side, stable/granary range on west side, stable range on south side. Not intervisible with site, screened by buildings.	Grade II	n
PEG054	Former MOD Building, Sandtoft Road	A pair of Second World War RAF standard accomodation blocks built into one unit. Likely indicates use as NAAFI or similar previously. Well screened from site by interceding hedges, not intervisible.	non-des	n
PEG055	RAF shed, S of Reindeer Inn	A Second World War RAF maintenance shed, or garage. Part of the dispersal site at Sandtoft. Screened from site by interceding buildings to N.	non-des	n

PEG056	Remains of RAF Water Tower, S of Reindeer Inn	The remains of a Second World War RAF water tower. Part of the dispersal site at Sandtoft. Screened from site by interceding buildings to N.	non-des	n
PEG057	RAF Accomodation Block, South View Farm	A Second World War RAF accomodation block. Part of the dispersal site at Sandtoft. Screened from site by interceding buildings to N.	non-des	n
<b>NHLE REF</b>	Selby Farm	Not accessible. Screened from site by interceding hedgerows.	Grade II	n
PEG058	Former Methodist Chapel, Low Levels Bank	Former chapel dated 1839. Of red brick with pyramidal pantile roof. Later porch added to N. Principal elevation faces N. Windows arched, 4 pane casement with opaque glass. Screened from site by interceding hedgerows.	non-des	n
PEG059	The Old Farm House, Low Levels Bank	Late 18th or early 19th C farm buildings of red brick with pantile roofs, farmhouse, to W, modern. Screened from site by large interceding hedgerow to N.	non-des	n
PEG060	Willstan Farm	Modern. Discount as heritage asset.	non-des	n
PEG061	Cherry Tree Lodge Farm	Old farmhouse demolished. Modern agricultural sheds. Discount as heritage asset.	non-des	n
PEG062	Crow Tree Hall	19th C farmhouse with late 18th C barn to NW. House of red brick with slate roof. Barn of red brick with cement asbestos roof. Principal elevation faces N. Limited views from asset towards site to E and NE, filtered through planting to E.	non-des	y
PEG063	Crow Tree Farm	19th C range of farm buildings, red brick. Roof 20th C. Screened from site by interceding hedge to N and buildings to E.	non-des	n
PEG064	Dales Mount Farm	No Access. Surrounded by site on 3 sides. Mitigation will be required	non-des	y

PEG065	Stoupersgate Farm	19th C farmhouse with late 18th or early 19th barn adjoining to S with range of 19th C farmbuildings to E. Farmhouse rough-cast with end stacks. 20th C tile roof. Barn of red brown brick with pantile roof. Principal elevation faces W. Site lies immediately to N and E. No intervisibility from farmhouse to E as there are no windows on this elevation. Limited visibility from asset to N, filtered through patchy tree cover.	non-des	y
PEG066	Un-named cottage, Stainforth Moor Road	Modern. Discount as heritage asset.	non-des	n
PEG067	Un-named cottage, Stainforth Moor Road	Modern. Discount as heritage asset.	non-des	n
PEG068	White Bridge Farm	Not accessible. However, screened by hedges and trees to N.	non-des	n
PEG069	Remple Hall	Hall has been replaced with a new build structure. 19th C farm buildings survive. Screened from site by interceding hedges and buildings.	non-des	n
PEG070	Ferneholme Lodge	Post-medieval but extensively modified in 20th C with new roof, windows and render. Also substantial 20th C extension to S. Screened from site by hedges. Too modified to still be considered a heritage asset.	non-des	n
PEG071	Lindsay Moor Cottage	A 19th C cottage with rendered walls, end stacks and pantile roof. Principal elevation faces S. Screened from site by substantial hedge to N.	non-des	n
PEG072	Tudworth Green Farm	Site lies to east of asset - mitigation of effects under discussion	non-des	y

PEG073	Cherry Tree Farm	19th C farm buildings of red brown brick. Modified to secondary purposes, partially rebuilt with rebuilt gables and new roofs. Farmhouse modern. Buildings too modified to be considered a heritage asset.	non-des	n
PEG074	Cherry Tree Cottage	19th C cottage. Heavily modified 20th C with replacement roof, windows, addition of conservatory and rebuilt chimney. Cottage too modified to be considered a heritage asset.	non-des	n
PEG075	Swans Grove Farm	Late 18th or early 19th C farmhouse. Pink brick. 20th C roof and windows. Not intervisible with site; screened by interceding hedges and trees.	non-des	n
NHLE REF	Bawtry Road Farmhouse	Wholly screened from site by interceding buildings.	Grade II	n
NHLE REF	Elmtree House	Wholly screened from site by interceding buildings and hedges. Principal elevation faces NW.	Grade II	n
NHLE REF	Barn to rear of Elmtree House	Wholly screened from site by interceding buildings and hedges.	Grade II	n
PEG076	Drain House Farm	Not accessible. However, Principal elevation faces N. Surrounded by site to E, W and S. Effects likely and mitigation under consideration.	non-des	y
PEG077	Drain House Cottages	19th C semi-detached pair of cottages. Rendered with slate roof and centre stack. Principal elevation faces N. Surrounded by site to E, W and S. Effects likely and mitigation under consideration.	non-des	y
PEG078	Levels Farm	Farmhouse, late 18th or early 19th C. Extended to W 19th C and further extended late 20th C. Building of red brick with pantile roof. Principal elevation faces N. Site visible to NE but screened to S by hedgerows and tree cover.	non-des	y

PEG079	Old Laith House	Bungalow and cottage modern. Series of 18th C and 19th C brick farm buildings. Former coach house now converted to dwelling. Limited views of the site N likely from former coach house. Other farm buildings screened by hedges.	non-des	y
PEG080	Black Bull Inn	Late 18th or early 19th C Public House. Extended to S later 19th C and to W late 20th C. Roughcast walls with pantile roof. Principal elevation to N. Largely screened. However, restricted views from 1st floor to E over site (visible over roof of Salem Chapel).	non-des	y
PEG081	Former Salem Chapel	Methodist Chapel, now house. Dated 1851, on site of earlier chapel. Red brick with pyramidal slate roof. Principal elevation faces N. Former chapel screened by boundary hedges to E and S. Windows of former chapel filled with opaque glass.	non-des	n
PEG082	39, High Levels Bank	19th C house, stock brick with end stacks. Extended to N 19th C with addition of rear wing (now a separate dwelling). Further altered 20th C to W and rear, new roof and windows 20th C. Principal elevation faces S. Screened from site to N by hedges and to the SE by interceding buildings.	non-des	n
NHLE REF	Grove House Farm	Effects noted last survey remains unchanged	Grade II	y
NHLE REF	Sandhill Farmhouse	Effects noted last survey remains unchanged	Grade II	y
PEG083	Canal Crossing House, Mauds Bridge	19th C house of buff brick with brown brick quoin detail to corners and around window reveals. Gables with stone coping to E and W and end stacks. Windows and roof replaced late 20th C. Principal elevation faces N. Extensive views over site to N. Also views of site from asset to S and SE.	non-des	y
PEG084	Mauds Bridge, Green Bank	Modern. Discount as heritage asset.	non-des	n

PEG085	Double Bridges Farm	Historic farmstead demolished. New build on site. Discount as heritage asset.	non-des	n
PEG086	Canal Bridge, Moor Road	Swing Bridge crossing Keadby canal. Erected 1895 by John Butler and Co of Stanningley. Built of riveted iron girders. Southern abutment built of coursed rubble. Alterations to bridge mechanism and northern abutment in 20th C to allow electrical operation. Intervisible with the site to NE.	non-des	y
PEG087	Nunmoor Cottage	19th C cottage, red brick with pantile roof and end stacks, outshut to rear. Range of contemporary outbuildings to E. Principal elevation faces W. Rear elevation of house faces site, although restricted by interceding outbuildings some views of site likely.	non-des	y
PEG088	Moor Farm	19th C farmhouse, brick built with pantile roof and end stacks. Principal elevation faces W. Rear elevation of house faces site.	non-des	y
PEG089	Farm buildings, High Bridge Road	Late 18th C barn and 19th C agricultural shed, of brick with pantile roofs. Modern sheds to E of 19th C shed. Site lies to E of asset.	non-des	y
PEG090	Meaburns	19th C house, red brick with slate roof and end stacks. Principal elevation faces W with rear façade facing site.	non-des	y
PEG091	Beckendale Farm	19th C farmhouse, red brick with pyramidal slate roof and twin end stacks. Of 3 bays with 6 over 6 sashes, central 2 panel timber door with scroll moulded hood over. Principal elevation faces W with rear façade facing site.	non-des	y
PEG092	Moorhouse	19th C house, red brick with end stacks. 20th C slate roof and windows. Principal elevation faces W with rear façade facing site. Heavily modernised - not a heritage asset	non-des	y



PEG093	The Willows	Early 19th C farmhouse. Rendered with pantile roof and end stacks. Extended to S and E 20th C. Principal elevation faces S. Site lies immediately to the E.	non-des	y
<b>NHLE REF</b>	Peel Castle, Thorne	Medieval motte. The mound survives up to 8m high. Views E from the summit of the motte do not include the site as it is effectively screened by hedges and buildings.	Scheduled	
	Thorne Conservation Area	The conservation area is screened from the site by hedges and buildings.	Cons Area	

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