

Three Oaks Renewable Energy Park
Historic Environment Desk-Based Assessment
May 2022

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Report

Historic Environment Desk-Based Assessment

Site

Three Oaks Renewable Energy Park, Haisthorpe

Client

Ridge Clean Energy Ltd

Date

March 2022

Planning Authority

East Riding of Yorkshire Council

Site Centred At

TA 1217 6534

Prepared By

Hayley Goacher BA (Hons) MCIfA

Approved By

Dr Rob Smith MCIfA

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Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Haisthorpe, East Yorkshire (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

Archaeological Assets

The impact on two Scheduled barrows is considered to be less than substantial as there will be no physical impacts and a slight change only to further modernise the agricultural setting of the monuments.

A review of the available evidence initially identified that the study site had a low potential to contain finds and features relating to the Roman and medieval periods. There was also a predicted moderate potential for the adjacent Prehistoric cropmarks to extend into the site and for additional post medieval activity relating to the chalk pit and lime kiln to be located within the site boundary.

The geophysical survey results identified significant enclosures, trackways, circular anomalies and field boundaries that morphologically appear Prehistoric but may also have Roman or medieval elements. This has changed the potential for Prehistoric archaeology to very high and for Roman and medieval archaeology to moderate. The proposed development will have significant physical impacts on this archaeology without mitigation. Mitigation options, such as design solutions to avoid the remains, and/or a programme of archaeological investigation will be developed in consultation with the LPA Archaeologist and in line with the requirements of the NPPF.

Built Heritage Assets

An assessment of the significance of designated and non-designated heritage assets in the vicinity has demonstrated that three Listed Buildings and two non-designated heritage assets may experience impacts as a result of the proposed development but that these are less than substantial harm. Two of the Listed Buildings, Manor Farmhouse at Low Fields Lane and Manor Farmhouse, Thornholme, have limited settings and no intervisibility and the impacts are therefore negligible.

The Listed Haisthorpe Hall and non-designated White House Farm derive value from their architecture and spatial arrangement, which will not be impacted. Intervisibility is limited and the proposed development is a minor impact on their wider setting.

The architectural and historic significance of the Former Primitive Methodist Chapel will not be impacted. The proposed development will not impact the chapel’s distinct setting within Haisthorpe but will be a minor change to its less significant wider rural setting.

Maintenance or improvement of hedged boundaries, in vernacular style, may help to soften the visual impact of the proposed development.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at Haisthorpe, East Yorkshire (Fig. 1). It has been researched and prepared by Orion Heritage on behalf of Ridge Clean Energy Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference TA 1217 6534. It has been prepared to inform the application for a proposed renewable energy park.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of archaeological heritage assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km buffer from the centre of the study site.

Location and Description

- 1.5 The study site is located on land to the northwest of Haisthorpe, approximately 7km southwest of Bridlington in the East Riding of Yorkshire (Figure 1). Currently, the site is arable land bounded on all sides by further agricultural land with the W. Back Side road forming the eastern boundary and the site access track forming the western boundary.
- 1.6 The study site has a solid geology of Flamborough Chalk Formation – Chalk. The superficial geology is only recorded for the southern and western edges of the site and consists of Till, Devensian - Diamicton (British Geological Survey, 2022).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the heritage desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2021*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The following sources will be consulted for the whole study area:

- East Yorkshire Historic Environment Record (EYHER);
- National Heritage List for England held by Historic England;
- Historic mapping;
- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- Such other published works, reports and other information relevant to the desk-based assessment;
- Online aerial photography including Google Earth and Bing Aerial;
- An assessment of any Lidar holdings held by the Environment Agency for the study area;
- Portable Antiquities Scheme (PAS) data, available from the PAS website; and
- National Mapping Programme data.

2.7 Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a 'bare earth' effect. The Environment Agency National Lidar Programme collected DTM data in 2018 at 1m resolution that offers full coverage of the study site and 1km study area. These data were downloaded in March 2022 and were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

2.8 If the desk-based assessment is submitted as part of a planning application, a digital copy of the report will be provided to the East Yorkshire HER (hard copies will be provided on request) and a copy will also be uploaded as part of the ADS OASIS database record.

3.0 Statutory and Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The *Planning (Listed Buildings and Conservation Areas) Act* 1990 sets out broad policies and obligations relevant to the listing of special buildings.
- 3.3 Section 66(1) of the Act states:

“In considering whether to grant planning permission 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”.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.4 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 3.7 Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.8 Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.

3.9 Annex 2 of the NPPF has the following heritage related definitions:

- **Historic environment:** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*
- **Heritage asset:** *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);*
- **Designated heritage asset:** *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*
- **Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. This 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.*
- **Setting of a heritage asset:** *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.*

3.10 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area is referred to as a non-designated heritage asset.

3.11 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

"Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets."

3.12 Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

3.13 Paragraph 18a-013 concludes:

"The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to

circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation."

- 3.14** The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:

"What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting."

- 3.15** Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-203) apply.
- 3.16** Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.17** Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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.
- 3.18** 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 additions to historic buildings where those additions are inappropriate and harm the buildings' 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, depending on the nature of their impact on the asset and its setting.
- 3.19** Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

"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:

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

3.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

3.21 The East Riding Local Plan 2012-2029 was adopted in April 2016 and contains the following policies relevant to this assessment:

8.38 The East Riding has a rich and diverse historic environment, containing outstanding buildings of national importance, such as Beverley Minster and Burton Constable Hall, alongside more local landmarks that act as place makers. There is a variety of architectural styles which are the result of adapting to locally available building materials, such as chalk and clay for bricks. Brick is the predominant building material in the area with pantile roofs and vernacular buildings featuring tumbled gables. The shortage of good quality building stone has resulted in stone being brought in from quarries located outside of the East Riding, such as Tadcaster. Consequently, stone has generally only been used on buildings of high status, such as churches and landed houses, or for selected architectural details, such as door and window surrounds, quoins and finials.

8.39 The wealth and variety of built heritage and archaeology in the East Riding adds to a sense of place, creating a feeling of identity in the area. Many assets are recognised as being of particular significance and are protected by their designated status, such as Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, a Registered Battlefield and Conservation Areas. However, only a proportion of the elements which give the East Riding its sense of place are protected by these national designations. There are also many other heritage assets of local significance.

8.40 The Historic Environment Strategy for Yorkshire and the Humber Region 2009-2013 recognises that the historic environment includes the wider landscape and various individual features that give areas and settlements their special character. There are nationally significant, yet largely undesignated, archaeological landscapes, including the Yorkshire Wolds, and a number of important designed landscapes, parks and gardens. These include sites on the Historic England Register of Historic Parks and Gardens of special historic interest in England, such as the Grade I registered park and garden at Sledmere House, as well as others that have not been designated. The 'finds' from non-designated, yet significant, archaeology sites cover every period from the Palaeolithic to the Cold War era.

8.41 A number of these assets have been identified as being at risk, including the nationally significant prehistoric ritual and settlement landscapes of the Yorkshire Wolds and the Humber Wetlands. There are also a number that have been included on the Historic England at Risk Register 2013, which identifies the following entries:

- 166 archaeological entries, though this is largely due to ploughing which cannot be restricted under the planning system;
- 8 buildings or structures;
- 6 places of worship;
- 2 registered parks and gardens;
- 2 Conservation Areas
- Registered Battlefield at Stamford Bridge.

Table 8 - Heritage assets in the East Riding

Type of Asset	
Scheduled Monuments	The East Riding has around 350 such sites, including numerous Neolithic and Bronze Age funerary sites, Iron Age remains, a number of deserted medieval villages, and crop-mark sites.
Listed Buildings	Over 200 Grade I and Grade II* Listed Buildings (of 'outstanding' architectural or historic interest). These include several notable churches (such as Beverley and Howden Minsters) and significant country houses (including Sledmere House, Burton Constable Hall and Burton Agnes Hall). Over 2,500 Grade II Listed Buildings, with significant concentrations in Beverley, Bridlington and Hedon.
Conservation Areas	105 Conservation Areas have been designated, which seek to preserve and enhance the special interest and character of an area and are set out on the Policies Map. This can include buildings, spaces between buildings, views, trees and boundary features.
Parks and Gardens of Historic Interest	A number of parks and gardens of historic interest are included on Historic England's Register of Historic Parks and Gardens of special interest in England, including Sledmere House, Burton Constable, Dalton Hall, Houghton Hall, Londesborough Park, Thwaite Hall and Risby Hall Manor House. Registered parks and gardens are identified on the Policies Map. Other non-designated parks, historic estates and parkland landscapes make an important contribution to the rural character and cultural heritage, for example at Rise Park,

	<p>Grimston Garth, Warter Priory and Wassand Park. Over 50 non-designated medieval and Tudor deer parks, some containing significant archaeological remains.</p> <p>A number of non-designated public parks, gardens and cemeteries of historic or local significance including West Park in Goole, Bridlington Cemetery, Hall Garth Park in Hornsea, and Burnby Hall in Pocklington.</p>
Historic Battlefields and Military Sites	<p>Stamford Bridge (1066) (Historic England National Register), which is set out on the Policies Map.</p> <p>One of the candidates for the site of the tenth century battlefield of Brunanburh in Rowley Parish, which is undesignated.</p> <p>A number of undesignated battlefield and skirmish sites from the English Civil War.</p> <p>The undesignated Napoleonic era signal station, gun batteries and barracks built at Spurn between 1796 and 1804.</p> <p>The Grade II listed mid nineteenth century fort at Paull, which itself overlays the sites of Tudor and Napoleonic gun batteries. The complex of military structures at Paull includes a number of designated structures.</p> <p>The heavy gun battery at Sunk Island, which is also a Scheduled Monument.</p> <p>A significant number of designated and undesignated sites associated with the two World Wars, inter-war period and Cold War.</p>
Archaeological Sites	<p>A number of archaeological landscapes which are considered to be of national significance and are, for the most part, undesignated. These include areas in the Yorkshire Wolds (an extensive prehistoric landscape), wetlands in the Humberhead Levels (which contain significant palaeoenvironmental remains), Holderness, the Hull Valley and Vale of York.</p>
Other non-designated assets	<p>Many assets are significant but not designated. They include individual features and groups of features that give a place its special character, such as locally important buildings, historically significant common land, and ancient trees. Details of all known heritage assets in the area are held on the Humber Sites and Monuments Record (SMR), and are continually being augmented.</p>

	<p>The absence of a designation does not necessarily indicate lower significance. Where it is likely that an undiscovered heritage asset will exist, for example through consideration of the location of known assets, steps should be taken to ensure that its potential significance is considered in any development proposal.</p>
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Policy ENV3: Valuing our heritage

A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.

B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:

- Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;*
- Listed Buildings and their settings;*
- Historic Parks and Gardens and key views in and out of these landscapes;*
- The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;*
- Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;*
- The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;*
- The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;*
- The nationally important archaeology of the Yorkshire Wolds; and*
- Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.*

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.

D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through 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 excavation and recording before or during development.

8.42 Policy ENV3 considers how best to manage the conflict between the pressure for development and the need to preserve our heritage assets, alongside supporting opportunities to better reveal the significance of assets. Heritage assets are defined in national planning policy and those of particular relevance to the East Riding are shown in Table 8. Designated and non-

designated assets, as set out in Table 8, make a significant contribution to the historic character of the East Riding. This character varies from area to area and is influenced by a range of factors, such as historic street patterns, coastal character, style of architecture, design features and the materials used in a particular location. These should be conserved and, where possible, form an important factor in the design of new development. By requiring conservation the policy encourages developments to take opportunities to enhance the significance, views, setting, character, appearance and context of heritage assets. Heritage assets and historic character are also key considerations in the design of new development and are considered in Policy ENV1.

8.43 Many heritage assets have been identified in Table 8, Policies A1-A6 and other documents, such as the East Riding Landscape Character Assessment, Conservation Area Appraisals and Town/Parish Plans. This does not represent a definitive list and other assets are likely to be identified through the planning application process. Therefore, it is necessary to determine the significance of an asset on a case by case basis. Where proposals are likely to affect a heritage asset, proposals should include a heritage statement so that the full impact of the development can be understood.

8.44 If a development would harm the significance of a heritage asset, applicants will be expected to justify how other factors outweigh the harm, such as the benefits of the proposal to the local community. The greater the significance of the asset (for example shown through the level at which it is designated), the greater the weight given to conserving it and the greater the weight given to preventing harm or loss of the significance. In assessing the potential for harm to a heritage asset it may also be appropriate to consider if the design and siting of the development could be adapted, as well as identify whether there are any other suitable and viable uses that would enable the building's conservation.

8.45 Development that results in substantial harm to, or total loss of, the significance of a designated heritage asset will only be supported in exceptional circumstances. However, the absence of a designation does not necessarily indicate lower significance, particularly for nationally significant archaeological sites that cannot be designated as a Scheduled Monument, due to the very specific selection criteria. Where it is likely that an undiscovered heritage asset exists, for example, through consideration of the location of known assets, steps should be taken to ensure that its potential significance is considered in any development proposal. Wherever possible, developments affecting archaeological assets should be located or designed to avoid archaeological remains to ensure that these remain preserved in situ. Where in situ preservation is not justified or feasible, the developer will need to set out those measures required to provide for the appropriate and satisfactory excavation and recording of the remains before planning permission is granted.

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.22** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. Paragraph 6 outlines a six-stage process to the assembly and analysis

of relevant information relating to heritage assets potentially affected by a proposed development:

- “Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.”

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

3.23 Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

3.24 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

3.25 The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

3.26 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of a wide range of sources, in summary this includes:

- East Yorkshire Historic Environment Record (EYHER) Data;

- The National Heritage List for England (NHLE) held by Historic England;
- Review of historic mapping including pre-Ordnance Survey, Tithe and/or Enclosure maps and Ordnance Survey mapping;
- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- Such other published works, reports and other information relevant to the desk-based assessment;
- Online aerial photography including Google Earth and Bing Aerial;
- An assessment of any Lidar holdings held by the Environment Agency for the study area;
- Portable Antiquities Scheme (PAS) data, available from the PAS website; and
- National Mapping Programme data.
- Site walkover
- Geophysical survey

4.2 These resources have been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance. The locations of the heritage assets described below are shown on Figures 2 and 3.

Scheduled Monuments

Sands Wood Round Barrow (NHLE 1017994) is located to the northeast of the study site. Its citation reads:

The monument includes the buried and earthwork remains of a prehistoric round barrow (burial mound), located in the southern corner of Sands Wood, about 80m north of Woldgate Roman Road. The barrow is sited on the north side of a ridge on gently sloping ground. It survives as a well rounded mound approximately 20m in diameter and 1.5m high, surrounded by the slight impression of a broad and largely infilled ditch. The berm between the outer edge of the central mound and the inner lip of the encircling ditch is gently sloping, but obviously not as steep as the sides of the central mound, and is slightly elongated north to south. The form of the berm is considered to be the result of weathering of the mound and ditch sides. The mound, ditch and encircling berm together comprise an area of roughly 30m in diameter.

Sands Wood has been designated because of its antiquity and representation of that period, as it most likely dates from the late Neolithic to late Bronze Age, its prominent location and good preservation. It is also an unusual example having a berm separating the mound and ditch. This is similar to the saucer barrows found on the chalk uplands of Wessex.

South Side Mount Round Barrow (NHLE 1005232) is located to the northwest of the study site. Its citation reads:

The monument includes a prehistoric round barrow situated on the Wold top. It is visible as a circular mound measuring about 30m in diameter. The surrounding quarry ditch, from which material to construct the mound was derived, survives as a buried feature. The round barrow was partially excavated by Canon Greenwell prior to 1877 (Greenwell Barrow 67), which revealed that it is constructed of chalk resting on a layer of dark earth, which

was thicker in the centre of the barrow. The mound contained or covered more than 20 cremations and burials including that of a child and a female in wood-lined pit. Other interments within the mound included crouched or incomplete inhumations. The barrow contained charcoal and animal bones and grave goods included Bronze Age pottery vessels and a large collection of flint implements, including leaf-shaped arrowheads of Neolithic date. A group of five male inhumations, including three in extended positions were situated near to the top of the barrow, and were thought to be later insertions of Anglo-Saxon date.

South Side Mount has been designated because barrows are considered to be representative of their prehistoric origin and their survival is a major historic monument type in an otherwise modern landscape. Although this example has undergone cultivation and antiquarian investigation, it is still likely to contain important archaeological and ecological information and its reuse as a burial monument in the Anglo-Saxon period enhances its importance.

Portable Antiquities Scheme

- 4.3 The Portable Antiquities Scheme (PAS) encourages the recording of archaeological objects found by members of the public in England and Wales. A search of the online PAS database is appended to this report. The spatial data is not available to download but can be viewed using the PAS KML download in Google Earth.
- 4.4 The PAS database contained ten entries within 1km of the study site (Appendix A). These included a medieval strap end and Iron Age strap fitting to the north and a Neolithic flint knife to the west. There were also two groups of Roman coins; one just on the 1km boundary to the west and another slightly east of Thornholme. No artefacts were recorded within the study site itself.

Aerial Photographs, National Mapping Programme and Lidar

- 4.5 The Cambridge University Collection of Aerial Photographs (CUCAP) is presently closed to the public and there is currently no projected reopening date for services. The CUCAP collection is searchable online and a list of aerial photographs within the study area is at Appendix A. Thumbnails were not available for the study area although descriptions indicate they concentrate on the known heritage assets, such as the recorded cropmarks and barrows, however full analysis has not been possible.
- 4.6 The National Mapping Programme (NMP) data does not show any archaeological features within the study site. It does clearly depict a track, enclosures and ring ditches to the west and northwest of the study area. These link into an extensive area of tracks and enclosures extending more than 1km to the northwest.
- 4.7 Satellite and aerial imagery held by Google Earth covers the study site for the period 1985-2021. The image for 1985 is at such low resolution that any analysis is impossible. The remaining images show the site under a series of arable crops. No archaeological features are discernible but there is a sinuous discolouration that frequently occurs from northeast to southwest across the site. Similar discoloured areas are visible across the landscape suggesting this is a natural geological occurrence.
- 4.8 The Environment Agency National Lidar Programme collected data that covers the study site and 1km study area at 1m resolution in 2018. The processed data does not show any evidence of archaeological features within the study area.

Some visualisations of the processed data, namely hillshade, do show the trackway to the west of the study site identified by the NMP and as cropmarks (see below).

Previous archaeological investigations

4.9 No archaeological investigations are currently recorded within the study area.

Prehistoric

4.10 In addition to the Scheduled barrows, a third barrow is located approximately 250m northeast of the study site (MHU11760). This is a square barrow identified through aerial photographs. It is associated with a findspot of Neolithic lithics and an axe (MHU15548).

4.11 To the west and northwest of the study site, within 500m and extending to the north, cropmarks indicate field systems, enclosures, tracks and ring ditches (MHU 7583 and MHU3261). These are undated but their morphology suggests a Prehistoric origin.

4.12 The barrows are on the higher ground to the north of the site. They are indicative of Prehistoric activity but as they are usually discrete monuments or clusters they do not necessarily indicate past use of the study site. The cropmarks to the northwest are not defined by investigation and therefore related activity may extend into the study site. The potential for Prehistoric archaeology is therefore considered moderate.

Roman

4.13 There is no known recorded Roman activity within the study site.

4.14 To the north, at a distance of approximately 500m, the Woldgate road, is labelled as a Roman road on historic and modern mapping. It is thought to be the link between the city of York and the port at Bridlington.

4.15 Whilst roadsides in the Roman period were sporadically used for settlement or burial of goods and people, the distance to the study site means that this is unlikely to extend inside the site boundary. Therefore, there is a low potential for the study site to contain finds or features relating to the Roman period.

Medieval

4.16 Haisthorpe is recorded as a shrunken medieval village (MHU10028) and is now located immediately southeast of the study site. Whilst no medieval remains are known within the site, it would have been part of the immediate settlement hinterland with a probable agricultural use.

4.17 Both Haisthorpe and neighbouring Thornholme are named in the Domesday Book of 1086. As there is no significant population recorded, they are likely to have been wasteland and whilst not used for regular cultivation or dwelling, may still have been used for hunting and gathering amongst other rural activities.

4.18 Haisthorpe was part of the manor of Burton Agnes, held by the Stuteville family from the early post-Conquest period, who built the manor house in c.1173. The manor passed to the Somerville family from the 13th century and then by marriage to the Griffith and Boynton families into the modern period.

4.19 The available evidence points to the study site being an agricultural hinterland with low potential for archaeology. Any features would be of agricultural origin and low significance.

- 4.20** Greater activity is recorded within Haisthorpe during the post-medieval period as Haisthorpe Hall (MHU3782), the associated farmhouse (MHU20748) and Methodist Chapel (MHU14818) all built within the 18th and 19th centuries. A private burial ground is located to the east of the study site (MHU15116). It is unclear what this relates to, but it is likely to be associated with Haisthorpe Hall.
- 4.21** Haisthorpe is first shown on the 1787 Cary Map as 'Haysthorpe'. Earlier mapping, such as Blaeu in 1646, show Carnaby to the east and occasionally Thornholme to the west. On the 1794 Cary Map, 'Haysthorpe' is shown on a crossroads with a small number of buildings. It has expanded by the time of the 1834 Greenwood Map though it is referred to as 'Kaysthorpe'. Significant development is shown throughout all the nearby settlements, with the Hall and Burton Agnes particularly prominent.
- 4.22** The study site is divided between the 1840 Burton Agnes and Haisthorpe Tithe map and the 1840 Thornholme Tithe map. Both show the site in detail for the first time. It is divided into a series of linear plots with a 'stone pit' on the eastern boundary. The stone pit, also later referred to as a lime kiln or chalk pit, is referenced on the HER as MHU15089. The Haisthorpe land is owned by Sir Henry Boynton or Dame Mary Boynton and the Thornholme portion by William St. Quintin: both men held the manors at this time.

Burton Agnes and Haisthorpe Tithe Apportionment Extract:

Plot Number	Plot Name	Owner	Occupier	Cultivation/ Use
98	West Field Middle Close Flat	Sir Henry Boynton	John Jackson	Arable
110	West Field West of Stintings	Sir Henry Boynton	John Piercy	Arable
111	High West of Stintings	Dame Mary Boynton	John Carrick	Arable
112	West Field Pearson Butts	Sir Henry Boynton	John Jackson	Arable
113	West Field Stone Pit Flat	Sir Henry Boynton	John Jackson	Arable
114	West Field Stone Pit	Sir Henry Boynton	John Jackson	N.D.
115	West Field Stone Pit Flat	Sir Henry Boynton	John Jackson	Arable
116	Stone Pit Flat	Dame Mary Boynton	John Carrick	Arable
117	West Field Crook Dale	Sir Henry Boynton	John Knaggs	Arable

Plot Number	Plot Name	Owner	Occupier	Cultivation/ Use
118	West Field Crook Dale	Sir Henry Boynton	John Jackson	Arable
119	West Field Crook Dale	Sir Henry Boynton	John Jackson	Arable
120	West Field Crook Dale	Sir Henry Boynton	John Piercy	Arable
121	West Field Whin Pit	Sir Henry Boynton	John Piercy	Arable
122	Crook Dales	Dame Mary Boynton	John Carrick	Arable
123	West Field Whin Pit	Sir Henry Boynton	John Piercy	Arable
124	West Field Whin Pit	Sir Henry Boynton	John Jackson	Arable

Thornholme Tithes Apportionment Extract:

Plot Number	Plot Name	Owner	Occupier	Cultivation/ Use
158	Long Lands	William St Quintin	Richard Owston	Arable
159	Whin Bush Fall	William St Quintin	John Etherington	Arable
160	Whin Bush Fall	William St Quintin	William and Anthony Cranswick	Arable
161	Whin Bush Fall	William St Quintin	Robert Lamplugh	Arable
162	Whin Bush Fall	William St Quintin	Richard Owston	Arable
163	Thorn Tree Fall	William St Quintin	John Etherington	Arable
164	Thorn Tree Fall	William St Quintin	William and Anthony Cranswick	Arable
165	Thorn Tree Fall	William St Quintin	Robert Lamplugh	Arable

Plot Number	Plot Name	Owner	Occupier	Cultivation/ Use
166	Thorn Tree Fall	William St Quintin	Richard Owston	Arable

- 4.23** The 1854 Ordnance Survey map also shows the site divided into linear plots with a lime kiln and chalk pit on the eastern boundary. Haisthorpe Hall and Lodge are shown within garden or orchard plots immediately southeast of the study site.
- 4.24** By 1892, the Ordnance Survey map indicates that large open fields have been adopted. The Methodist Chapel is now in place along with a Pond (MHU15083), the Lodge is now south of Main Road with a moat and the former lodge is now named as Haisthorpe Hall. This pattern continues into the mid 20th century and by 1973-78 the OS maps name a series of farms or farmhouses between Haisthorpe Hall and Main Road and further development to the south of the road.
- 4.25** The hamlet of Haisthorpe, having contracted during the medieval period, seems to have experienced a resurgence during the 18th and 19th centuries as Haisthorpe Hall was developed. Despite this, historic mapping confirms that the study site was on the periphery and remained agricultural land. The immediately adjacent lime kiln and/or chalk pit was used or has remained visible for quite an extended period of time. Lime had a variety of uses and its processing could be quite an extensive industry. It is possible that this pit does not exist in isolation, even if earlier activity had long fallen into disuse by the time the area was mapped. It is therefore considered that there is low potential for archaeological remains relating to agriculture, which would be of low, local significance, and moderate potential for finds or features relating to Haisthorpe Hall and chalk extraction or lime processing, which could be of greater significance to our understanding of the use of the landscape.

Summary of Archaeological Potential and Assessment of Significance

- 4.26** The proximity of the likely Prehistoric cropmarks and evidence of barrow burials on the higher ground within the wider study area mean that there is moderate potential for finds or features from this period to be located within the study site. By contrast, the only evidence for Roman activity is a tentative location of a former road 500m to the north. The distance is such that potential for Roman archaeology is low. Potential for medieval archaeology is also low as the study site is likely to have been agricultural hinterland. Post medieval mapping and documentary evidence indicate that Haisthorpe had a renewed focus around the Hall. This and the adjacent chalk pit or lime kiln have a moderate potential to be more extensive and provide information on land use, beyond the mapped agricultural activity.

Site Walkover

- 4.27** A site walkover was undertaken on 22nd March 2022 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The conditions were bright and generally clear although a misty haze was observable in the distance.
- 4.28** No finds or features of archaeological interest were observed within the study site.

- 4.29** The location of the chalk pit/lime kiln (MHU15089) on the eastern boundary was lined with trees and overgrown with vegetation. A small bank defined its extent with a modern gate preventing access from West Backside. The interior also contained a static caravan, areas of tarmac and hardstanding and scrap metal.
- 4.30** Sands Wood was intermittently visible from the study site, though only the upper crowns of the trees. The study site is not visible from ground level at or adjacent to Sands Wood. The Scheduled barrow (NHLE 1017994) is well preserved within the woodland.
- 4.31** Similarly, although views towards the location of the Scheduled South Side Mount round barrow (NHLE 1005232) extend as far as the nearby communications mast, the barrow itself is not intervisible with the study site.

Geophysical Survey

- 4.32** The geophysical survey identified a complex series of rectilinear ditched enclosures with probable trackways and circular anomalies within and exterior to the enclosures, separate to those known outside the western boundary of the study site. These are concentrated towards the northeastern side of the study site and appear to respect the palaeo-landscape feature identified as a geological feature in the aerial photograph assessment (see above). There is a second rectangular enclosure on the southern boundary with at least four circular features enclosed within it and another outside to the east. In the southwestern corner there is further suggestion of rectilinear field boundaries. The morphology of the features suggests they are Prehistoric, most likely Bronze Age to Iron Age, though Romano-British and medieval dates are also a possibility. They have the potential to contain significant information about the use and development of the landscape over these periods and the remains could have at least regional significance.
- 4.33** The desk based assessment identified a moderate potential for Prehistoric archaeology and the geophysical survey results increases this to very high potential. It also raises the previously identified low potential for Roman and medieval archaeology up to medium as features from these date ranges are now a greater possibility.

5.0 Built Heritage Assets

- 5.1** This section will consider the potential effects of development within the study site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the study site, whose settings may be affected. The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.
- 5.2** Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA.
- 5.3** Stage 1 of Historic England's five-stage settings assessment (HistE 2017) requires the assessor to "Identify which heritage assets and their settings are affected" (HistE 2017). There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the Proposed Development. A radius of 1 km from the boundary of the application site has been used for assessing indirect effects on all listed buildings and non-designated heritage assets.
- 5.4** The distribution of built designated heritage assets in relation to the study site can be found at Figures 2 and 3. The national and local lists and HER were reviewed, and the following built heritage assets were identified as having the potential to require assessment.

Built Heritage assets requiring assessment

- 5.5** The following designated and non-designated heritage assets therefore have the potential to be affected by the proposed development:
- Haisthorpe Hall (NHLE 1346457).
 - Manor Farmhouse, Low Field Lane (NHLE 1204990).
 - Manor Farmhouse, Main Street (NHLE 1204971).
 - White House Farm (MHU20748).
 - Former Primitive Methodist Chapel (MHU14818).

Haisthorpe Hall (NHLE 1346457)

Description, Significance and Setting

- 5.6** Haisthorpe Hall is described on its listing citation as:

House. Probably late C18 origins with later additions and alterations including C19 main range. Pinkish-brown and gault brick in Flemish bond with Welsh slate roof. 2 storeys, 3 gabled bays, the centre of which is taller and breaks forward, and 3-storey, 3-bay C18 range to rear. Gothick style. Entrances to each side of central porch are 6-fielded-panel doors; to centre a 12-pane sash with Gothick glazing to head. To either side of porch a narrow, 12-pane sash with Gothick glazing to head, otherwise mainly similar 18-pane sashes, all under hoodmoulds with label stops. Blind, quatrefoiled oculus above porch and similar to apex of each gable. Gables have decorative barge boards. East

façade of rear wing has similar, multi-paned Gothick staircase window, otherwise mainly 12-pane sashes under hoods on console brackets. Some 18-pane sashes to west facade.

- 5.7** No details of its history or significance are included within the listing or on the HER. Its architectural value is therefore the main factor in its listed status.
- 5.8** The Hall is set within a formal garden, which remains, bounded by a dense hedge and lined with semi-mature trees. Its wider setting is agricultural. Some value is drawn from its historic and spatial association with White House Farm, located directly to the south and always mapped alongside the Hall.
- 5.9** The Hall is described on the 1840 Tithe Apportionment as a farmstead owned by Dame Mary Boynton and occupied by John Cassick, both of whom had land holdings on the study site. On the Tithe Map, an L shaped building is shown just off-centre of the plot with two rectangular outbuildings.
- 5.10** On the earliest OS maps, the plot is not shown with enough clarity to discern the buildings. However, a hollow square building, probably stables, is shown on the southwest corner from 1892 onwards. From 1912, an L shaped building is shown in the centre, although on a different orientation by approximately 90° from the Tithe.
- 5.11** The site visit confirmed that the Hall is set within a formal garden behind a high brick wall and dense tree planting around the boundary. Even without the trees being in full leaf, views of the house are restricted to glimpses. It is probable that there are intermittent views of the study site from some upper storey aspects of the house. However, they will be interrupted by the vegetation covering the site of the chalk pit/lime kiln. Any intervisibility with the other buildings identified by this assessment will not be affected by the proposed development.

Manor Farmhouse Low Field Lane (NHLE 1204990)

Description, Significance and Setting

- 5.12** Manor Farmhouse is Grade II Listed and described as:
Farmhouse. Early C19 with probable medieval origins and later additions and alterations. Colour-washed rubble and brick with pantile roof. L-shaped on plan. 2 storeys, 3 bays. Central entrance a 6-fielded panel door with overlight within doorcase of fluted pilasters and hood. 4-pane sashes. First floor has 20-pane sashes. Hipped roof. End stacks. Interior has massive rubble inner wall, reputed to be medieval.
- 5.13** As for Haisthorpe Hall, no details of its history or significance are recorded on the listing or HER and therefore the architectural value carries the most significance.
- 5.14** It is described as a homestead on the Tithe Apportionment; owned by Sir Henry Boynton and occupied by John Jackson. Both these individuals owned and occupied parts of the study site. On the Tithe Map the house is approximately C shaped and appears formed of several interconnecting units. The appearance is broadly similar on the early OS maps and by 1912 the third central wing creates an E shape. However, the scale and reproduction quality of the mapping may suggest one quite rambling building as more modern mapping from the 1970s onwards show it as a series of rectangular buildings very close together. Until 1999 the house is referred to as Haisthorpe Lodge and not Manor Farmhouse.

- 5.15** The immediate setting of the asset comprises the farm and residential property that has gradually developed over the 19th-20th century between it and Main Road to the north. The wider setting is agricultural, of which the study site is a part.
- 5.16** The site visit confirmed that the Farmhouse is set back from the road and any views to the north are restricted by 19th and 20th century residential development. The farm and house display evidence of recent modernisation. The mass of Haisthorpe south of Main Road is visible from the study site but specific buildings are not discernible.

Manor Farmhouse, Main Street (NHLE 1204971)

Description, Significance and Setting

- 5.17** The Manor Farmhouse is located to the west of the study site in the neighbouring settlement of Thornholme. It is Grade II Listed and described as:
- Farmhouse. Probably late C18 with later additions and alterations. Colour-washed brick with cast-tile roof. Double range plan with extension to right. 2 storeys, 2 first-floor windows with a single-storey, 2-bay range to right with attic. Entrance to central single-storey porch a 4-panel door with overlight between decorative pilasters and hood. To ground floor: 16-pane sashes; first floor has 12-pane, unequally-hung sashes. Windows have stone sills and channelled wedge lintels with keystones. Dentil eaves cornice. Swept roof. Brick copings, end stacks. Tumbled-in brickwork to gable end. Right range has part-blocked 4-pane Yorkshire sash and 12-pane unequally-hung sash under segmental arch. Raking dormer to roof with 8-pane sliding sash. End stack to right.*
- 5.18** Again, the listing refers to the architectural value of the farmhouse.
- 5.19** Although the farmhouse is set within a different settlement, its wider setting is the same agricultural landscape. The Tithe Apportionment also demonstrates ownership links as William St Quintin owned both the farmhouse and parts of the study site. The farmstead was occupied by Richard Owston, who also held land on the study site. Throughout the 19th century, Manor Farmhouse has been part of an L shaped range, fronting Main Road to the north and extending south into the plot.
- 5.20** Thornholme and Manor Farmhouse are not intervisible with the study site. The Farmhouse fronts onto a busy road and is adjacent to a modern working farm within the settlement.

White House Farm (MHU20748)

Description, Significance and Setting

- 5.21** White House Farm is not listed but is on the HER and is considered here because of its proximity and likely functional and ownership links with Haisthorpe Hall and the study site. The HER describes it as:
- Farmhouse built in early to mid-18th century, known as White House Farm. White House Farm, to the south of Haisthorpe Hall, is a large early to mid-18th century four-bay farmhouse with lobby-entry plan.*
- 5.22** The setting of the farmhouse is its associated farm and the residential properties, including Haisthorpe Hall that surround it. More widely, it has an agricultural setting, of which the study site is a part.

- 5.23** The Tithe Apportionment describes White House Farm only as a farmstead. However, it was owned by Sir Henry Boynton and occupied by John Piercy, who both held land in the study site. These ownership links add to its historic value.
- 5.24** On the Tithe Map, the farmhouse is part of a C shaped range of up to three buildings. By the 1892 OS map, the range is E shaped with rectangular outbuildings to the north. The mapping from the 1970s onwards shows increasingly shorter wings until the building becomes an L shaped block with additional outbuildings to the north visible.
- 5.25** The house is visible from eastern approaches and is part of a modern farm. The buildings lining West Backside prevent views to and from the study site. Although intervisibility with the other buildings on the north side of Haisthorpe, namely Haisthorpe Hall, varies with viewpoint, their spatial grouping and historic origin is still discernible.

Former Primitive Methodist Chapel (MHU14818)

Description, Significance and Setting

- 5.26** No description is provided by the HER. During the site visit, the chapel was observed to be a single storey rectangular building with a hipped roof, arched windows and a door at either end of the west facing façade. At least two phases of extension, to the building and to add a door, were visible. In addition, modernisation has clearly occurred with uPVC windows and doors. The building used to function as a community centre.
- 5.27** The chapel is significant as the only place of worship within Haisthorpe. Presumably the settlement has never been large enough to support its own parish church but the advent of Methodism presented an opportunity and reflects on the beliefs of the residents of the 19th century, giving it a socio-historic value. The building has architectural value as it is constructed in typical Methodist style as a simple small building with arched windows.
- 5.28** Surrounded by fields, with farm buildings to the north, the chapel's setting is noticeably apart from the residential buildings of Haisthorpe. It is part of the settlement and the agricultural surroundings and yet it is placed to stand out, even as a small building, perhaps representing its importance. The setting is important to understanding its heritage value.
- 5.29** The chapel is visible from the majority of the study site. Although the distances are such that details are not visible, its location apart from the other buildings of Haisthorpe is noticeable.

6.0 Proposed Development and Potential Impact on Designated and Non-Designated Heritage Assets

Site Conditions

- 6.1 The study site is arable farmland with large open fields and boundary hedges. Beyond the 1km study area to the south, the industrial zone at Carnaby and several wind turbines are visible from the study site.

The Proposed Development

- 6.2 The proposed development is for a renewable energy park and associated infrastructure.

Potential Archaeological Impacts and Mitigation Measures

- 6.3 The two Scheduled Monuments, both barrow burials, are located within 1km of the study site but still some distance away. They have a ridge-top, but modern agricultural setting with no clear intervisibility with the site. Although the proposed development will alter this setting with further modernisation, the study site is a very small part of their wider setting, and their prominent location can still be appreciated. In addition, no physical impacts will occur, and the setting impacts are reversible when the land is returned to agriculture at the end of the life of the project. The impact of the proposed development on the Scheduled Monuments is considerably less than substantial.
- 6.4 A review of the available evidence initially identified that the study site had a low potential to contain finds and features relating to the Roman and medieval periods. There was also a predicted moderate potential for the adjacent Prehistoric cropmarks to extend into the site and for additional post medieval activity relating to the chalk pit and lime kiln to be located within the site boundary.
- 6.5 The geophysical survey results identified significant enclosures, trackways, circular anomalies and field boundaries that morphologically appear Prehistoric but may also have Roman or medieval elements. This has changed the potential for Prehistoric archaeology to very high and for Roman and medieval archaeology to moderate. The proposed development will have significant physical impacts on this archaeology without mitigation. Mitigation options, such as design solutions to avoid the remains, and/or a programme of archaeological investigation will be developed in consultation with the LPA Archaeologist and in line with the requirements of the NPPF.

Potential Built Heritage Impacts and Mitigation Measures

- 6.6 The proposed development is a small part of the wider agricultural setting of all the buildings considered here. The owners and occupiers of the former strip fields provide additional value to our understanding of the buildings but the strip fields have long since been removed and no functional links remain so the value is entirely historic.
- 6.7 Despite being the closest, Haisthorpe Hall has limited intervisibility with the study site. Its spatial links with White House Farm and Haisthorpe generally will be unaffected by the development. The proposed development represents only a minor change to the wider agricultural setting of the Hall.
- 6.8 The Manor Farmhouses, at Low Fields Lane and Thornholme, are set within modernised farm and residential areas with no clear intervisibility with the

study site. The proposed development is a negligible change to their wider agricultural setting.

- 6.9** The value of White House Farm is architectural and the spatial arrangement with Haisthorpe Hall, which will be unaffected. Whilst the proposed development will be a modernisation of its agricultural surroundings, it is already part of a modern farm and therefore the impact is considered minor.
- 6.10** The study site is most visible from the Former Primitive Methodist Chapel. The proposed development will change this view from purely agricultural however, the chapel is not directly linked to the agricultural history of the settlement. The architectural and historic value and the distinctive spatial separation from Haisthorpe will not be impacted and will still be visible. The overall impact is considered to be a minor change to the wider setting of the chapel.
- 6.11** Maintaining or improving the hedged boundaries between the study site and the built heritage assets, would soften the appearance of the solar panels. These would need to be in keeping with the existing species and style of hedging to avoid drawing further attention to the proposed development.

7.0 Summary and Conclusions

- 7.1 This historic environment desk-based assessment considers land at north of Haisthorpe in the East Riding of Yorkshire in advance of a proposed renewable energy park development.

Archaeological Assets

- 7.2 The impact on the two Scheduled barrows is considered to be less than substantial as there will be no physical impacts and a slight change only to further modernise the agricultural setting of the monuments.
- 7.3 A review of the available evidence initially identified that the study site had a low potential to contain finds and features relating to the Roman and medieval periods. There was also a predicted moderate potential for the adjacent Prehistoric cropmarks to extend into the site and for additional post medieval activity relating to the chalk pit and lime kiln to be located within the site boundary.
- 7.4 The geophysical survey results identified significant enclosures, trackways, circular anomalies and field boundaries that morphologically appear Prehistoric but may also have Roman or medieval elements. This has changed the potential for Prehistoric archaeology to very high and for Roman and medieval archaeology to moderate. The proposed development will have significant physical impacts on this archaeology without mitigation. Mitigation options, such as design solutions to avoid the remains, and/or a programme of archaeological investigation will be developed in consultation with the LPA Archaeologist and in line with the requirements of the NPPF.

Built Heritage Assets

- 7.5 An assessment of the significance of designated and non-designated heritage assets in the vicinity has demonstrated that three Listed Buildings and two non-designated heritage assets may experience impacts as a result of the proposed development but that these are less than substantial harm. Two of the Listed Buildings, Manor Farmhouse at Low Fields Lane and Manor Farmhouse, Thornholme, have limited settings and no intervisibility and the impacts are therefore negligible.
- 7.6 The Listed Haisthorpe Hall and non-designated White House Farm derive value from their architecture and spatial arrangement, which will not be impacted. Intervisibility is limited and the proposed development is a minor impact on their wider setting.
- 7.7 The architectural and historic significance of the Former Primitive Methodist Chapel will not be impacted. The proposed development will not impact the chapel's distinct setting within Haisthorpe but will be a minor change to its less significant wider rural setting.
- 7.8 Maintenance or improvement of hedged boundaries, in vernacular style, may help to soften the visual impact of the proposed development.

Sources

General

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Cartographic

1646	Blaeu Map
1659	Janssonium Map
1665	Blaeu Map
1676	Speed Map
1732	Willdey Map
1787	Cary Map
1794	Cary Map
1832	Arrowsmith Map
1834	Greenwood Map
1840	Burton Agnes and Haisthorpe Tithe Map
1840	Thornholme Tithe Map
1854	1:10,560 Ordnance Survey Map
1892	1:10,560 Ordnance Survey Map
1912	1:10,560 Ordnance Survey Map
1911	1:2,500 Ordnance Survey Map
1951-1953	1:10,560 Ordnance Survey Map
1956	1:10,000 Ordnance Survey Map
1965-1972	1:2,500 Ordnance Survey Map
1973-1978	1:10,000 Ordnance Survey Map
1992	1:2,500 Ordnance Survey Map
1995	1:2,500 Ordnance Survey Map
1999	1:10,000 Ordnance Survey Map
2006	1:10,000 Ordnance Survey Map
2021	1:10,000 Ordnance Survey Map

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Lidar

Lidar data were downloaded from the Environment Agency website in March 2022-
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Tile Name	Year	Resolution (m)
TA16NW	2018	1
TA16SW	2018	1

APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the study site was adopted. The following gazetteer represents all of the entries from the Cheshire HER.

Abbreviations:

EYHER: East Riding of Yorkshire Historic Environment Record

MonUID: EYHER monument identification reference number

MONUID	NAME	PERIOD
3261	Linear Earthwork	Undated
3782	Haisthorpe Hall	Post medieval
7583	Settlement Complex	Undated
10028	Haisthorpe Med/PM Settlement & SMV	Medieval – Post medieval
11760	Haisthorpe High Field Barrow	Iron Age
14818	Former Primitive Methodist Chapel, Haisthorpe	Post medieval
15083	Site Of Pinfold, Main Rd, Haisthorpe	Post medieval
15089	Site Of Chalk Pit & Kiln, Haisthorpe	Post medieval
15116	Site Of Burial Ground	Post medieval
15548	Flints & Axe, Haisthorpe High Field	Neolithic
20748	White House Farm	Post medieval - modern

GAZETTEER OF DESIGNATED HERITAGE ASSETS

The following gazetteer represents all known designated heritage assets within the 1km study area.

Abbreviations:

NHLE: National Heritage List for England

NHLE REFERENCE	NAME	DESIGNATION
1017994	Sands Wood Round Barrow, Boynton	Scheduled Monument
1005232	South Side Round Barrow	Scheduled Monument
1346457	Haisthorpe Hall	Grade II Listed Building

NHLE REFERENCE	NAME	DESIGNATION
1204971	Manor Farmhouse, Burton Agnes	Grade II Listed Building
1204990	Manor Farmhouse, Carnaby	Grade II Listed Building

GAZETTEER OF PORTABLE ANTIQUITIES SCHEME DATA

The following gazetteer represents all known Portable Antiquities Scheme Data within the 1km study area.

Abbreviations:

PAS: Portable Antiquities Scheme

PAS ID: Portable Antiquities Scheme Identification Reference Number

PAS ID	Name	Period
SWYOR-570925	Strap end	Medieval
YORYM-6634B6	Strap fitting	Iron Age
YORYM-7C1011	Knife	Neolithic
SWYOR-576345	Coin	Roman
DUR-D10E63	Coin	Roman
DUR-DOB732	Coin	Roman
SWYOR-9152E4	Coin	Roman
YORYM-A55965	Coin	Roman
YORYM-A3DEF1	Coin	Roman
YORYM-A3FF75	Coin	Roman

GAZETTEER OF CAMBRIDGE UNIVERSITY COLLECTION OF AIR PHOTOS

The following cover search lists all aerial photographs covering the study site and c1km study area, which were accessioned to the digital CUCAP archive as of 09/03/2022.

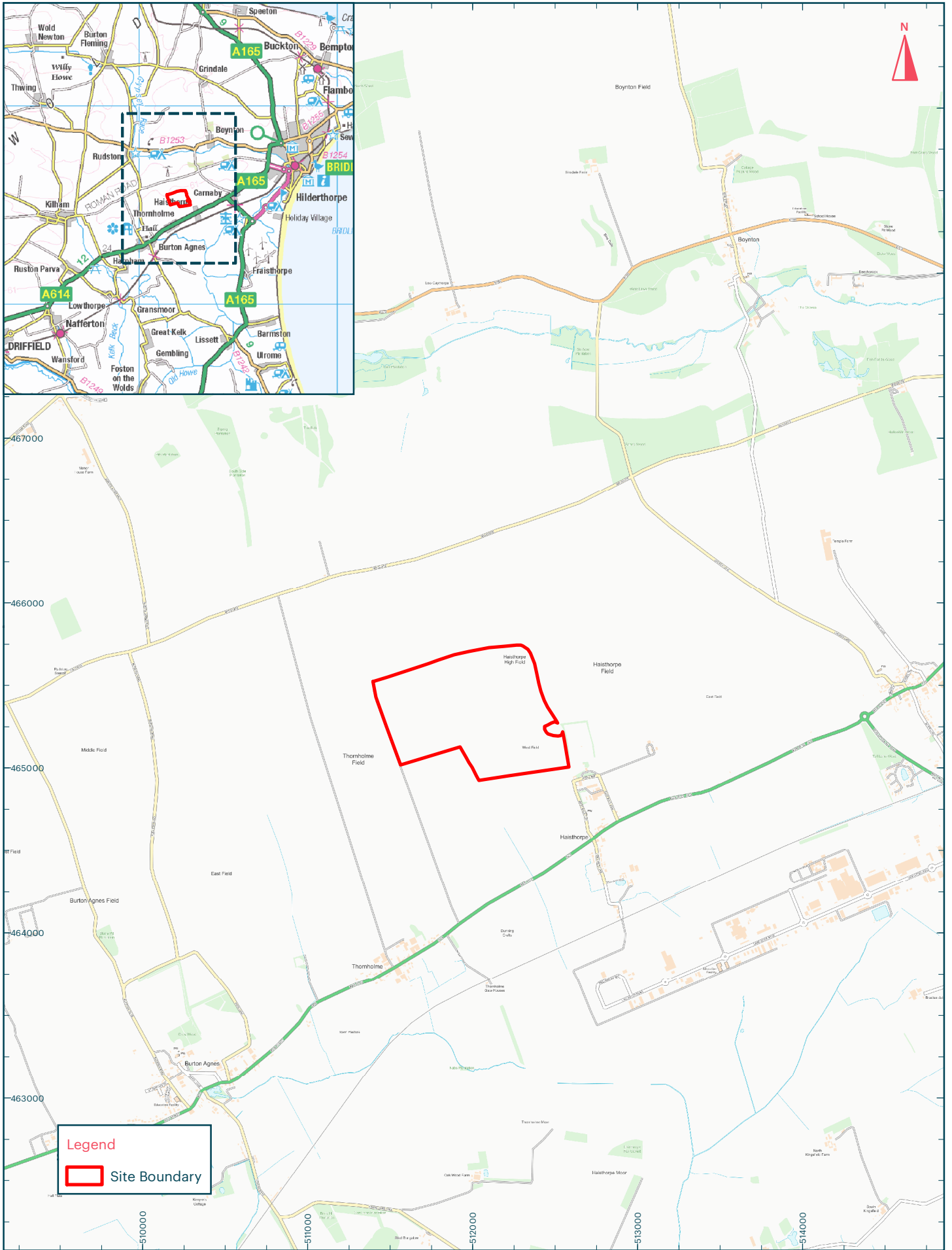
Abbreviations:

CUCAP: Cambridge University Collection of Aerial Photographs

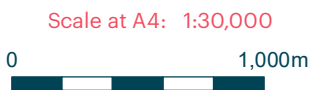
Photo Reference	Oblique or Vertical	Date	Subject	Easting	Northing
ART75	Oblique	13/06/1967	Cropmarks, 1.75 miles NNE of Burton Agnes	511300	465500
ART76	Oblique	13/06/1967	Cropmarks, 1.75 miles NNE of Burton Agnes	511300	465500
AZZ6	Oblique	13/11/1969	Barrow, South Side Mount, 1 mile SE of	510700	466500

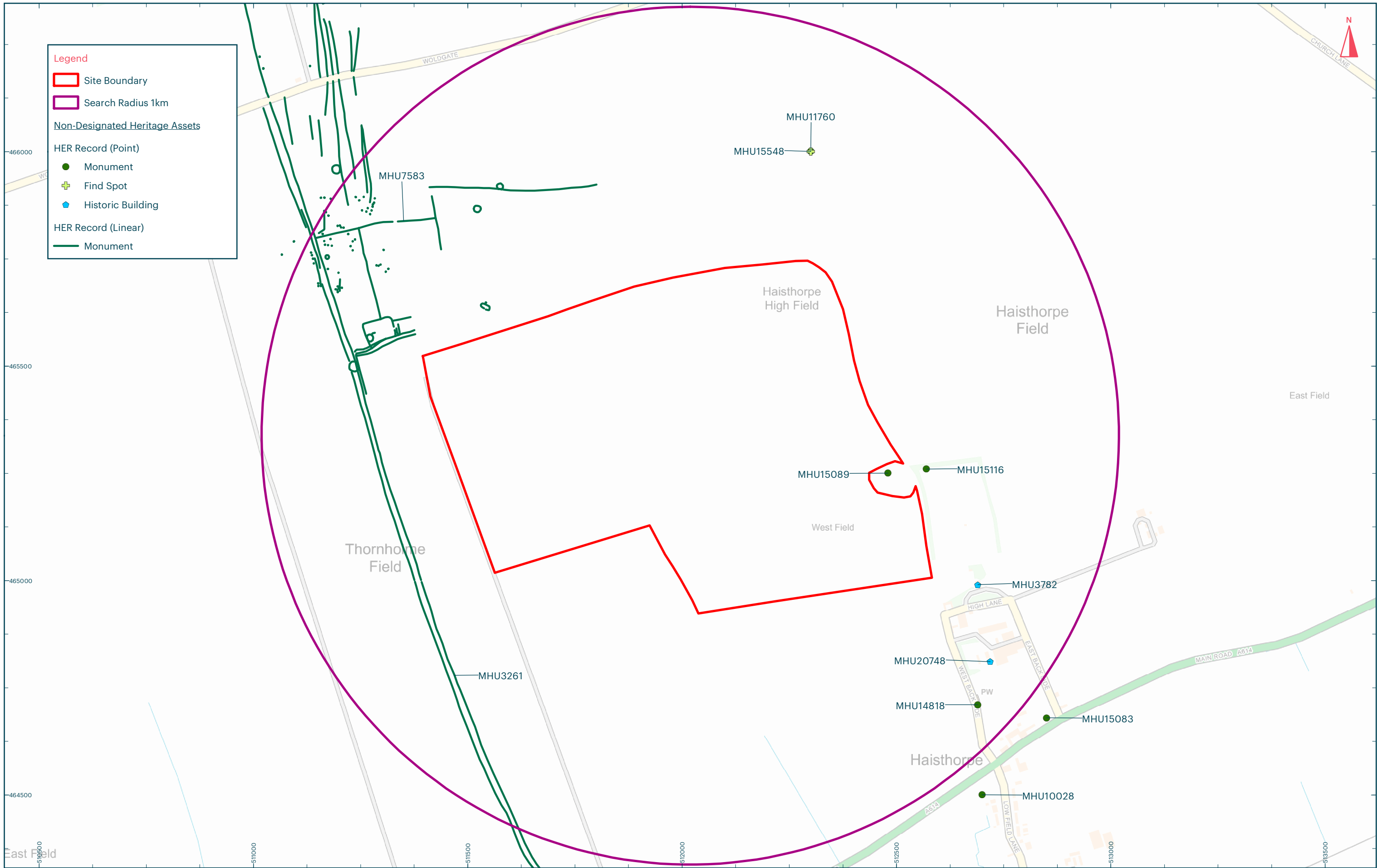
			Rudston		
AZZ7	Oblique	13/11/1969	Barrow, South Side Mount, 1 mile SE of Rudston	510700	466500
BA62	Oblique	05/07/1948	Cropmarks, ring-ditch, 1.5 miles SE of Rudston	511100	466000
BAH1	Oblique	03/01/1970	Moat, Haisthorpe, 1.5 miles SW of Carnaby	512900	464200
BAH2	Oblique	03/01/1970	Moat, Haisthorpe, 1.5 miles SW of Carnaby	512900	464200
BAU36	Oblique	13/02/1970	Barrow, South Side Mount, 1 mile SE of Rudston	510700	466500
BAU37	Oblique	13/02/1970	Barrow, South Side Mount, 1 mile SE of Rudston	510700	466500
BCF27	Oblique	22/06/1970	Cropmarks, 1.75 miles NNE of Burton Agnes	511300	465500
BIG49	Oblique	08/05/1972	Crop marks, 1 mile SSE of Rudston	510400	466500
BIG50	Oblique	08/05/1972	Crop marks, 1 mile SSE of Rudston	510400	466500
BUW26	Oblique	21/07/1975	Cropmarks, 1 mile WNW of Carnaby	513000	466300
BUW27	Oblique	21/07/1975	Cropmarks, 1 mile WNW of Carnaby	513000	466300
BUW28	Oblique	21/07/1975	Cropmarks, 1 mile WNW of Carnaby	513000	466300
BUW29	Oblique	21/07/1975	Cropmarks, 1.5 miles NNE of Burton Agnes	511300	465500
BUW30	Oblique	21/07/1975	Cropmarks, 1.75 miles NNE of Burton Agnes	511600	465500
BUW31	Oblique	21/07/1975	Cropmarks, 1.5 miles NNE of Burton Agnes	511300	465500
BUW32	Oblique	21/07/1975	Cropmarks, 1.5 miles NNE of Burton Agnes	511300	465500
BWC22	Oblique	09/09/1975	Deserted medieval village, Thornholme	511500	463800
BWC23	Oblique	09/09/1975	Deserted medieval village, Thornholme	511500	463800
DP78	Oblique	10/07/1949	Cropmarks, enclosure, 'South	510700	466500

			Side Mount', 1 mile SE of Rudston		
DP79	Oblique	10/07/1949	Cropmarks, enclosure, 'South Side Mount', 1 mile SE of Rudston	510700	466500



Title:
Figure 1: Site Location
Address:
Three Oaks Renewable Energy Park

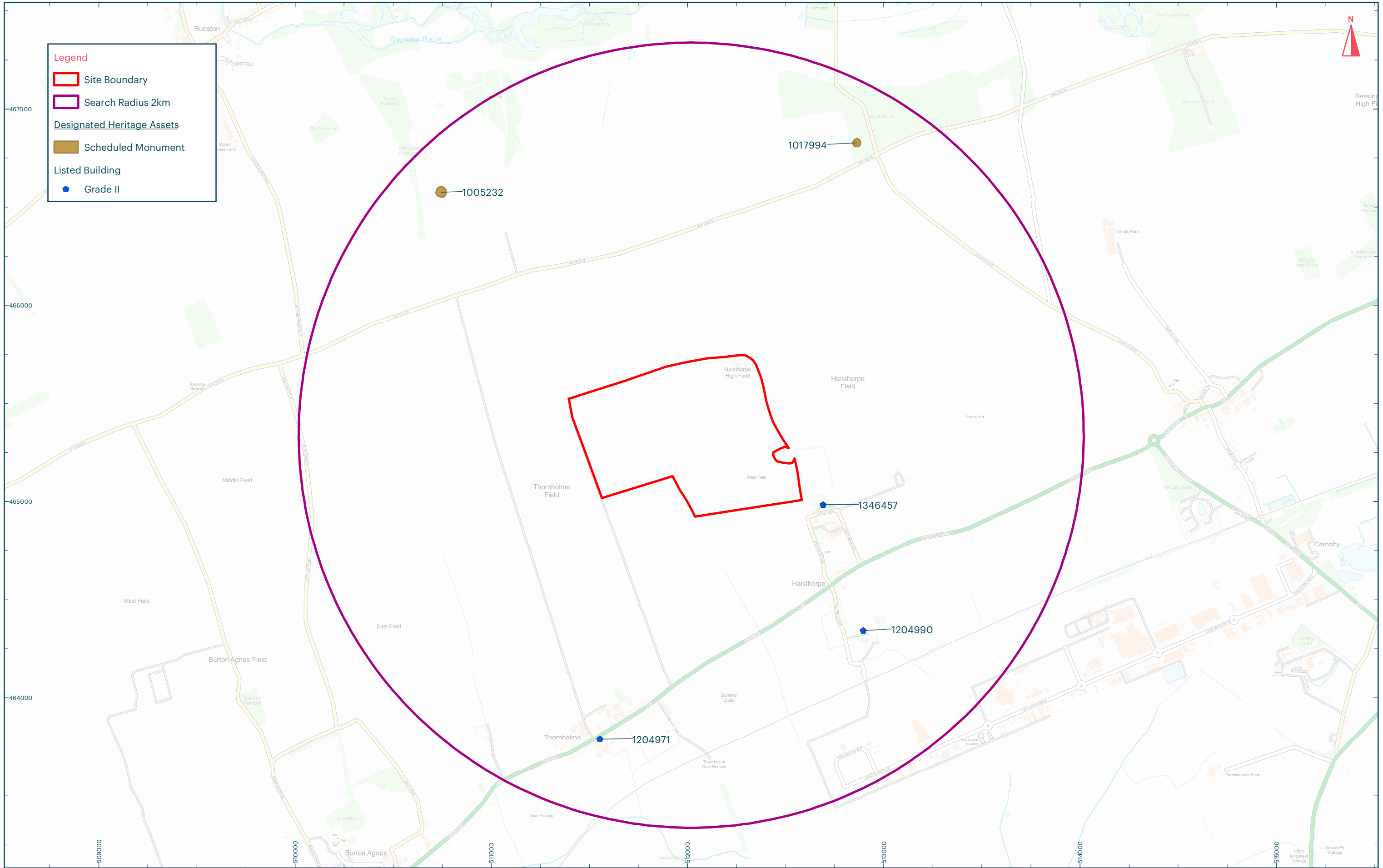




Title:
Figure 2: HER Monuments
Address:
Three Oaks Renewable Energy Park

Scale at A3: 1:8,000
0 250m





Title:
Figure 3: Designated Assets
Address:
Three Oaks Renewable Energy Park

Scale at A3: 1:17,500
0 500m



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Legend

 Approximate Site Location




Title:
Figure 4: 1646 Blaeu Map
Address:
Three Oaks Renewable Energy Park

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 6: 1665 Blaeu Map
Address:
Three Oaks Renewable Energy Park

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location




Title:
Figure 7: 1676 Speed Map
Address:
Three Oaks Renewable Energy Park

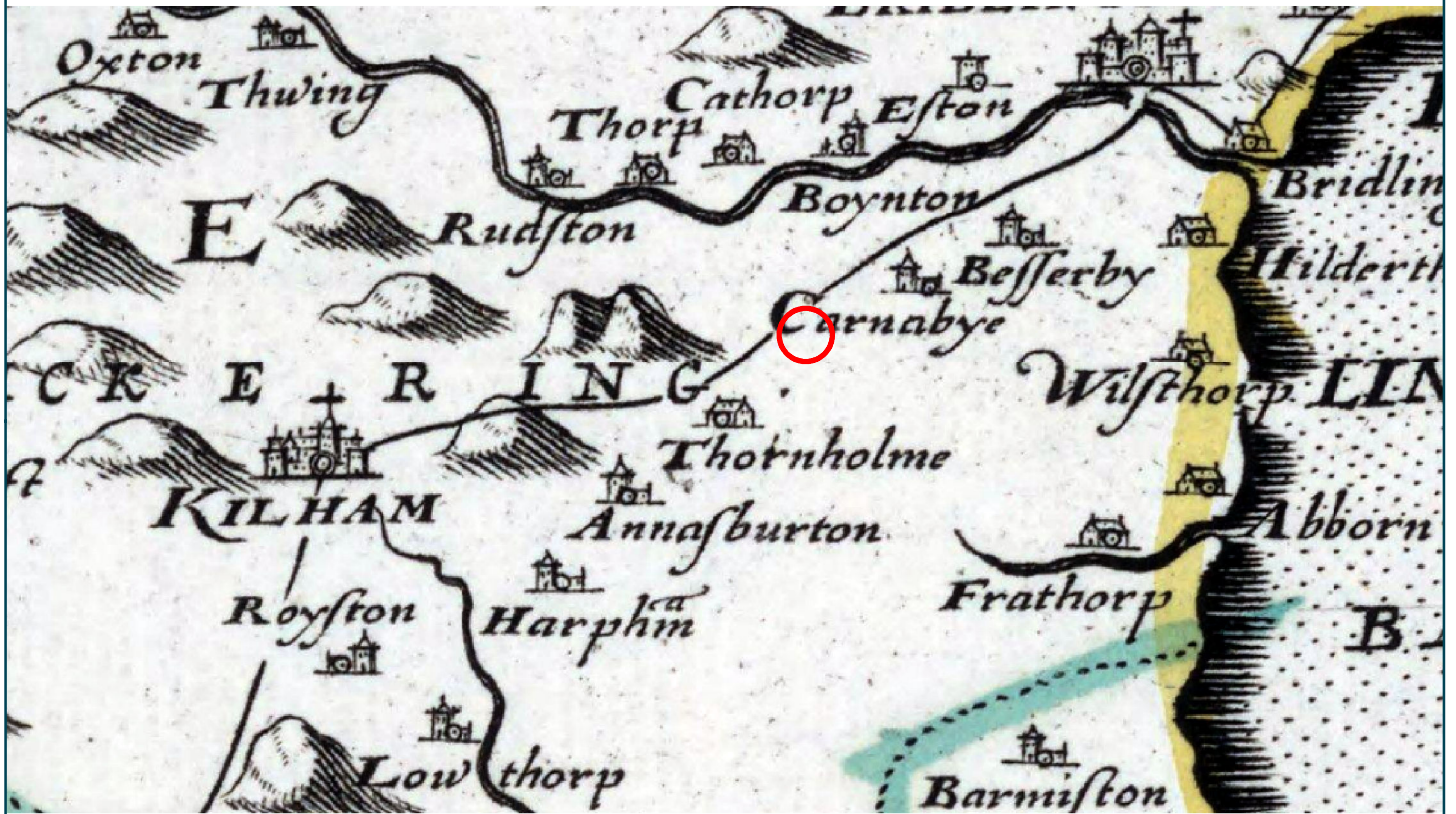
Not to Scale:
Illustrative Only





Legend

 Approximate Site Location




Title:
Figure 8: 1732 Willdey Map
Address:
Three Oaks Renewable Energy Park

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 9: 1787 Cary Map
Address:
Three Oaks Renewable Energy Park

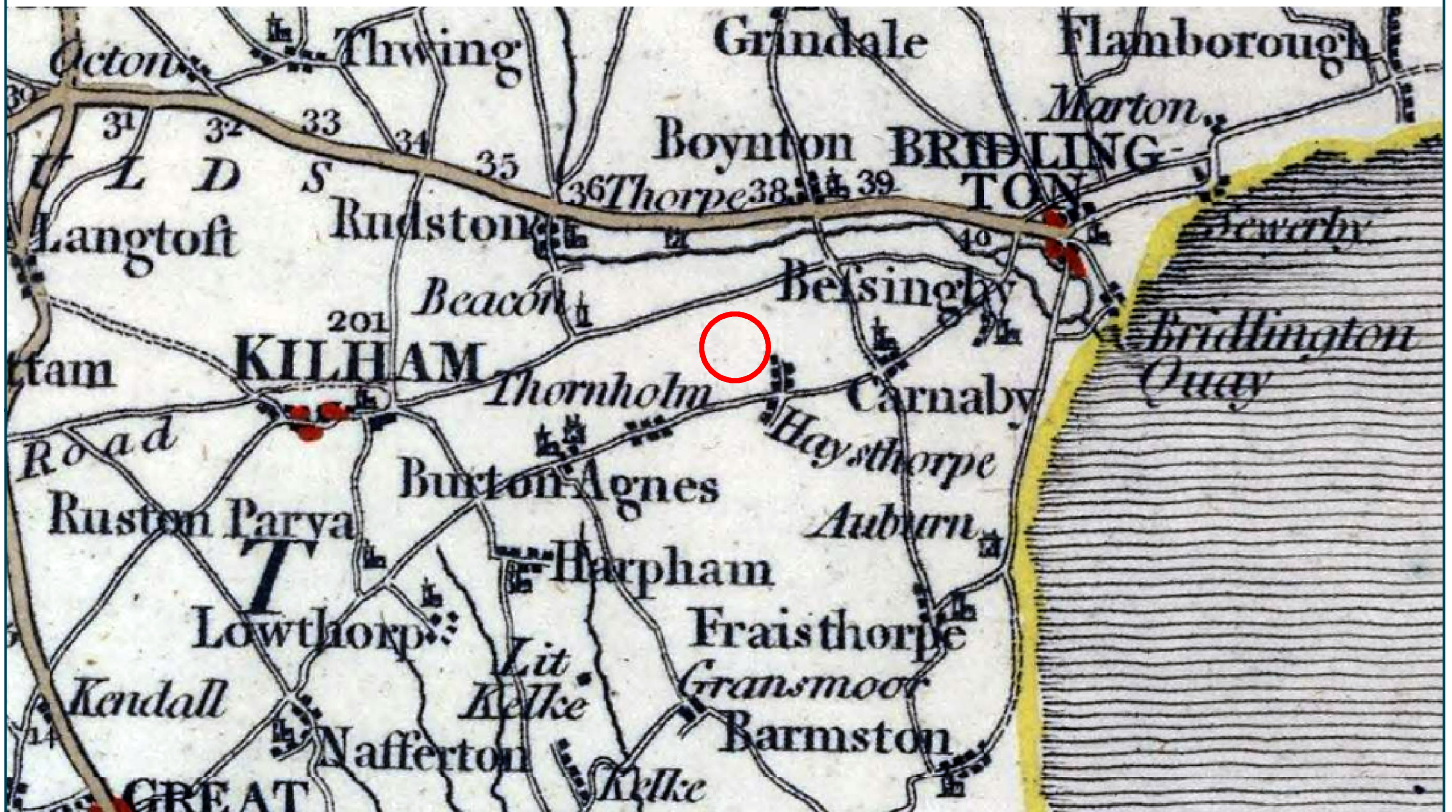
Not to Scale:
Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 10: 1794 Cary Map

Address:
Three Oaks Renewable Energy Park

Not to Scale:
Illustrative Only





Legend

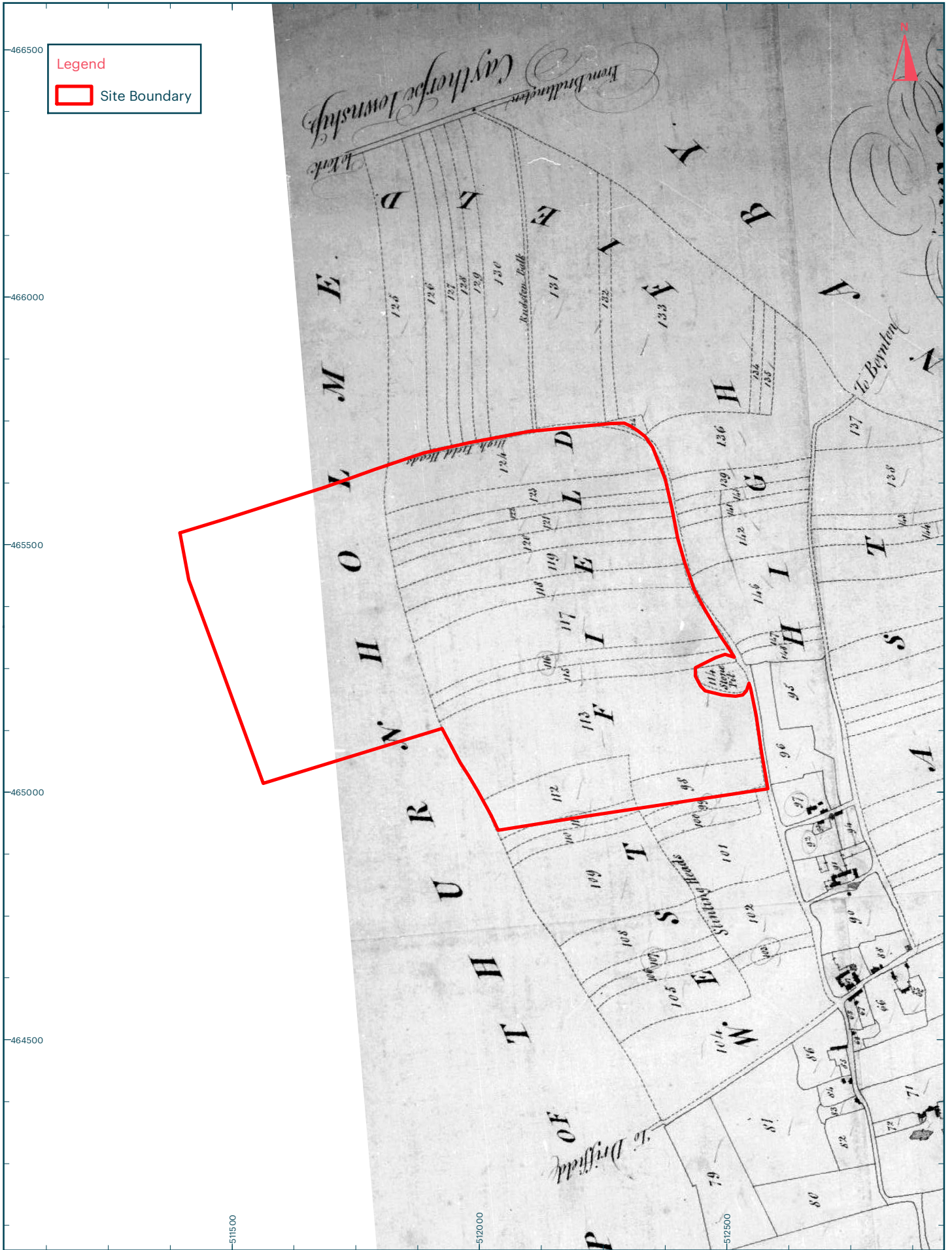
 Approximate Site Location



Title:
Figure 11: 1832 Arrowsmith Map
Address:
Three Oaks Renewable Energy Park

Not to Scale:
Illustrative Only





Title:
 Figure 12: 1840 Burton Agnes and Haisthorpe Tithe Map
Address:
 Three Oaks Renewable Energy Park

Scale at A4: 1:10,000
 0 300m

