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Land West of Thurnscoe Bridge Lane
Thurnscoe
Barnsley

MAP 05.44.24

Archaeology and Heritage Desk Based Assessment



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Client	Avant Homes Yorkshire
Work Type	Archaeology and Heritage Desk Based Assessment
Address	Land west of Thurnscoe Bridge Lane
County/LPA	Barnsley Metropolitan Borough Council
NGR	SE 45623 04990
Site Code	05.44.24
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Version History VA011124	Edited/QA by Max Stubbings
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Non-technical Summary

This report has been undertaken by MAP Archaeological Practice Ltd., under instruction from Avant Homes Yorkshire to evaluate the archaeological and historical background, and to assess the potential impact through construction of a residential development on land west of Thurnscoe Bridge Lane.

Significant Roman/Romano British archaeology has been recognised to the north of the site, with cropmark data and the results of the Geophysical Survey indicating that archaeological activity is present across much of the application site. It is therefore recommended that a programme of Evaluation by Trial Trenching be undertaken pre-determination in order to allow the extent, form and date of the features to be established. The results of this evaluation would allow South Yorkshire Archaeological Service to make a reasoned decision regarding the need for any conditioned archaeological mitigation.

At the time of writing a Written Scheme of Investigation for an Evaluation by Trial Trenching has been instructed and submitted to South Yorkshire Archaeology Service for approval.

Seven Listed Buildings are present within the vicinity of the site, although due to the site's location and screening by existing built form and mature vegetation, it is considered that any development within the site boundary would have no impact on the setting and significance of all known nearby heritage assets.

1. Introduction

- 1.1 This Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from Avant Homes Yorkshire to evaluate the archaeological and historical background, and to assess the impact of the erection of a residential development at the site.
- 1.2 The author and editor are accredited Members of the Chartered Institute of Archaeologists (MCIfA). The report assesses the proposed development and considers its effect on archaeological and built heritage resources (referred to as '*heritage assets*' as defined in the National Planning Policy Framework) within and surrounding the site.
- 1.3 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of His Majesty's Stationery Office, Crown Copyright, License No. AL50453A and data derived from Open Street Map (<https://www.openstreetmap.org/copyright>). The Historic England GIS Data contained in this material was obtained in October 2024. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://www.historicengland.org.uk).
- 1.4 All data contained within this report which is derived from the South Yorkshire Historic Environment Record is reproduced with permission from South Yorkshire Archaeology Service. All archaeological mapping should be regarded as indicative, not definitive.

2. Site Description

- 2.1 The site is located immediately west of Thurnscoe Bridge Lane, to the south of Thurnscoe (centred at SE 45623 04990, Fig. 1).

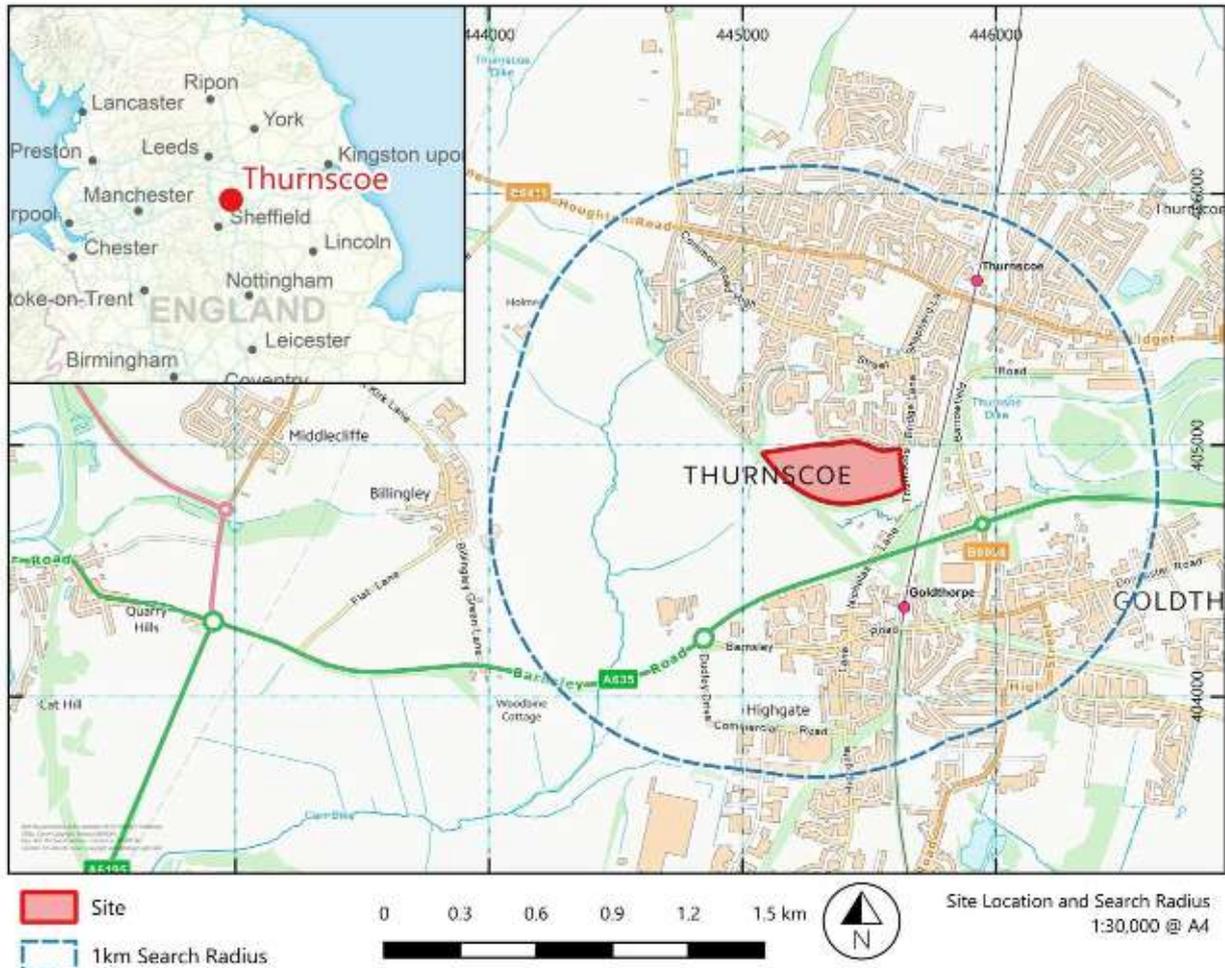


Fig 1: Site Location and Search Area

- 2.2 Currently utilised as agricultural land, the site is bounded to north by residential development and to the west by further agricultural land. The line of a disused railway which is utilised as a public bridleway bisects the southern portion of the site, with a public footpath also present within the site boundary.
- 2.3 Bedrock geology within the site boundary consists of Ackworth Rock (sandstone) in the northern portion of the site, and deposits of Pennine Middle Coal Measures Formation to the south (BGS. 2024). The British Geological Survey records no superficial deposits for the site although Soilscales (Cranfield University. 2024) describes 'slowly permeable seasonally wet acid loamy and clayey soils'.

3. Aims and Objectives

3.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Chartered Institute for Archaeologists 'Standard and Guidance for Historic Environment Desk-based Assessment' (CIfA. 2020).

3.2 An assessment is required that will consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact upon them by the proposal, assess the Setting and Significance of the standing buildings and their contribution to the area's historic character, and will consider the impact of the development proposal on them.

3.3 The aim of the Desk Based Assessment is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

4. Policy Context

4.1 Archaeological, historical and architectural remains are protected by primary legislation, including the Ancient Monuments and Archaeological Areas Act 1979, the Planning (Listed Buildings and Conservation Areas) Act 1990, and the National Planning Policy Framework (2023), which sets out the national policy for the consideration of heritage assets, within chapter 16.

4.2 A full summary of relevant national legislation is outlined in Appendix 2.

4.3 *Local Policy-Barnsley Local Plan*

4.3.1 The following policies within the Barnsley Local Plan, adopted in 2019, are relevant to the protection of Designated and Non-Designated Heritage Assets, and to this application:

- HE1 The Historic Environment
- HE2 Heritage Statements and general application procedures
- HE6 Archaeology

4.3.2 Policy HE1 States:

"We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:-

a) Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place. These elements and assets include:-

- I. The nationally significant industrial landscapes of the Don Valley which includes Wortley Top Forge and its associated water management system.*
- II. Elsecar Conservation Village, its former ironworks and its workshops which were once part of the Fitzwilliam Estate.*
- III. A number of important 18th and 19th century designed landscapes and parks including Wentworth Castle parkland (the only grade I Registered Park and Garden in South Yorkshire), and Cannon Hall Park.*
- IV. The well-preserved upstanding remains of the Cluniac and Benedictine monastery at Monk Bretton.*
- V. 18 designated conservation areas of special and architectural interest including three town centre conservation areas, as well as large areas incorporating Stainborough Park, Cawthorne, Penistone and Thurlstone.*
- VI. The 17th century Rockley Blast Furnace and its later engine house.*
- VII. Gunthwaite Hall Barn, a large 16th century timber framed barn.*
- VIII. Barnsley Main Colliery Engine House and Pithead structures. The 17th century*
- IX. Worsbrough Mill (the only historic working water mill in South Yorkshire.*
- X. Relatively widespread evidence of pre-historic settlements, and occupation which are often archaeological and below ground but sometimes expressed as physical or topographic features.*
- XI. The boroughs more rural western and Pennine fringe characterised by upland and (often) isolated settlements or farmsteads surrounded by agricultural land and dominated by historic and vernacular buildings built from local gritstone.*

b) By ensuring that proposals affecting a designated heritage asset (or an archaeological site of national importance such as a Scheduled Ancient Monument) conserve those

elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

- c) By supporting proposals that would preserve or enhance the character or appearance of a conservation area. There are 18 conservation areas in the borough and each is designated for its particular built and historic significance. This significance is derived from the group value of its constituent buildings, locally prevalent styles of architecture, historic street layouts and its individual setting which frequently includes views and vistas both into and out of the area. Particular attention will be given to those elements which have been identified in a Conservation Area Appraisal as making a positive contribution to its significance.*
- d) By ensuring that proposals affecting an archaeological site of less than national importance or sites with no statutory protection conserve those elements which contribute to its significance in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.*
- e) By supporting proposals which conserve Barnsley's non-designated heritage assets. We will ensure that developments which would harm or undermine the significance of such assets, or their contribution to the character of a place will only be permitted where the benefits of the development would outweigh the harm.*
- f) By supporting proposals which will help to secure a sustainable future for Barnsley's heritage assets, especially those identified as being at greatest risk of loss or decay.*

4.4 Policy HS2 States:

Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded heritage assets will be expected to include a description of the heritage significance of the site and its setting.

This description will need to include an appropriate but proportionate level of detail that allows an understanding of the significance of the asset but no more than is necessary to

understand the impact of the proposal.

For sites with significant archaeological potential, a desk based assessment may be required in line with the provisions of Policy HE6.

4.5 Policy HE6 states:

Applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include the following:

- a) Information identifying the likely location and extent of the remains, and the nature of the remains;*
- b) An assessment of the significance of the remains;*
- c) and Consideration of how the remains would be affected by the proposed development.*

Where preservations of the remains are not justified, permission will be conditional upon:-

- a) Archaeological recording of the evidence (including evidence that might be destroyed),*
- b) whether buried remains or part of a standing structure or building;*
- c) Analysis of the information gathered;*
- d) Interpretation of the results gained;*
- e) Public dissemination of the results; and*
- f) Deposition of the resulting archive with an appropriate museum or archive service*

5. Methodology and Significance Criteria

5.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey, and the Historic Environment Records, Regional, National and International Designations; and secondly by consideration of previous Archaeological Excavations, Evaluations and Watching Briefs. It covered an area of 1km from the proposed development area.

5.2 The following data sources were available for use during the assessment:

- National Heritage List for England
- South Yorkshire Historic Environment Record
- Portable Antiquities Scheme
- National Archives
- Conservation Area Appraisals

- Aerial Photographs & National Mapping Programme data
- Historic England Register of Historic Parks and Gardens, Battlefields, Listed Buildings and Scheduled Monuments
- Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day
- Appropriate archaeological and historical journals and books.
- Historical documents and photographs

5.3 *Assessment of Heritage Assets*

5.3.1 A Heritage Asset is described in the National Planning Policy Framework Annex 2 Glossary 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

Heritage Assets include buildings, structures, landscapes, parks, battlefields, towns, villages, factories and earthworks, on the UNESCO World Heritage List, National Heritage List for England and cropmarks, monuments and events on Historic Environment Records/Sites and Monument Record. Built Heritage is known from documentary evidence, cartographic sources, historical associations or events, places and structures of architectural interest. Buried Heritage is known from documentary evidence, cartographic sources, past archaeological investigations, aerial photographic cropmarks, areas of earthworks and geophysical or LIDAR anomalies interpreted as archaeological features.

5.4 *Heritage Assets: Types and Significance*

5.4.1 Heritage Assets are assessed in terms of significance and of designation. Designated Heritage Assets are listed as internationally, nationally and regionally important including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields and Conservation Areas. Some Buried or Built Heritage described as Non-designated Heritage Assets may be of National Significance but has not been designated due to its current use or have not been fully assessed in the past.

Table 1: Sensitivity and Significance of Archaeological and Historical Monuments

Level of Sensitivity/ Importance	Significance & Monument Type
Very High	Monuments of international significance including Built and buried World Heritage Sites (Including nominated sites)
High	Monuments of national and regional significance including Scheduled Monuments (buried or standing, or non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments) Listed Buildings Registered Parks & Gardens Registered Battlefields Conservation Areas
Moderate	Monuments of regional significance including those of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity, or historical associations.
Low	Sites of local significance which are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
Negligible	Sites with no archaeological or historical significance including areas of modern quarrying or disturbance
Undetermined	The significance of the archaeological and historical record has not been ascertained. It should be noted that further archaeological investigation has the potential to change the significance and therefore the sensitivity of such sites.

5.5 Criteria for Assessing Impacts

5.5.1 The Proposed Development Area may either adversely impact or beneficially enhance historic assets within the development area, in the vicinity. Heritage Assets are assessed in accordance with the procedures set out in Historic England Advice Notes. A critical resource for this report is: 'The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3' (Historic England, 2017). Within this document a staged approach is proposed:

- Step 1: Identify which heritage assets and their settings are affected
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes.

Table 2: Magnitude of Impact Criteria

Magnitude	Factors in the assessment
Major	<p>Very significant effect: major change from baseline conditions</p> <p>Adverse effect</p> <p>When the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects.</p> <p>Beneficial effect</p> <p>The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.</p>
Moderate	<p>Significant effect: moderate change from baseline conditions</p> <p>Adverse effect</p> <p>Development proposals would partially damage or compromise but not destroy the integrity of a regionally or nationally important archaeological site or historic building. Adequate mitigation measures can be specified. Effect on the setting of sites, buildings and historic landscapes which would diminish the character, appearance and understanding.</p> <p>Beneficial effect</p> <p>The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.</p>
Slight	<p>Slight effect: small discernible change from baseline conditions</p> <p>Adverse effect</p> <p>Integrity of regionally and nationally important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified.</p> <p>Beneficial effect</p> <p>The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.</p>
Negligible	<p>Very slight or no effect: no discernible change from baseline conditions</p> <p>The proposals would have no effect on archaeological sites, historic buildings, or historic landscapes.</p>

6. Results

6.1 *Wider Archaeological Background*

6.1.1 The site is located within the study area of the Magnesian Limestone Aerial Investigation and Mapping Project which was carried out on behalf of English Heritage (now Historic England) and published by Roberts et al in 2010. The project identified extensive areas of archaeological activity

within the wider Doncaster region, dominated by field systems thought to be of late prehistoric or Romano-British date.

- 6.1.2 Evidence of an extensive series of 'brickwork' field systems dating to the late Iron Age or Roman period are present in the vicinity of the site including to the east of Thurnscoe at Hickleton and Harlington. Such field systems have been extensively identified through aerial photography, which was particularly pioneered by Derrick Riley during the 1970's. Riley noted that the brickwork style field systems were commonly found in the Sherwood Sandstone areas of South Yorkshire and Nottinghamshire and believed that, because of their size, the enclosures were probably used as pasture for livestock rather than arable agriculture (South Yorkshire Archaeology Service & Historic England. 2021).
- 6.1.3 Archaeological work was carried out to the north of the site in advance of residential development (HER ID's 03032/01 & ESY205). The site had been identified through the presence of cropmarks recognised by Riley as being suggestive of two conjoined enclosures, a trackway and a series of ditches (Philip, Neal & Fraser. 2004). The site was initially subject to geophysical survey which supported the cropmark data, with a number of pit like features also present, although no features indicative of settlement were noted within the surveys results. A subsequent programme of trial trenching confirmed the presence of features, which were interpreted as being of Roman/Romano-British date (Ibid). Four phases of Roman/Romano-British period enclosure were identified during a wider excavation, with evidence of settlement and agricultural practices being noted. A number of rectangular pits which were excavated, although initially thought to be graves, no evidence of internment was found during excavation, nor in soil samples taken from the pits. One pit, however, contained an intact Redware bowl which appeared to have been abraded at the time of deposition, and so may have been an heirloom, the pit also had a posthole at its base which was suggested to have been some kind of grave marker. The authors of the report acknowledge that if these pits were graves (albeit without surviving human remains) some may be of higher status individuals and that (at the time) rural sites in Yorkshire rarely '*provided evidence of more than isolated burials during the Roman period*' (Ibid).

6.2 *Site specific Archaeological background*

- 6.2.1 Cropmarks have been identified within the north-western corner of the site, and to the immediate north by the Magnesian Limestone Aerial Investigation and Mapping Project. Recorded by Historic

England Research Records as monument number 1431367 and by the South Yorkshire Historic Environment Record as 03032/01, the features are described as:

'An Iron Age/Roman curvilinear enclosure and field boundaries and a ditch of uncertain date are visible as cropmarks on air photographs. The enclosure has a complete circuit and is embedded within a fragmentary system of parallel field boundaries on a north-north-east south-south-west alignment. Cross boundaries are also visible.... At SE 4524 0497 is a curvilinear enclosure measuring 8m by 5m. It has a complete circuit and is embedded within a fragmentary system of parallel field boundaries on a north-north-east south-south-west alignment. They lie between 47m and 80m apart and cross boundaries are also visible.'

- 6.2.2 Cropmarks of north to south orientated ridge and furrow have also been identified within the site boundary suggesting the land was part of a wider agricultural landscape during the Medieval period.
- 6.2.3 Typically, sites located on coal measures and sandstone geology (on which the site is located) contain a lower density of recognised sites than the limestone deposits which have been extensively studied. Historic England mapped archaeological evidence identified by cropmark data in *'Archaeological Cropmark Landscapes of the Magnesium Limestone'* (Roberts et al. 2021). Roberts (Ibid) also states that it is likely that features on the coal seams or sandstone may be covered in deep soils and therefore not as conducive to cropmarks or, more likely, that they have been so heavily truncated that they barely survive.
- 6.2.4 It is interesting to note on a site which contains both Pennine Coal Measures and Ackworth Rock sandstone (shown in grey and yellow respectively), that with the exception of ridge and furrow, cropmark data is largely restricted to the sandstone deposits (Plate 1). This may suggest that the bedrock geology may influence the identification of cropmarks as much as any overlying soils.

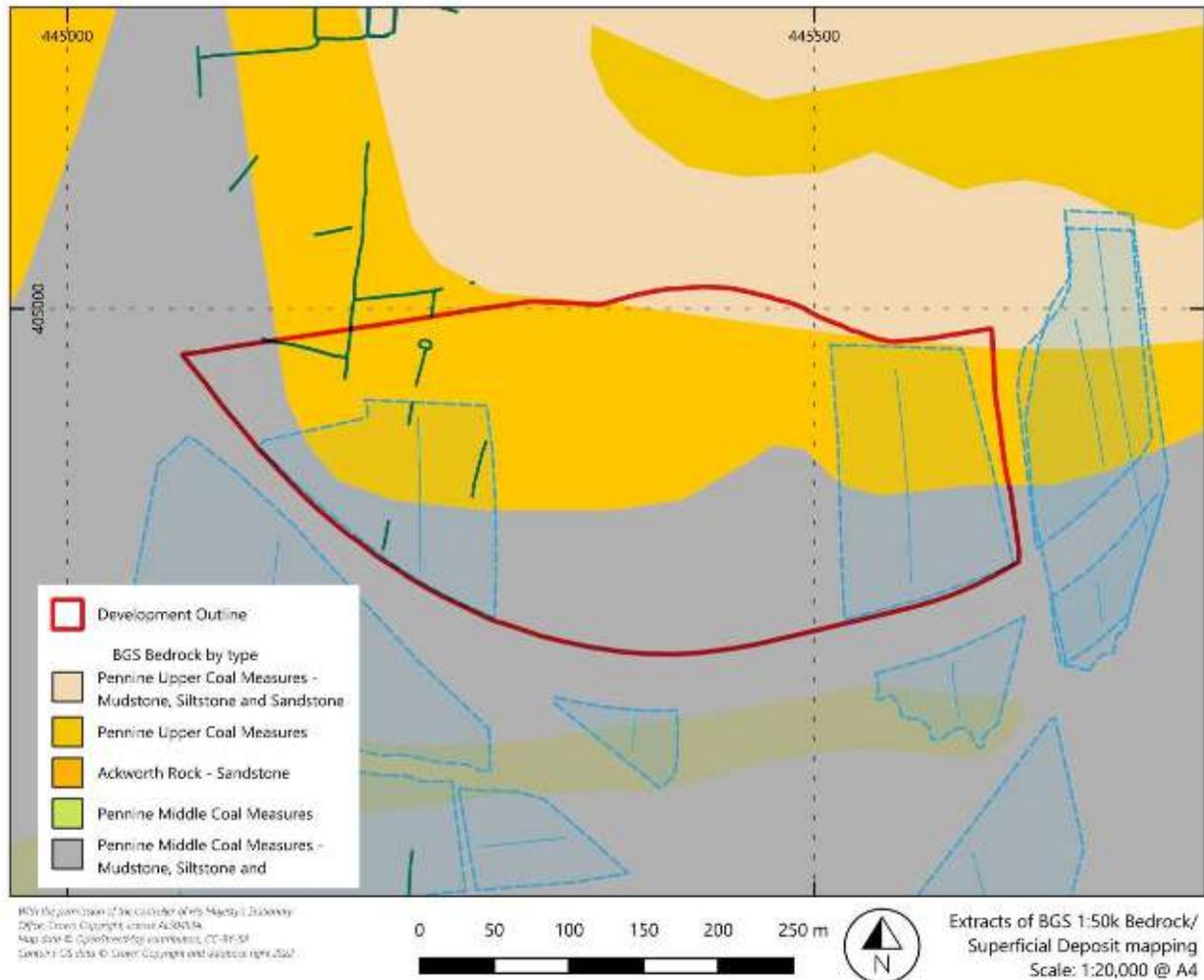


Fig 2: Cropmark data overlain by BGS bedrock geology.

6.2.5 A Geophysical Survey was carried out across the site in October 2024 (Magnitude Surveys, 2024, fig 9). The results of the survey highlighted features deemed to be of archaeological origin across the site. Although many of the anomalies were interpreted by Magnitude as being of medieval origin, this interpretation is tentative and it is possible that a continuation of the wider 'brickwork' landscape is represented. The north-western corner of the site, where the aforementioned cropmarks are recorded, appears to contain multi-phased activity with potential realignment or reorganisation of enclosures. The curvilinear feature depicted in the cropmark data is not easily discernible in the results of the survey. The south-western corner of the site is dominated by a single, albeit large rectilinear enclosure which again appears to differ from features currently attributed to the 'brickwork' field system'. The data is suggestive of an area of particularly high archaeological potential to the north of the former railway line (see 6.3.7), albeit truncated in places due to the insertion of the railway infrastructure.

6.3 *Historical Background*

- 6.3.1 Thurnscoe is recorded by the Domesday Survey of 1086 as '*Ternusche*', at which time the land was under the control of Count Robert of Mortain. The village, in which three freemen and a smallholder resided, consisted also of four ploughlands as well as woodland and meadow (opendomesday. 2024).
- 6.3.2 No reference is made within the Domesday Survey, of Thurnscoe as having a church, which makes it likely that the Manor was associated with nearby Bolton upon Dearne which boasted a church and priest alongside areas of woodland and a mill (opendomesday. 2024b).
- 6.3.3 The placename 'Thurnscoe' is derived from Old Scandinavian '*thyrnir*' and '*skogr*' which refers to a thorn tree or thorn wood (Mills. 1991).
- 6.3.4 Thurnscoe Hall, located to the north of the site is of late 17th/early 18th century date and is designated as a Grade II Listed Building (NHLE 1287037) with nearby stables and a dovecote also being Grade II Listed (NHLE 1315021). The hall, which is currently utilised as a nursing home, was built for Thomas Shirecliffe and is adorned with a plaque reading '*Famen Extendere Factis*' and depicting animal's heads as the crest of Thonaby Taylor who died in 1926 and is described by Historic England (2024b) as being the last lord of the manor.
- 6.3.5 The 1st edition (1854) Ordnance Survey map shows the site as consisting of part of seven strip fields to the immediate south of formalised gardens associated with Thurnscoe Hall, and Thurnscoe village being depicted to the north-west. The site is bounded to the east by Thurnscoe Bridge Lane and to all other directions by agricultural land or the aforementioned garden. No features of specific interest are noted within the site boundary although a north to south oriented footpath is present.
- 6.3.6 By the late 19th century, the Swinton & Knottingley line of the Midland & North Eastern Railway had been constructed to the east of Thurnscoe Bridge Lane and by the early 20th century the Dearne Valley Railway had been constructed, forming the southern and western boundary of the site.

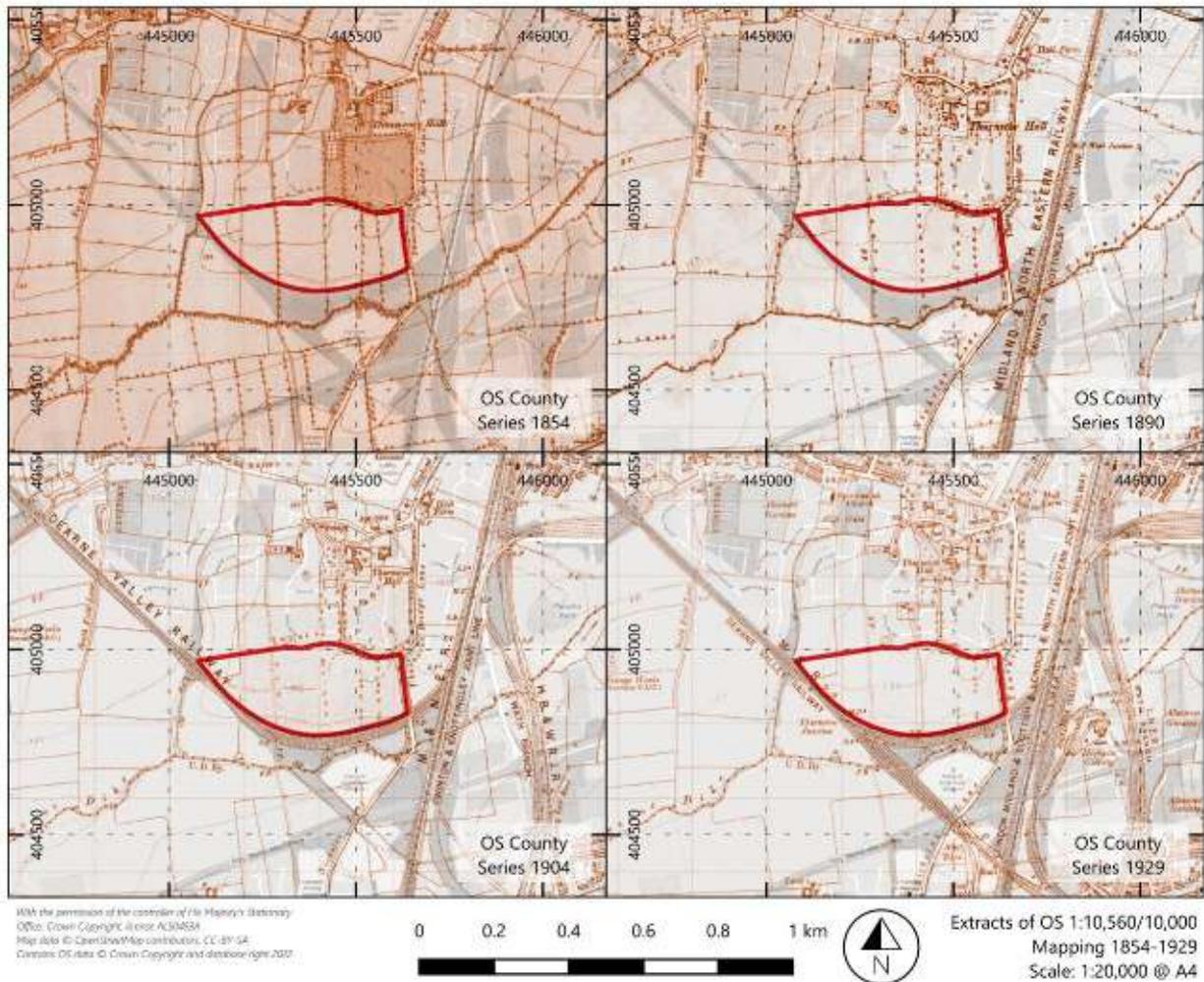


Fig 3: OS Mapping 1:10,560/10,000 1854 -1929

6.3.7 By the mid 20th century, the village of Thurnscoe had expanded considerably in an eastern and southerly direction as a result of the success of Hickleton Main Colliery, which had been established in 1892 (Northern Mine Research Society. 2024), initially utilising two shafts, with a third being sunk during the early 1920's (Ibid). The colliery utilised the adjacent railway infrastructure and built amenities such as schools, sports facilities and churches to serve the expanding local population. By the 1929 County Series Edition these services had reached the northern boundary of Thurnscoe Hall, although the site itself remained largely unchanged, albeit with the removal of some field boundaries in the eastern portion of the site.

6.3.8 Further removal of field boundaries took place during the mid 20th century, with the current field layout being established by the 1966 Ordnance Survey Provisional mapping, by which point Thurnscoe Hall had also been absorbed within an expanding area of residential development which now forms the north-eastern boundary of the site.

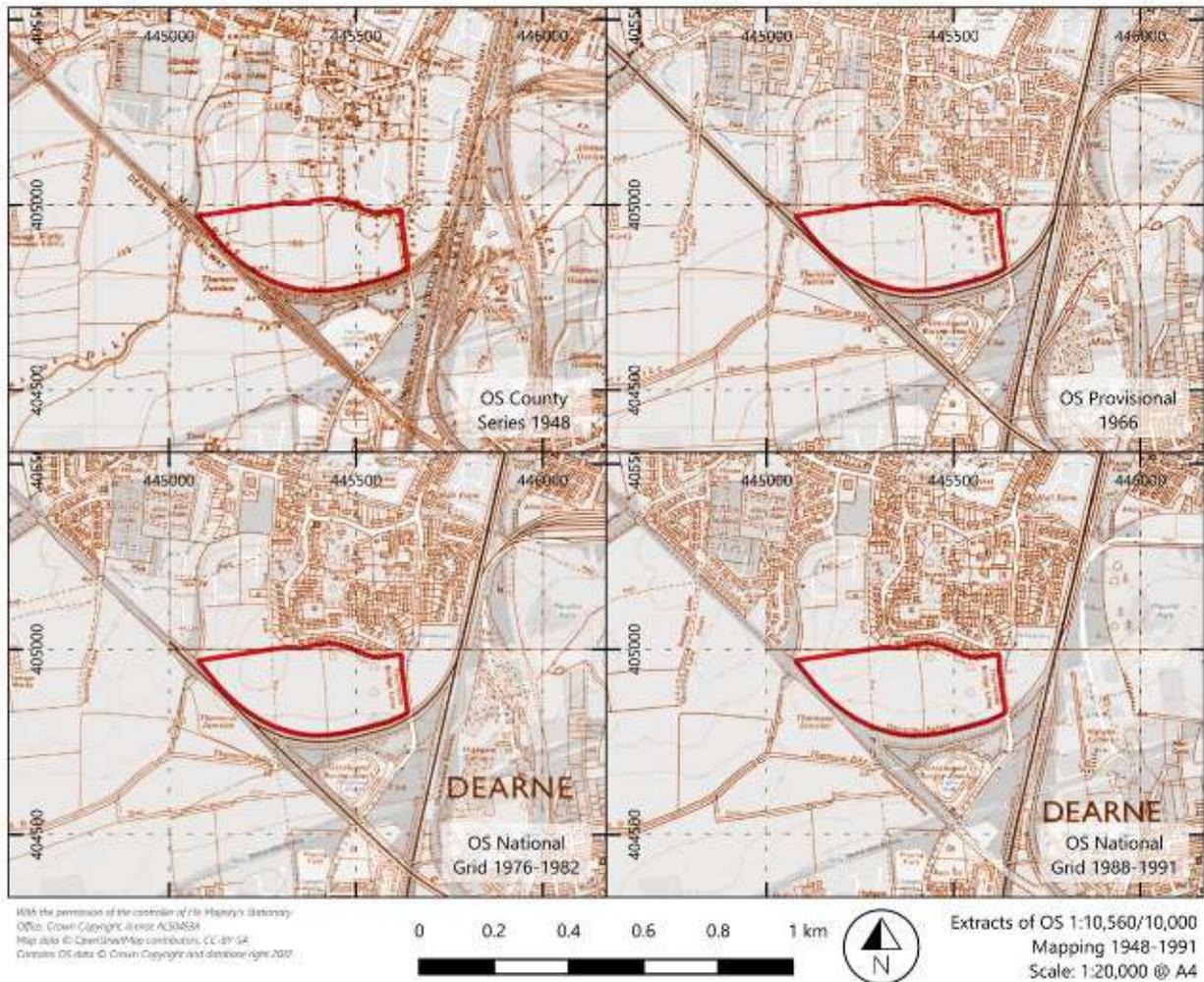


Fig 4: OS Mapping 1:10,560/10,000 1948-1991

6.3.9 The site is located within a Historic Landscape Characterisation zone (HSY7215) which refers to former strip fields. The legibility of this former land use is recorded as being fragmentary with 'significant boundary loss' having occurred. The strip fields enclosed the Medieval town and the record states that 'there are Iron age/ Roman earthworks in the area'.

6.4 Site Walkover

6.4.1 A walkover was carried out in September 2024 at which time the site consisted of agricultural fields under arable stubble. The walkover is documented in accompanying plates and no archaeological finds, features or deposits were identified nor were any designated heritage assets visible from the site.

6.5 Historic Environment Record Data

6.5.1 A 1km radius search was undertaken for the site on the South Yorkshire Historic Environment Record (HER) in September 2024.

6.5.2 The data is displayed in tables 3–6 and figures 6–8.

6.6 *Prehistoric*

6.6.1 Prehistoric activity within the vicinity of the site is represented by a pit excavated off Commercial Road in Goldthorpe which contained charred material and flint of Mesolithic date. Bronze Age flints have also been recovered from the Goldthorpe area during archaeological excavation.

6.7 *Prehistoric/Romano-British*

6.7.1 The HER records five non-designated heritage assets of Roman/Romano-British date as being present within the search area. The data is dominated by records of the previously discussed cropmarks which are present within the site boundary and the wider area.

6.8 *Medieval*

6.8.1 Three records of Medieval assets fall within the search radius. The site of a Medieval Hall and associated moat of 11th century date is recorded as being located close to the western boundary of Thurnscoe, although the site has been built over. The site of a former grange of Roach Abbey is located at Low Grange Farmhouse at Goldthorpe, although the house of 17th century construction a Medieval grave corner is built into the garden wall. St. Helen's Church in Goldthorpe has its origins in the 14th century and is designated a Grade II Listed Building.

6.9 *Post-Medieval to Modern*

6.9.1 Six Grade II Listed Buildings of Post-Medieval date are located within 1km of the site, all are discussed further in section 7.

6.9.2 Four Post-Medieval or modern assets within the search area include a well and barn within the grounds of the aforementioned Low Grange Farmhouse, and a dovecote at Clayton.

6.9.3 Sixteen archaeological events including Geophysical Surveys, Trial Trenching, Excavation and have taken place within the vicinity of the site.

6.10 *Potential for Unrecorded Sites*

6.10.1 Archaeological activity dating predominantly to the Roman/Romano-British period is well recognised within and within the immediate vicinity of the site. Given the results of the work carried out by Philip, Neal and Fraser (2004) it is considered highly likely that comparative features will be

present within the application site, with the potential presence of hitherto unidentified features also being present. Given the apparent variations of enclosure size and shape identified within the results of the geophysical survey it is likely that features will represent several phases of activity.

7. Setting of the Heritage Assets

7.1 Historic England Guidance on the Setting of Historical Assets (Historic Environment Good Practice Advice in Planning Note 3 (second edition) December 2017) states that:

Setting is not itself a heritage asset, nor a heritage designation... its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance." Assessing the setting takes into consideration the heritage asset's physical surroundings and the experience of the asset, the form and appearance of the development, wider effects of the development and the permanence of the development.

7.2 The National Planning Policy Framework describes the setting of a heritage asset as:

'...the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets 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' (NPPF 2019. Annex 2 Glossary).'

7.3 Seven Listed Buildings are located within 1km of the site boundary, six in Thurnscoe itself and one at Goldthorpe. The designated buildings include two churches, farmhouses and a war memorial, with no direct relationship to one another, less that between Thurnscoe Hall and its associated barn.

7.4 It is likely that the application site is historically associated with Thurnscoe Hall, which is located some 215m to the north, although its associated has been significantly eroded by the construction of adjacent residential development and it is therefore considered that the development of the site would have a negligible impact on the setting and significance of the asset.

8. Impact of Development

8.1 The archaeological potential of the site is considered to be high and of local to regional significance. This is based on the location of the site within a wider landscape containing late Roman/Romano-British activity, the presence of cropmark data and archaeological features having

been identified within the Geophysical Survey. Any development on the site has the potential to severely compromise or destroy any archaeological deposits which may be present.

- 8.2 Archaeology should be considered during the initial planning stage of the application, to allow for a reasoned decision to be made regarding the need for further archaeological work to be carried out in advance of development.
- 8.3 Development within the site boundary would have a negligible impact on the setting and significance of designated heritage assets within the vicinity of the site and would not alter their setting or significance. The closest Listed Building (Thurnscoe Hall, NHLE 1287037) is located some 215m north of the site boundary, no intervisibility is possible due to intervening residential development, and mature trees offering a level of protection within the hall's grounds.

9. Conclusions and Recommendations

- 9.1 The site is located within a vast archaeological landscape with excavation to the north of the site identifying Romano-British period enclosures, trackways and potential graves. Evidence of settlement and agriculturally based activities was identified with cropmark data suggesting the continuation of such features into the application area.
- 9.2 The results of Geophysical Survey have corroborated well with the cropmark data identified archaeological activity within the site boundary. As such, it is recommended that a programme of Evaluation by Trial Trenching be carried out across the site in order to determine the form, function and date of identified archaeological features. This evaluation undertaken pre-determination of the site will allow for a reasoned decision to be made regarding the need for any potential conditional archaeological mitigation to be formulated in advance of development. At the time of writing a Written Scheme of Investigation for Trial Trenching has been instructed which will accompany the application and will be submitted to South Yorkshire Archaeology Service for approval.
- 9.3 Development within the site boundary would have no impact on the setting and significance of all nearby heritage assets.

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Plates



Plate 1: Southern boundary of site, facing north-east



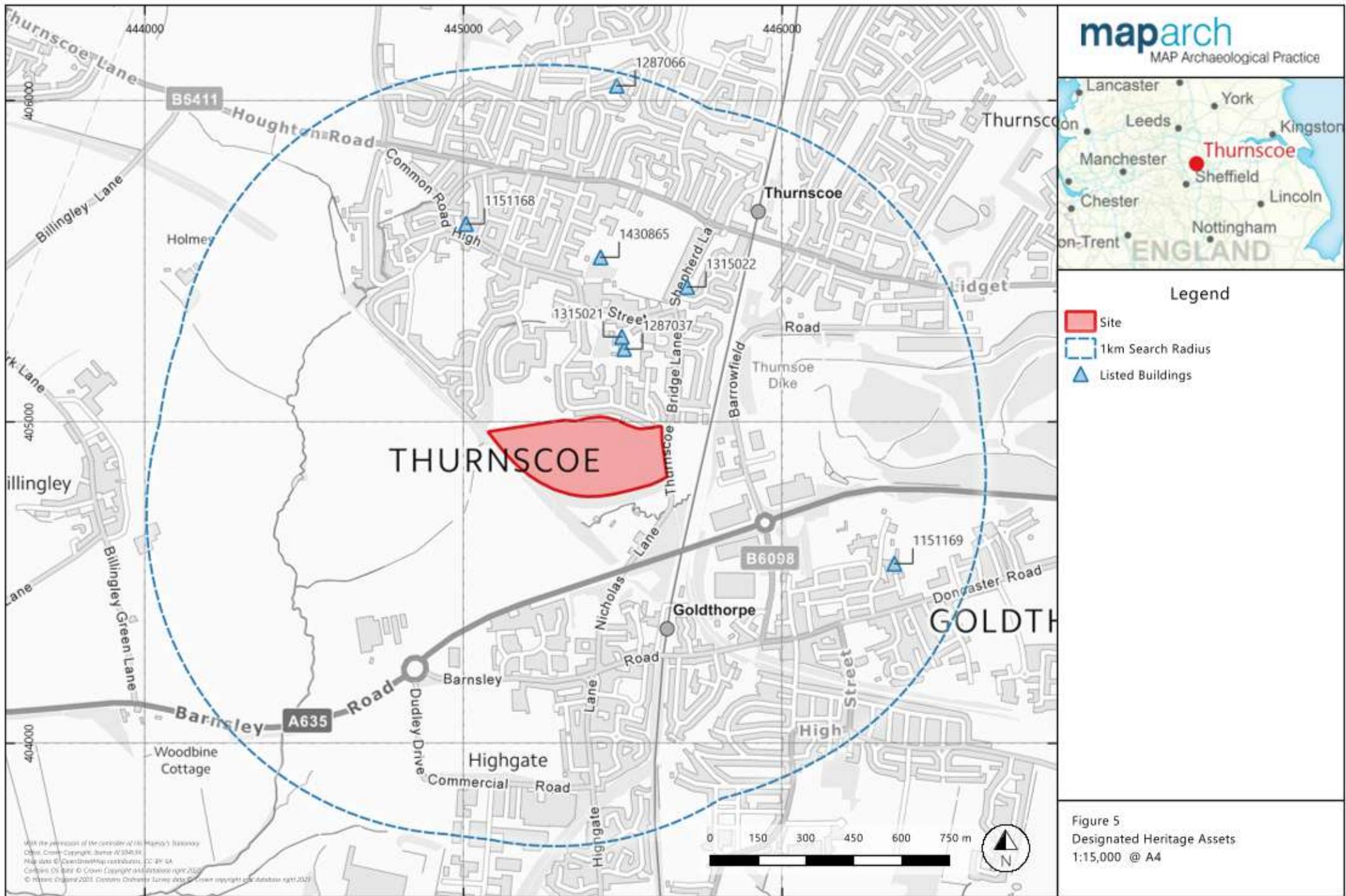
Plate 2: General view of site, facing north

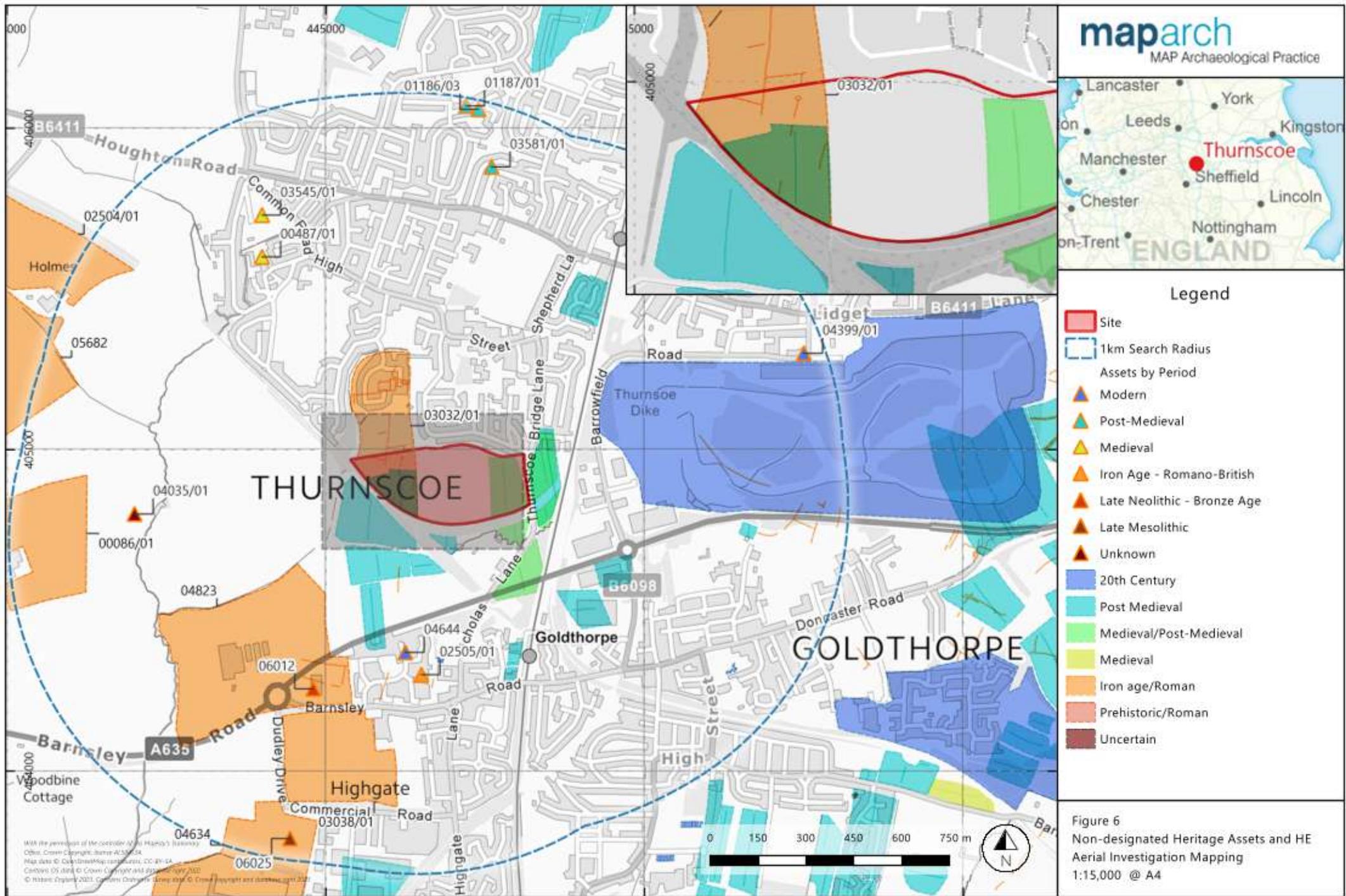


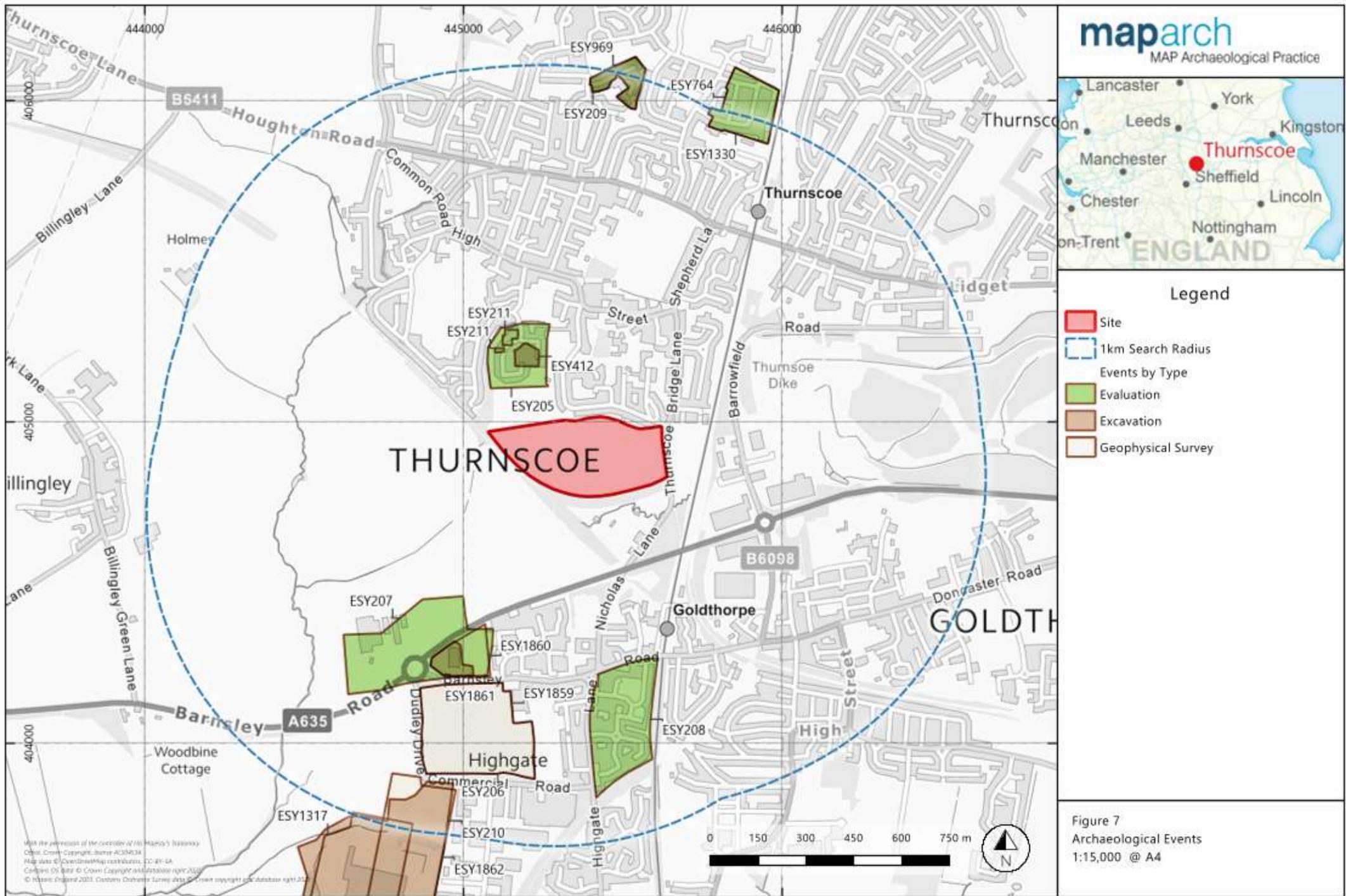
Plate 3: General view of site, facing west



Plate 4: General view of site, facing south-west





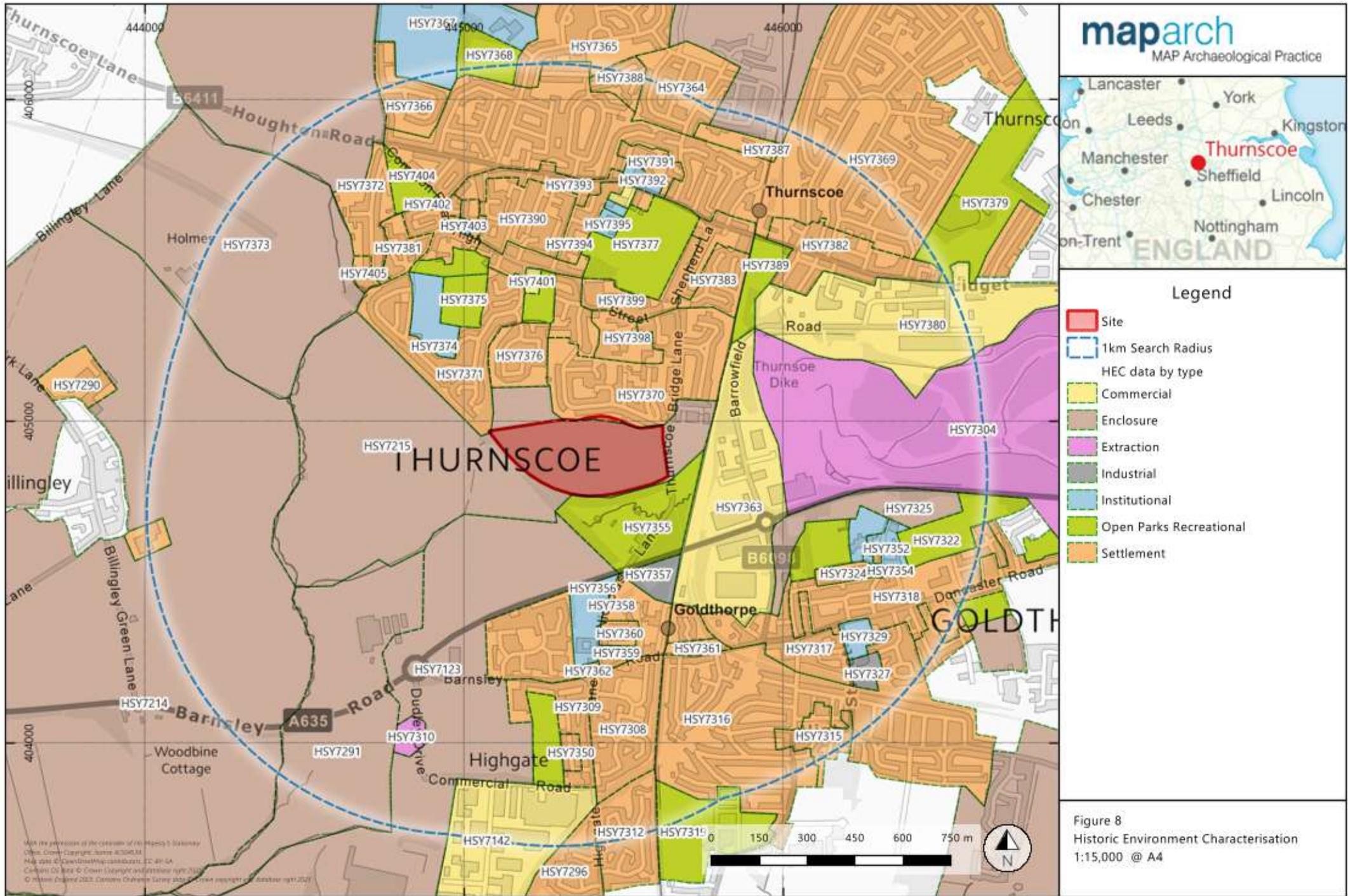


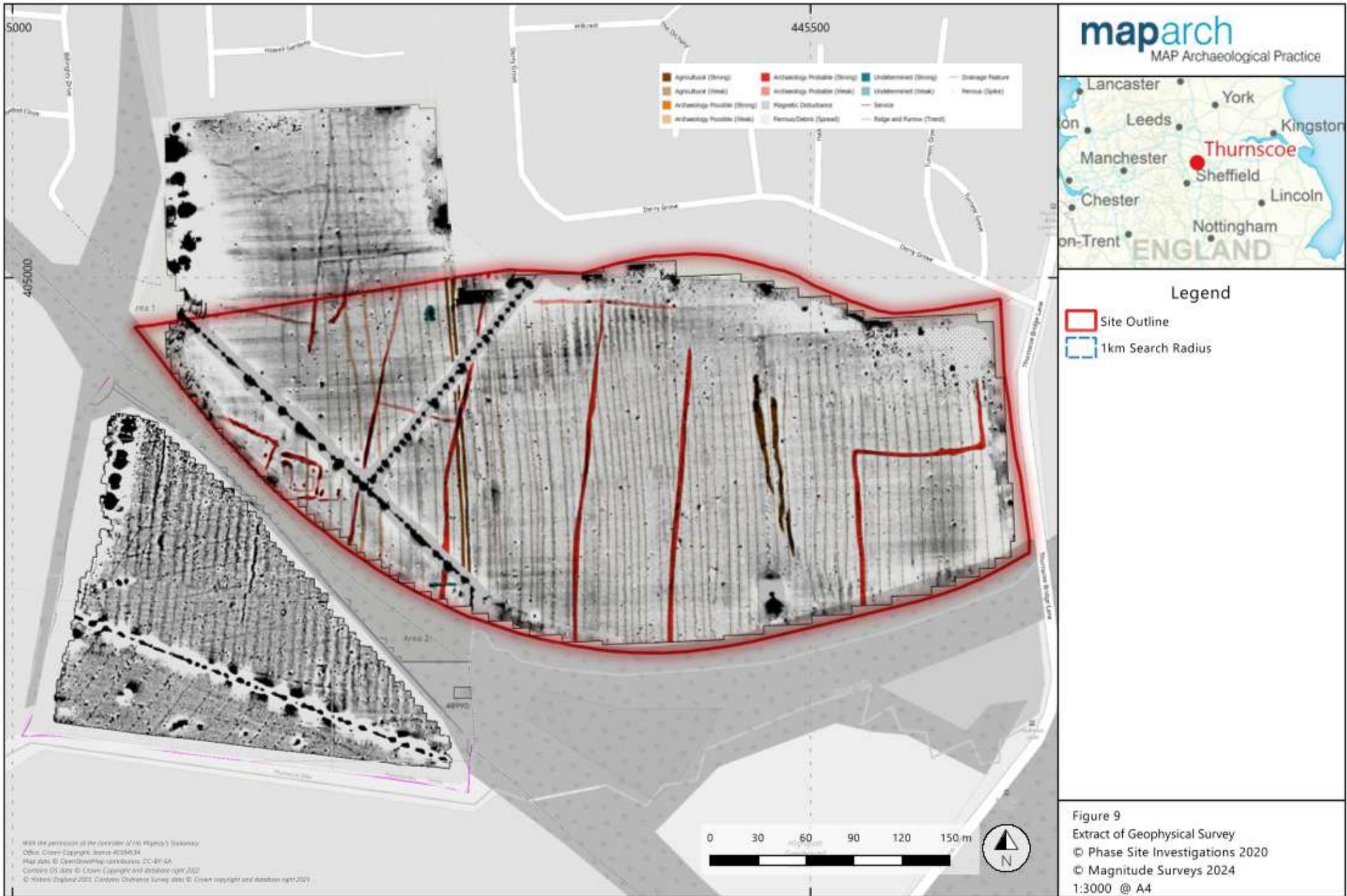
Legend

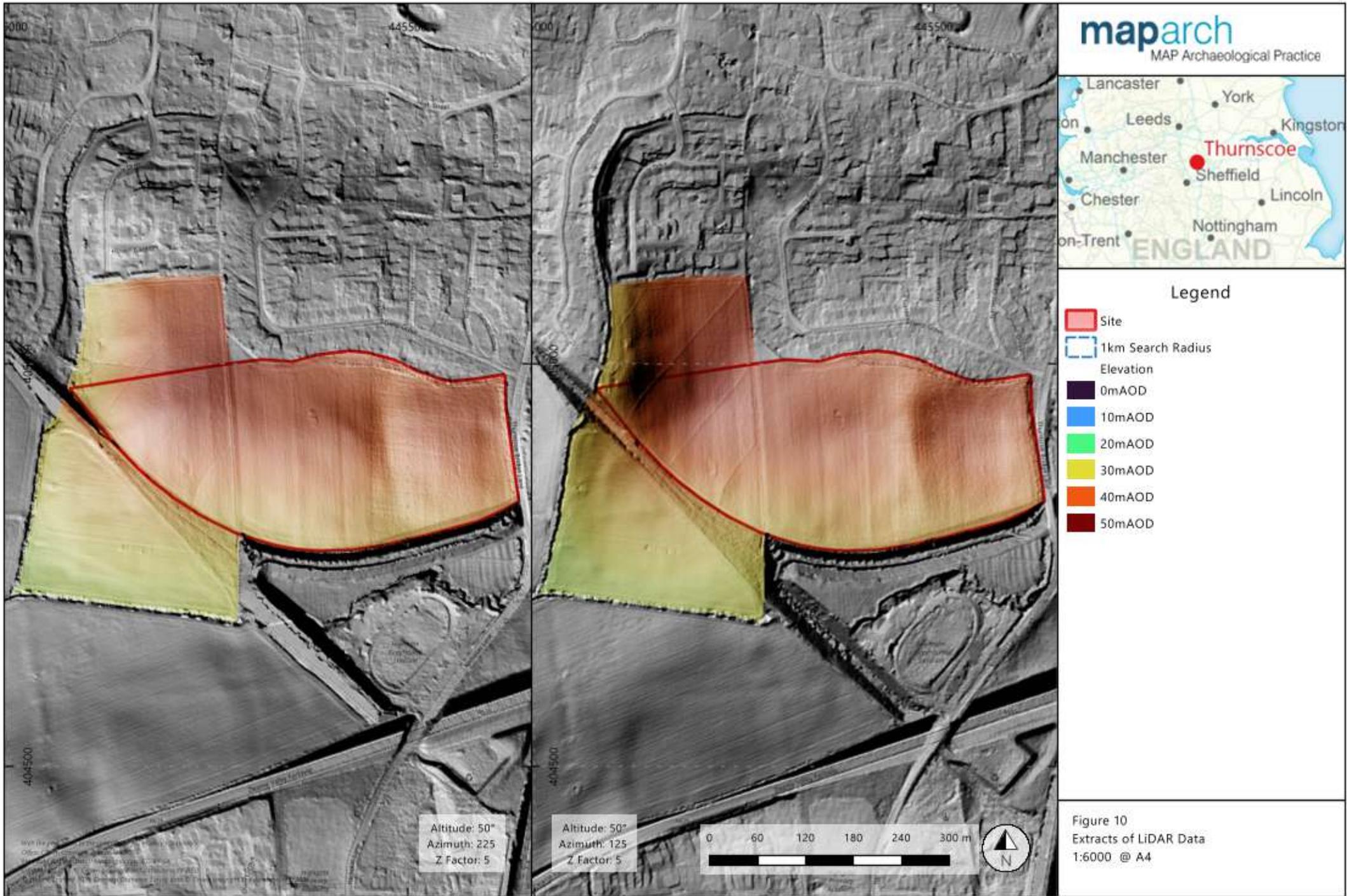
- Site
- 1km Search Radius
- Events by Type
- Evaluation
- Excavation
- Geophysical Survey

Figure 7
Archaeological Events
1:15,000 @ A4

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Appendix 1. Designated and Non-Designated Heritage Assets. (Tables 3 -6)

Table 3: Designated Heritage Assets (Listed Buildings) within 1km

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
00751/01 DSY2830 1151168	SE 4500 0561	<p>St. Helen's Church, Goldthorpe</p> <p>Church. Tower 1729, otherwise late C19, nave dated 1887, some Gothic fragments. Limestone ashlar tower, C19 work in rock-faced sandstone, red tile roofs, stone slates to chancel. West tower, 4-bay nave with south porch, lower 2-bay chancel with separately- roofed south chapel. Tower: plinth, rusticated quoins, band to each stage. Round-headed west window with sill blocks, architrave, moulded imposts and keystone. Within the opening, set back, a Decorated 3-light window. Blind keyed oculus to 2nd stage, similar openings to each return louvred. Bell openings louvred and in surrounds as west window. Cornice breaking forward at corners, parapet with moulded coping. Nave: chamfered plinth. Porch to bay 1. Central offset buttress with, to left, 1 pair of lancets with shared hoodmould and, to right, 2 similar paired lights. Chamfered band to eaves, moulded kneelers and ashlar gable copings. South chapel: set forward. Central and angle buttresses, windows as nave but with cusped lights and animals carved on hoodmould stops. Coved eaves course, gables as nave. East window: 3 cusped lancets, central light taller, linked hoodmoulds. Interior: narrow single-chamfered tower arch. Nave windows have inner surrounds with detached octagonal colonnettes between cusped-headed openings with quatrefoil above. Chancel: sunken chantry chapel, now vestry, has 2-bay arcade with cylindrical column, carved capital, responds and hoodmould to easternmost arch with carved head stops. Fragments of medieval work set in chapel walls. Attractive window to St. Cecilia dated 1885 at north-east end of chancel. Unusual C18 font: wooden bowl with gadrooned base and acanthus-carved cover set on short cylindrical stone column. Rood screen: in Gothic style, probably C19 but may include earlier work particularly the well-carved figures of Christ, the Virgin Mary and St. John.</p>	II	Neutral
01186/01 DSY3199 1287066	SE 4547 0605	<p>Low Grange</p> <p>House. Probably late C16 with C17 additions of rear wing (plinth inscribed 1664) and extension to left. Late C18 alterations. Red brick with diaper work in blue brick to earlier part, sandstone dressings. Welsh slate roof with stone slates to</p>	II	Neutral

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
		<p>eaves and part of rear wing. L-shaped plan. Two storeys and attic, 5-bay front with 2-bay wing to rear. Chamfered stone plinth, large quoins. Entrance to bay 4 in early C20 glazed porch. 24-pane sashes in stone architraves. 3-course brick band to 1st floor. Plaque beneath central 1st-floor window inscribed 'T.T.T. / 1904'. Brick band to eaves continuous across central pediment with ashlar surround to oeil-de-boeuf. Shaped kneelers and ashlar copings to gables and pediment. Rebuilt ridge stack to left of centre. Rear: main range has 2 sashed openings as front, to right a 4-light double-chamfered mullioned and transomed window beneath similar window without transom. Rear of wing has a mullioned and transomed window to ground floor interrupted by insertion of later sash. Intact 6-light transomed window above. Right return: sashes as front to ground and 1st floors of main range, a chamfered 2-light window to gable. Wing to right has 24-pane and C19 4-pane sashes and 2 ridge stacks. Doorway in rear left corner of wing has 4-centred arched lintel. Interior: main range retains 2 deeply-chamfered spine beams. Front left ground-floor room (disused) has large ashlar fireplace, now infilled, with 3-piece lintel with keystone missing. Late C18 oak staircase in rear wing. Lime-ash floor to attic. Heavy principal-rafter trusses to main range, lighter scantling trusses to rear with collars. Erected on the site of a grange owned by Roche Abbey. Owned by Jane, Lady Constable until c1571 when the estate passed to her daughters.</p>		
02222/01 DSY3192 1287037	SE 4550 0522	<p>Thurnscoe Hall</p> <p>House. Said to be built between 1670-1701 (previous list description) for Thomas Shirecliffe. Ashlar sandstone, stone slate roof. Symmetrical front with double wing to rear left and lower block in angle with main range, another lower block attached to rear left of wing is of 2 storeys with half basement. Main range: 2 storeys and attic, 7 bays. Moulded plinth at sill level, chamfered quoins, moulded string courses above windows. Central Doric stone porch with plain frieze and pediment, now with glazed doors. Porch set in front of 2 rusticated pilasters which continue to 2nd-floor string where they are linked by a broken segmental pediment enclosing plaque with motto 'Famen Extendere Factis' and animal's-head crest of Thornaby Taylor, last lord of the manor (d.1926). 4-pane sashes in projecting bead-</p>	II	Neutral

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
		moulded surrounds to ground floor. Sashes with glazing bars to 1st floor, narrower 8-pane central window. Moulded stone eaves cornice. Moulded kneelers and ashlar gable copings. Shouldered ashlar end stack with band to left. To right of centre a similar stack, altered. Right return: ground-floor canted bay with French window, Venetian window above. Interior, mostly altered: interesting cast-iron fireplace to ground-floor left has eared architrave and decorative frieze. Ornate surround to Venetian window first-floor right.		
02222/02 DSY3279 1315021	SE 4549 0526	Stable-block and dovecote approximately 20 metres to north of Thurnscoe Hall. Stable-block and dovecote now disused. Late C18 or early C19. Brick in English Garden Wall bond, rear wall partly stone, damaged stone slate roof. Tall square dovecote, lower stable-block attached to left. Stable-block: 2 storeys, 3 bays. Central door with round brick arch, flanking windows have no sills, cambered brick arches and remains of sashes with glazing bars. Central pitching-hole flanked by similar blind windows. Dentil course to eaves. Dovecote: altered ground-floor openings, to loft an unglazed lunette with projecting sill and ashlar surround. Dentil eaves. Attached buildings to left not of special interest. Included for group value.	II	Neutral
1430865	SE 45430 05512	Thurnscoe War Memorial Thurnscoe War Memorial was designed by Captain M Tyas and executed by Messrs Tyas and Guest of Swinton at a cost of £750, the bulk of which sum was raised by the Hickleton Main Colliery and its workmen. The memorial was unveiled on 2 October 1920 by Mrs Thornley-Taylor in the presence of Mr GH Hirst MP, commemorating 76 local servicemen who died during the First World War. A large metal plaque depicting an angel was added to the front face of the memorial, covering the original surface on which names had been inscribed. Additional new plaques were added in 2006 and 2007. In 2008, conservation and repairs were funded by War Memorials Trust. The firm of Messrs Tyas and Guest were responsible for a number of war memorials, including the Grade II-listed monuments at Stainforth and Coronation Park, Conisbrough,	II	Neutral

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
		both of which feature similar statues of soldiers raised on tall, square, columns.		
1315022	SE 45702 05420	Hall Farmhouse Farmhouse. Late C18 or early C19. Brick in English Garden Wall bond, renewed tile roof with stone slates to rear, renewed brick stacks. 2 storeys with attic, 3 windows to 1st floor. Brick plinth. Panelled door to left of centre in plain ashlar limestone surround with pulvinated frieze and cornice. Flanking 4-pane sashes with projecting stone sills and gauged-brick flat arches with limestone keystones. 3 similar windows to 1st floor, window over door narrower. Cogged eaves. Stone kneelers and ashlar gable copings. End stacks. Rear: tall stair-window. Interior: stone staircase. Lean-to extension to right return not of special interest.	II	Neutral
1151169	SE 46352 04559	Church of St. John and St. Mary Magdalene Church. 1914-1916. By A. Y. Nutt. Reinforced concrete with exposed aggregate, pantile roof. 5-bay nave with aisles embracing square tower at south-west corner, 2-bay apsidal chancel with south chapel and gabled projections to north. Simplified Italianate style. Rectangular and tall round-headed lights in projecting square-faced surrounds, pilaster-strips at angles and between bays linking to projecting bands at eaves and verges. West front: shallow projecting porch flanked by small rectangular windows above which are tall round-headed lights. Central sculpture of Christ on the Cross set beneath moulded segmental canopy. Flanking strips continued to verge and crossed by band at eaves level. Tower to right: 3 stages with 2 rectangular windows to lower stages, to upper stage a tall arcade of 4 round-headed openings to each side. Hipped roof surmounted by large clock in decorative wood framework beneath a domed cupola. Nave: windows grouped 3 : 2 : 3 : 2 : 3, all round-headed with iron glazing bars, pilaster-strips between bays, reinforcing now exposed. Lower chancel in similar style: 4 round-headed lights to north chapel, small 3-light windows to apse. Interior: gallery at west end, 5 bay arcades with tall round arches, concrete tie-beam to each bay. Heavily-carved hexagonal wooden-pulpit, C18 Flemish. Imposing concrete baldacchino with tall Corinthian columns and imposts beneath an open segmental pediment. An early experiment in	II	Neutral

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
		ferro-concrete construction now showing some of its faults. The tower forms a notable landmark.		

Table 4: Non-designated Heritage Assets (Monuments) within the site boundary

HER	Grid Ref.	Description	Period
03032/01	SE 4518 0504	<p>Iron Age or Romano-British Enclosures and Field System, Thurnscoe</p> <p>Iron Age or Romano-British sub-rectangular enclosures found by aerial photography by D. Riley in 1977.</p> <p>A geophysical survey undertaken in February 1999 recorded 2 enclosures identified from cropmarks along with a ditch system, which was initially believed to be a third enclosure.</p> <p>An archaeological evaluation was conducted by NAA in 1999 on land proposed for a housing development at Billingley Drive. The remains revealed by the excavation relate to Romano-British settlement and particularly a homestead.</p> <p>Further excavation of the identified enclosures was carried out by NAA later in 1999. The post excavation assessment revealed that there was potential for further analysis of the stratigraphic evidence with artefactual and environmental assemblages.</p> <p>The results of the archaeological evaluation and excavation work was written up as the paper 'A Romano-British Enclosed farmstead at Billingley Drive, Thurnscoe' by Neal et al. in The Yorkshire Archaeological Journal Vol 76 (2004)</p>	Prehistoric/ Romano-British

Table 5: Non-designated Heritage Assets (Monuments) within 1km

HER	Grid Ref.	Description	Period
00086/01	SE 4410 0470	<p>Iron Age or Romano-British Cropmark, Billingley</p> <p>Cropmarks showing probable field boundaries with subdivisions and a ring ditch.</p>	Prehistoric/ Romano-British
00487/01	SE 4480 0560	<p>Medieval Hall and Moat, Thurnscoe, Goldthorpe</p> <p>Hall in mid 11th century. Moat (part stone revetted) traceable, although built over. Some excavation by D Ashurst by church. Pottery and kiln waste in moat suggest late medieval industrial use.</p>	Medieval
01186/03	SE 4547 0605	<p>Well Located in Low Grange Farmhouse Garden</p> <p>Well discovered in garden of Low Grange Farmhouse</p>	Post-medieval
01187/01	SE 4544 0607	<p>Low Grange Barn, Thurnscoe</p> <p>Barn at Low Grange Thurnscoe - Nine Bay barn, brick walls, 4 bay aisle on south. Probably 17th century.</p>	Post-medieval

HER	Grid Ref.	Description	Period
		Stone angle quoining. Central bay has an entrance porch on the south, and to the east of this, on the south side of the building only is an aisle of four bays. The roof of the main section of the barn has eight trusses of the collar beam type. The barn is probably of same date as farmhouse.	
02504/01	SE 4409 0562	Iron Age or Romano-British Cropmark, Great Houghton Iron Age or Romano-British cropmark shown on aerial photographs. These show enclosures, trackways and field boundaries. Still clearly visible on 2019 satellite imagery	Prehistoric/ Romano-British
02505/01	SE 4530 0430	Iron Age or Romano-British Unclassified Cropmark, Goldthorpe Iron Age or Romano-British unclassified cropmark shown on aerial photographs	Prehistoric/ Romano-British
03038/01	SE 4504 0403	Iron Age to Romano-British Enclosure, trackway and field boundaries, Goldthorpe. Rectilinear field system with embedded sub rectangular enclosure and double ditched trackway Geophysical surveys identified that further field boundaries and small enclosures or hut circles extend to the east of the enclosure visible from cropmarks.	Prehistoric/ Romano-British
03545/01	SE 4480 0573	Medieval Unclassified Earthworks, Thurnscoe Playing Field, Goldthorpe A series of unidentified earthworks within football field at Thurnscoe. There is no set pattern to them, but they cover virtually the whole field. They are situated north of Thurnscoe moated site	Medieval
03581/01	SE 4552 0588	Post-Medieval to Industrial Period Dovecote, Clayton with Frickley. Dovecote included in outbuildings of Chapelfield Farm.	Post-medieval
04035/01	SE 4440 0480	Possible Field System, Billingley Unidentified features; possible field system.	Undated
04399/01	SE 4650 0530	Hickleton Main Colliery Sunk in 1895, closed in 1988. Site clearance has left a chunky mid - 20th C concrete headgear, with integral winding house to enclose shaft head for ventilation seal.	Modern

Table 6: Non-designated Heritage Assets (events) within 1km

HER	Grid Ref.	Description	Type
ESY1317	SE 4465 0350	Gradiometer survey west of Goldthorpe, Doncaster A gradiometer survey identified a probable Iron Age or Romano British field system. A second and (possibly) a third system were also identified.	Geophysical Survey

HER	Grid Ref.	Description	Type
ESY1330	Not recorded	Trial trenching off School Street, Thurnscoe 43 evaluation trenches identified probable 18th-19th century field drainage systems and a small number of modern features related to agricultural activity	Trial Trenching
ESY1859	SE 4504 0403	Geophysical survey at Dudley Drive, Goldthorpe The geophysical survey has confirmed the potential for buried deposits from these periods to be present within the PDA by mapping a series of rectilinear, linear and sub-circular anomalies that are likely to be caused by a droveway, field systems, enclosures and ring ditches. The relationship and exact origin of anomalies is complex and further investigation is required to fully characterise the archaeological features that the anomalies relate to. It is likely that the site was part of agricultural lands during the medieval period with survey results showing clear evidence of ridge and furrow. A field boundary running on an east-west orientation was identified that is recorded on the First Edition 1854 Ordnance survey map.	Geophysical Survey
ESY1860	SE 4499 0428	Geophysical survey at Barnsley Road, Goldthorpe The survey identified that an Iron Age/Roman field system known to exist in the vicinity extended into the site. These remains comprise a possible trackway, field boundaries and a possible pit.	Geophysical Survey
ESY1861	SE 4496 0426	Strip, map and record at land off Barnsley Road, Goldthorpe. A series of ditches of likely Iron Age/Romano British date were investigated, although in the absence of dateable material this assumption could not be confirmed. The ditches represent trackway and enclosure boundaries and are part of a wider landscape investigated previously by trial trenching and geophysical survey. Unfortunately, post-medieval ploughing and more recent truncation have limited the level of information recovered	Strip, Map & Record
ESY1862	SE 4470 0354	Excavations at the Aldi Redistribution Centre site, Goldthorpe Excavations ahead of construction of a grocery redistribution centre. Two phases: firstly, for the centre itself in 2012 and then for the extension of the car park in 2016. Multi period remains were identified. These comprised pits with Mesolithic dating evidence, Bronze Age funerary remains, an Iron Age to Romano-British agricultural landscape and post-Roman corn-drying kilns.	Excavation
ESY205	SE 45176 05191	Archaeological Evaluation at Billingley Drive An archaeological evaluation was conducted on land proposed for a housing development at Billingley Drive. The remains revealed by the excavation relate to Romano-British settlement and particularly a homestead	Geophysical Survey & Trial Trenching

HER	Grid Ref.	Description	Type
ESY206	SE 45044 04039	Geophysical Survey at Bolton House Farm, Goldthorpe In February 1997 a geophysical (fluxgate gradiometer) survey was conducted by ASWYAS at Bolton House Farm. The results indicated that in the north-west of the study area was a double ditched trackway that led to a square enclosure with internal divisions and possibly at least two pits/hearths.	Geophysical Survey
ESY207	SE 44844 04311	Archaeological Evaluation of the Proposed Dearne Towns Link Road A number of trial trenches were excavated in two areas (east and west of Goldthorpe). Work in the eastern area revealed shallow features under a buried soil that were interpreted as possible remnants of the droveway seen as cropmarks on aerial photos; work in the western area followed a phase of geophysical survey (in March 1992) and confirmed the presence of a number of substantial archaeological features. The results confirmed the presence of features identified by the geophysical survey and seen as cropmarks on aerial photos - interpreted as a droveway with two enclosures on its northern side. No further work was recommended.	Trial Trenching
ESY208	SE 45504 04048	Archaeological Evaluation at Highgate House Farm In March 2001 an archaeological evaluation was conducted at Highgate House Farm, which comprised of a geophysical survey and trial trenches. The results indicated that although no prehistoric (Romano-British) remains were identified there were a number of features relating to postmedieval activity such as quarrying, ridge and furrow ploughing and ponds	Geophysical Survey & Trial Trenching
ESY209	SE 45429 06054	Archaeological Evaluation at Low Grange Farm In August 2003 an archaeological evaluation was conducted at Low Grange Farm. The results from trial trenches indicated that the site contains remains of a barn, stables, granary and dovecote associated with the 17th century farmhouse but also wall remains relating to medieval buildings, presumably the former grange.	Trial Trenching
ESY210	SE 44812 03568	Geophysical Survey and Trial Trenching of Land adjacent to Goldthorpe Industrial Estate In October/November 2001 a geophysical (fluxgate gradiometer) survey was conducted on land adjacent to Gildthorpe Industrial Estate. The results identified a number of anomalies indicating infilled ditches forming a small enclosure and larger field system. Discrete anomalies may locate areas of burning or pits. There were also linear anomalies caused by ridge and furrow ploughing.	Geophysical Survey
ESY211	SE 45135 05251	Geophysical Survey of Thurnscoe	Geophysical Survey

HER	Grid Ref.	Description	Type
		A geophysical survey undertaken in February 1999 recorded 2 enclosures identified from cropmarks along with a ditch system, which was initially believed to be a third enclosure from aerial photographs.	
ESY412	SE 45197 05208	Excavation of a Romano-British farmstead at Billingley Drive, Thurnscoe In late autumn 1999 an archaeological excavation was undertaken at the Billingley Drive Romano-British farmstead	Excavation
ESY969	SE 4542 0605	Archaeological excavation and watching brief at Low Grange Farm In January 2004 an archaeological excavation of the site of the 'Great Barn' at Low Grange Farm was undertaken. Features dating to the 14th-17th century, pre-dating the construction of the barn in in 17th century, were uncovered. The Great Barn was refurbished sometime after 1877, as a quantity of pottery wasters from the Don Pottery, which could be securely dated, had been used as hardcore beneath a renewed slab floor. The subsequent watching brief identified a former holloway that had been levelled with similar pottery waste, presumably as part of the same building campaign.	Excavation & Watching Brief
ESY764	SE 4587 0598	Geophysical Survey, land between School Street and Railway, Thurnscoe (Reema Development Phase 1) Magnetometer survey of fields at Thurnscoe. No definite archaeological anomalies were detected.	Geophysical Survey

Appendix 2. National Legislation

Ancient Monuments and Archaeological Areas Act 1979

Section 46 in the Department of Culture Media and Sport 2010: Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979) states

'In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument'.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1) in the Planning (Listed Buildings and Conservation Areas) Act 1990 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: 16. Conserving and Enhancing the Historic Environment

NPPF-16 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

200 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

205 *When considering the impact of the 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 substantial harm, total loss or less than substantial harm to its significance.*

206 *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:*

- g) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- h) 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.*

207 *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,*

Historic England: Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment and Historic England: Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets.

The Contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or a place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from and through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.