

Desk Based Assessment

***Barff Farm
Thorpe Willoughby
Selby, North Yorkshire***

LS Archaeology



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November 2014

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Site: Land to the north of Barff Farm, Thorpe Willoughby, Selby, North Yorkshire

Site Codes: TWL 14

County: North Yorkshire

NGR: SE 5809 3104

Planning Application No: Pre planning

Development: Housing

Date of Issue: 20/11/14

Site Dates:

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1. Summary

A new housing development is proposed on the land to the north of Barff Farm, Thorpe Willoughby, North Yorkshire, consisting of approximately 9.8 hectares. This desk-based assessment aims to evaluate all the known archaeological, historic and land use information in order to assess the impact that the new development could have on any archaeological resources on this land in accordance with the government policy.

As a result the desk based assessment concludes that the development of the site will not have any impact on designated assets. The assembled evidence suggests there is some identified potential for the presence of archaeological activity during the Prehistoric (Mesolithic - Bronze Age), small scale Iron Age or Romano-British activity to the south east of the proposed development, rather than in the identified development footprint, and distributions of Medieval and Post-Medieval material which may indicate small scale domestic activity in the Medieval period and later material.

The limited evidence for past activity need not necessarily reflect a genuine lack of activity in the past but a lack of evidence; this may reflect poor conditions for the development of crop or soil marks indicating past activity or lack of chance discovery or levels of past interest within the area concerned.



Figure 1: Proposed development area (in red). Image from Google earth.

2. Introduction

The study area examined by the desk-based assessment is approximately 9.8 hectares in extent, located to the north of Barff Farm, Thorpe Willoughby, adjacent to the south boundaries of the Leeds Road (A 1238) and east of Linden Way Houses (Figure 1).

LS Archaeology has been appointed to establish the significance of the Site's known buried heritage and the likely impacts of the development upon it. In accordance with the Standard and Guidance for Archaeological Desk-Based Assessment (Institute of Archaeology 1999 revised 2008), an inspection of the site, examination of published and unpublished records and a map regression exercise was undertaken by Luigi Signorelli BA MA on 17th November 2014.

In addition, following the government policy (the National Planning Policy Framework 2012) this document combines all the available archaeological, historic, and topographic information in order to clarify the heritage significance and archaeological potential of the site.

The study area consists of the proposed development footprint (Fig. 1) and land within a 1km buffer around that footprint (Fig 2). The assessment is based on the analysis of the records, reports and other evidence referenced in the North Yorkshire Historic Environment Record (HER), which includes, reports and database entries.

A preliminary consultation was held with Louisa Matthew, **Historic Environment Record** Officer, Historic Environment Team, North Yorkshire County Council who facilitated access to all the data.

3. Statutory and Planning Policy Context

3.1 National Policy

The previous national planning policy relating to heritage and archaeology - Planning Policy Statement, **PPS 5** - which built upon Planning Policy Guidance PPG16 - was replaced in March 2012 by Planning Policy Framework (NPPF)

Section 12 of the NPPF; 'Conserving and enhancing the historic environment' provides guidance on the treatment of heritage assets.

Whilst it is recognized that important remains should be retained, the benefits of development may be considered to outweigh the benefit of retention, especially where remains of less than national importance are concerned.

Paragraph 128 of Section 12 also states that planning decision should be based on the significance of the heritage asset, and early consideration of the potential for 'heritage assets' is advised and where the loss of a heritage asset is considered justified, the

developer is required to 'record and advance understanding' of the heritage asset before it is lost.

Clearly in Annex 2 of the NPPF heritage assets are defined as; a building, monument, site, place, and an area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, which includes designated heritage assets (as defined in the NPPF) and assets identified by the local Planning Authority.

3.2 Annex 2 of the NPPF defined archaeological interest as:

A heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.3 Annex 2 defined Heritage assets as:

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

3.4 Annex 2 defined significance as:

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.

In brief the government policy provides a framework to protect national important designated heritage assets, the setting for such designations and provides for the excavation and investigation of sites not significant enough to merit in-situ preservation

4. Regional Policy Guidance

There is no regional plan for Yorkshire.

4.1 Local Policy Guidance

Policies, ENV27 and ENV28 within the development plan of Selby Local Plan (2005) which addresses archaeology and heritage states that;

ENV27;

Where scheduled monuments or other nationally important archaeological sites or their settings are affected by proposed development, there will be a presumption in favor of their physical preservation. In exceptional circumstances where the need for the development is clearly demonstrated, development will only be permitted where archaeological remains are preserved in situ through.

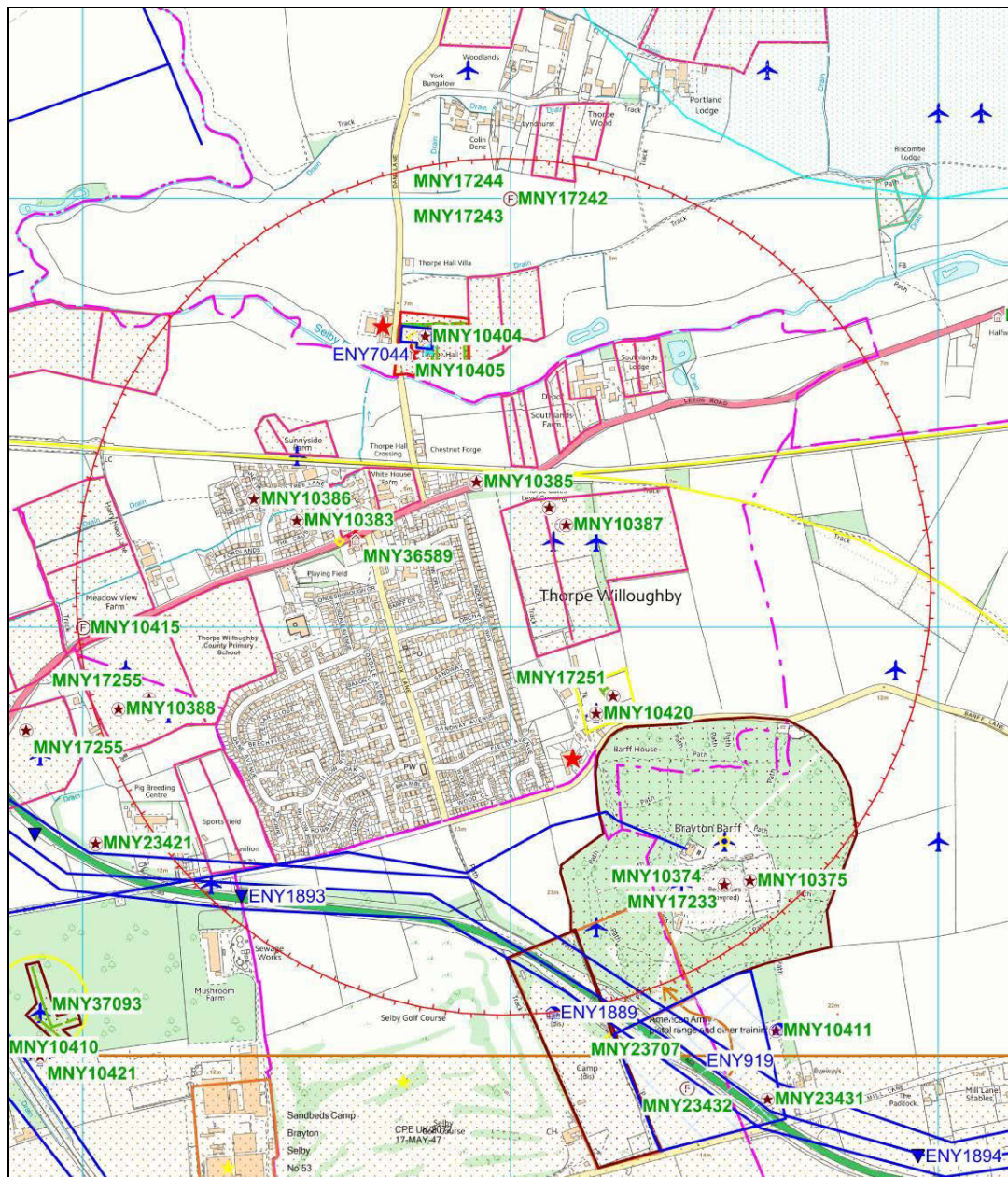
Where preservation is not appropriate, the Local Planning Authority will require the applicant to make proper provision for the investigation and recording of the site before and during development.

ENV28;

- (A) Where development proposals affect sites of known or possible archaeological interest, the District Council will require an archaeological assessment/evaluation to be submitted as part of the planning application.
- (B) Where development affecting archaeological remains is acceptable in principle, the Council will require that archaeological remains are preserved in situ through careful design and layout of new development.
- (C) Where preservation in situ is not justified, the Council will require that arrangements are made by the developer to ensure that adequate time and resources are available to allow archaeological investigation and recording by a competent archaeological organization prior to or during development.

The potential for undiscovered archaeological assets will also be taken in consideration within this assessment, in accordance with NPPF (2012) and Policy ENV28 of the Selby Local Plan (2005).

Within the boundaries of the assessed area no designated assets have been found. However there is one Grade II Listed buildings within the surroundings of the study area (MNY No. 10405; Figure 2). It is considered that the proposed development will not adversely influence the setting of any identified heritage resources.



5. Site Description

Currently under agricultural and pasture use, the proposed site consists of one long field and four large fields, adjacent to each other, only divided by a farm track which runs from Barff Farm on a north direction joining to Leeds Road. The study area is flanked to the west by the houses of Linden Way, to the north is flanked by the Leeds Road (A1238) and to the east and south is otherwise surrounded by agricultural land. The land is currently in active use as arable or pasture.

The ground close to Leeds Road measures circa 7m AOD and rises to 14m AOD towards Barff Farm to the south.

6. Geology

The drift geology of the site comprises a mixture of Lacustrine Clay, Silts and Sands where the base geology consists of Sandstone.

7. Archaeological background

This assessment is based additionally on a consideration of evidence held in the Tees Archaeology HER for the study site and a zone 1000m in extent surrounding its boundaries.

The name Thorpe derives from Torpas meaning an outlying farmstead. A 10th century charter states that there were two torpas, both likely to be dependent farms of Selby. According to the Domesday Book, Torpe also had a church and priest. Whereas the name Willoughby most likely to be linked to the Willoughbys family whom where 13th century tenants.

7.1 Prehistoric period

Evidence of Prehistoric activity within the study area consists of a scatter of flint (MNY 17233; Figure 2). These evidence of Prehistoric activity within the vicinity of the site, consists of Mesolithic , worked flints, including both working debitage (most likely to be indicative of domestic activity).

A period of human activity ranging from the Late Mesolithic to the Early Neolithic and possibly extending into the early Bronze Age has been indicated by recovery of scattered flints as the result of a field walking investigation within the Bayron Baff ancient woodland(MNY 10374 Figure 2). These finds may indicate a general use of the landscape during the Mesolithic - Bronze Age, and are hardly unexpected.

Although there is no evidence of Iron Age activity within the study area, a possible Iron Age ring ditch and linear features have been identified to the south east (Birmingham University Field Archaeological Unit 2002).

7.2 Romano-British

Archaeological evidence of the Romano British period are very poor and consists of few sherds of pottery found present within the vicinity of the study during the archaeological investigation related to the A 63 Selby Bypass (BUFAU 2002).

It is reputed that a mill of possible Romano British date has been located under the names of either Mill House or Mill Farm, to the west of the study area (MNY 10386).

7.3 Anglo-Saxon period

Although there is currently no archaeological evidence which dates to the Anglo-Saxon period, within the study area, a single Anglo-Saxon Brooch was found within the vicinity of the study area.

7.4 Medieval and Post Medieval periods

There are several archaeological assets recorded, which suggests Medieval and Post Medieval activity within the study area and its surrounding.

Thorpe village has its origin within the 11th century (MNY No. 10383; Figure 2), where according to the Domesday book the village consisted of a church and priest and few farms. A grange of Selby abbey was leased to the Willoughby family in the 13th century, and in the 16th century the place was described within the Coucher Book of Selby Abbey as a '*mansion house with edyfyecs one dovecote garthing and orteyar moat*' (MNY No. 10404; Figure 2).

Ridges and furrow, field system and crop marks of possible medieval date survive south of Meadow Farm, nearly 1KM west of the study area (MNY No. 10388, MNY No. 10389, MNY No. 17255; Figure 2). Crop marks and a trackway of unknown date has been recorded within and immediately north of the study area, (MNY No. 10387, No. 10420, No. 17251, No. 17252, and No. 17253; Figure 2).

Several gold and silver coins dating to the 17th 18th centuries, were found within the fields west and north of Thorpe Willoughby village (MNY No. 10415, No. 17242, No. 17243, No. 17244, and No. 17245; Figure 2).

The Thorpe Hall and the Barff farmhouse are the only Grade II listed buildings found within the study area, dating to the 18th century (MNY No. 10405 and LEN 1132517; Figure 2).

On the south side of the A63 within Thorpe village there is a Milepost dating to the 19th century (MNY No. 36589, Grade II listed building LEN 1316664; Figure 2), also of this date is a Methodist Chapel (MNY No. 23707; Figure 2).

Immediately south of the Study area a Second World War Army camp survived and was used in the 1950's by the Reserve Army. Only few upstanding buildings and partial layout still survive although some was removed by the A63 Bypass (MNY No. 23707; Figure 2).

8. Map Regression

The earliest map available is the First OS Map of 1806-1863 although this map shows the study area as being open fields.

For the study area there is little change from the Ordnance Survey maps of 1806 to 1903, was only after the second half of the 20th Century that Thorpe Willoughby started its expansion, which continued well into the 21st century (Figure 6).

Figure 3; OS 1806-1863 map 1st edition

Figure 4; OS 1889-1899 map



Figure 3; OS 1903 map

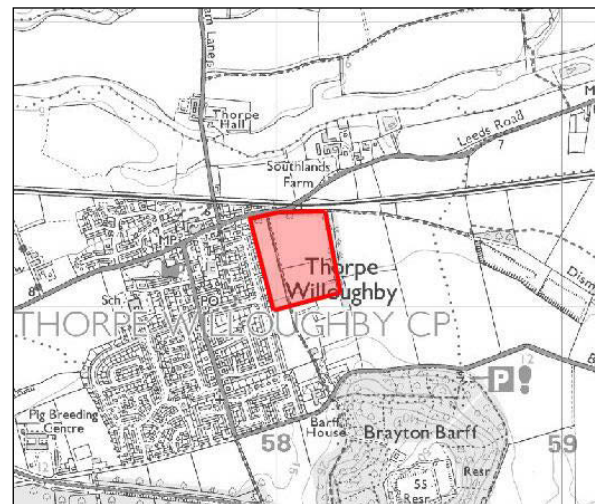


Figure 4; OS 2005 map

9. Assessment

The study of the proposed development area indicates that the development of the site would not have any impact on designated assets (Scheduled Monuments, Grade I and II* Listed Buildings, Registered Parks and Gardens, Conservation Areas or Registered Battlefields).

Two Grade II Listed Buildings and a Milestone are located within the vicinity of the site, which are subject to Policy ENV22 of Selby Local Plan (2005), nevertheless the development of the site would not have any impact upon these assets.

This desk based assessment takes in consideration for the potential of undiscovered archaeological assets and states that there is medium to low potential for evidence from the Prehistoric and Romano-British period, low potential from the Saxon period, medium to low from the Medieval period and potentially low from the Post Medieval period. Present evidence suggests that any archaeological evidence that may be identified through any form of investigation (i.e. strip map recording / watching brief evaluation) is likely to be solely of local archaeological interest.

Within the broader study area a World War II, camp, reflect the more recent past but reflect a single defensive position outside the proposed development area.

10. Conclusions

This archaeological desk-based assessment considers land approximately 9.8 hectares in extent to the south of Leeds Road (A1238), Thorpe Willoughby, Selby.

In accordance with government policy (the 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.

The assessment has considered that development of the site would not have any impact on designated assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Registered Parks and Gardens, Conservation Areas or Registered Battlefields).

It is also concluded that there is medium to low potential for archaeological evidence from the Prehistoric and Romano-British periods, low potential from the Saxon, and medium to low potential for the Medieval and Post Medieval periods.

It is therefore recommended that a geophysical survey (as part of the planning condition) followed by a strip map recording/watching brief should be implemented during any ground works related with the development.

11. Resources Approached

Louisa Matthews: Historic Environment Record Officer, North Yorkshire County Council
Historic Environment Record

North Yorkshire County Record Office

North Yorkshire Historic Environment Record

Archaeological Data Service - ads.ahds.ac.uk

English Heritage: The National Heritage List for England - list.english-heritage.org.uk
Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

11.1 Cartographic Record

1859 Ordnance Survey Map

1898 Ordnance Survey Map

1903 Ordnance Survey Map

2006 Ordnance Survey Map

12. Bibliography

1997, Archaeological Services, WYAS, Kirkhamgate to Brayton Barff Water Pipeline, *'Archaeological Desk Based Assessment'*

2010, Archaeological Services WYAS, Thorpe Hall, Dam Lane, Thorpe Willoughby, *Geophysical Survey*

2002, Birmingham University Field Archaeology Unit, A63 Selby Bypass; *Archaeological Salvage Recording and Watching Brief*

2000, BHWB Environmental Design & Planning, A63 Selby Bypass, *Summary of Stage 3 Field Investigation*

1991, Lancaster University Archaeological Unit, Selby Bypass *An archaeological Evaluation*

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November 2014

2 Appendix 1

SMR Records within a 1km buffer around the proposed development.

Record Number	Record Type	Site Name	Entry Date	Location	km100	District	Description	Organisation	Archive Notes	NGRE	NGRN
SNY905	Desk Based Assessment	Kirkhamgate to Brayton Barff	09/12/97	North Yorkshire	SE	Selby	This desk based assessment was produced on behalf of Yorkshire Water Services Limited to inform a mitigation strategy for a water pipeline from Jaw Hill Reservoir Kirkhamgate, to Brayton Barff. The report summarises the SMR data for the route and makes recommendations for mitigation at a number of specific locations.	Archaeological Services WYAS	Archaeological Desk Based Assessment	2926 5842	2330 3038
SNY908	Archaeological Evaluation	Selby Bypass	00/11/91	North Yorkshire	SE	Selby	Report of an archaeological evaluation of the proposed route of the Selby Bypass.	Lancaster University Archaeological Unit	Archaeological Evaluation		
SNY6971	Desk Based Assessment	A63 Selby Bypass	25/02/00	North Yorkshire	SE	Selby	This desk based assessment was produced in advance of the Selby Bypass, ands identify a total of 15 sites of archaeological importance that might be effected by the construction of the Bypass	BHWP Environmentsl Design & Planning	Archaeological Desk Based Assessment .		
SNY8328	Archaeological Watching Brief	A63 Selby Bypass	09/10/03	North Yorkshire	SE	Selby	During this Archaeological Watching Brief several archaeological linear features were found most likely to be of Prehistoric date.	Birmingham University Field Archaeology Unit	Archaeological salvage recording and watching brief		
SNY20297	Geophysical	Thorpe Hall	00/09/10	Thorpe	SE	Selby	WYAS was commissioned to	Archaeological	Geophysical	5781	3165

Record Number	Record Type	Site Name	Entry Date	Location	km100	District	Description	Organisation	Archive Notes	NGRE	NGRN
	Survey	Dam Lane Thorpe Willoughby		Willoughby			undertake a geophysical survey in a small paddock north of Thorpe Hall in advance of the planning application for the construction of a new stable blok, ancillary unit and exercise ring.	Services WYAS	Survey		
MNY10374	Monument	Brayton Barff	21/05/14	Thorpe Willoughby	SE	Selby	Ancient semi-natural woodland. 3HA have been cleared since the production of the 1 st edition sheet (map).	NYCC	Contains Mesolithic site MNY17233	58463	30419
MNY10375	Monument	Fairys Pin/ Our Ladys Well	21/05/14	Brayton	SE	Selby	Whelan and Taylor 1989 (1) classify this as a lost holy well, saying that it now feeds the Yorkshire Water reservoir. However, the first edition Ordnance Survey marks Lady's Well as SE585304 (underneath the present reservoir).	NYCC	Holy Well and sacred springs	5856	3041
MNY10383	Monument	Thorpe Willoughby	17/06/08	Thorpe Willoughby	SE	Selby	Torp in Domesday Book. There was a priest here. The name derives from Torpas as outlaying farmstead. A 10 th century charter states that there were Twegen Torpas-2 Thorpes- the other probably being Thorpe Hall. Both were probably dependent farms of Selby. One of the oldest West Riding Scandinavian names. The Willoughbys were 13 th century tenants.	NYCC	Village, Medieval to Modern.	5750	3125
MNY10385	Monument	Methodist Chapel	11/02/09	Thorpe Willoughby	SE	Selby	Shown on the 1907 OS 25 sheet	NYCC	Part of the Village	5792	3134
MNY10386	Monument	Possible Mill	16/02/09	Thorpe	SE	Selby	A Mill is suggested to have been	NYCC	Mill (Roman to	574	313

Record Number	Record Type	Site Name	Entry Date	Location	km100	District	Description	Organisation	Archive Notes	NGRE	NGRN
				Willoughby			located here by the names Mill House and Mill Farm.		Modern- 43 AD to 2050 AD)		
MNY10387	Monument	Gateforth	12/05/08	Thorpe Willoughby	SE	Selby	Faintly visible in the aps. A straight length of ditch runs across the north end and west for c. 100m	NYCC	Cropmark	5813	3124
MNY10388	Monument	Thorpe Willoughby	01/10/08	Thorpe Willoughby	SE	Selby	Most of the field boundaries visible as cropmarks were marked as extant boundaries on the 1907 OS 25 sheet. Their shape and layout suggests them to be pre-enclosure period as does their orientation with the ridge and furrow.	NYCC	Field Boundaries	570	308
MNY10389	Monument	Thorpe Willoughby	16/02/09	Thorpe Willoughby	SE	Selby	Ridge and furrow south of Meadow View Farm.	NYCC	Cropmark	571	308
MNY10404	Monument	Thorpe Hall	01/10/08	Thorpe Willoughby	SE	Selby	A grange of Selby abbey leased to Willoughby in the 13 th century but held in demesne in the 16 th . The Coucher Book of Selby Abbey describes the site as a mansion house with edfyecs one dovecote garthing and orteyar moated about. The moat is now gone in places	NYCC	Thorpe Hall moated monastic grange. Earthwork moat: type A1 (B) (1-4)	5780	3168
MNY10405	Building	Thorpe Hall	01/10/08	Thorpe Willoughby	SE	Selby	A 2 storey building with pitched slate roof built c. 1800 AD. Coped eaves 3 bays plus a one bay extension. The windows are sashed with glazing bars the central one is gadrooned.	NYCC	Grate House Grade II listed building	5776	3164
MNY10415	Find Spot	Thorpe Willoughby	01/10/08	Thorpe Willoughby	SE	Selby	An earthware jar containing gold & silver coins was turned up by the plough in a field near Thorpe Hall. 33 coins were acquired by Yorkshire Philosophical Society.	NYCC	Coin Hoard	57apr	31apr

Record Number	Record Type	Site Name	Entry Date	Location	km100	District	Description	Organisation	Archive Notes	NGRE	NGRN
MNY10420	Monument	Thorpe Willoughby	12/05/08	Thorpe Willoughby	SE	Selby	Very small fragment of a field system.	NYCC	Cropmark	582	308
MNY17233	Monument	Rbayton Barff Mesolithic Site	16/07/08	Thorpe Willoughby	SE	Selby	Scattered of Mesolithic worked flints.	NYCC	Records finds	585	304
MNY17242	Find Spot	Thorpe Willoughby	11/02/09	Thorpe Willoughby	SE	Selby	Coin Hoard found in Thorpe Willoughby	NYCC	Coin Hoard	58apr	32apr
MNY17243	Find Spot	Thorpe Willoughby	11/02/09	Thorpe Willoughby	SE	Selby	Part of a hoard found in Thorpe Willoughby.	NYCC	Gold coin	58apr	32apr
MNY17244	Find Spot	Thorpe Willoughby	11/02/09	Thorpe Willoughby	SE	Selby	Part of a hoard found in Thorpe Willoughby.	NYCC	Silver coin	58apr	32apr
MNY17245	Find Spot	Thorpe Willoughby	11/02/09	Thorpe Willoughby	SE	Selby	Part of a hoard found in Thorpe Willoughby.	NYCC	Pottery Jar	58apr	32apr
MNY17251	Monument	Thorpe Willoughby	16/02/09	Thorpe Willoughby	SE	Selby	Enclosure and possible field system north of Barff Cottages	NYCC	Enclosure; field system?	5824	3084
MNY17252	Monument	Thorpe Willoughby	16/02/09	Thorpe Willoughby	SE	Selby	Trackway south of Southlands Farm.	NYCC	Trackway (unknown date)	5809	3128
MNY17253	Monument	Thorpe Willoughby	16/02/09	Thorpe Willoughby	SE	Selby	Enclosure south of Southlands Farm.	NYCC	Enclosure	5812	3124
MNY17255	Monument	Hagg Lane	01/10/08	Thorpe Willoughby	SE	Selby	Probably earlier field boundaries of uncertain date.	NYCC	Field system	5701	3079
MNY23707	Monument	Brayton Barff Army Camp	28/05/14	Thorpe Willoughby	SE	Selby	An army camp consisting of 10% Nissen and 90% wooden huts built in 1939/40. Housed 15 officers, 10 Warrant Officers/Sergeants along with 322 other ranks. Functioned as a militia camp for HAA battalion. In used in 1956 as a Reserv Army Camp. Assessed in report as having less substantial remains: a few upstanding buildings and partial layout, though now partially	NYCC	II World War Military Camp	5817	30015

Record Number	Record Type	Site Name	Entry Date	Location	km100	District	Description	Organisation	Archive Notes	NGRE	NGRN
							removed by A63 bypass.				
MNY36589	Building	Thorpe Willoughby	27/03/14	Thorpe Willoughby	SE	Selby	Milepost in Thorpe Willoughby on south side of A63 20m west of junction with Fox Lane.	NYCC	Milepost	576	312