

West Burton C (Gas Fired Generating Station)

Appendix 14A: Desk Based Assessment

EDF Energy (Thermal Generation) Limited

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1. Introduction

1.1 Overview

- 1.1.1 AECOM has been commissioned by EDF Energy (Thermal Generation) Limited (hereafter referred to as 'the Applicant') to prepare an Environmental Impact Assessment (EIA) for a proposed gas fired generating station on the site of the West Burton Power Station near Gainsborough, Nottinghamshire (the Proposed Development).
- 1.1.2 This cultural heritage desk-based assessment presents the results of research undertaken to identify the known heritage assets within a defined study area surrounding the Proposed Development Site (hereafter referred to as 'the Site'). It assesses the potential for as yet unknown archaeological remains to be present within the Site and the planning and legislative framework within which decisions affecting heritage assets are made. This report forms the cultural heritage baseline for the Environmental Statement (ES).

1.2 Site Description and Geology

- 1.2.1 The Site is located approximately 3.5km to the south-west of the town of Gainsborough and 1km to the north-east of Sturton-le-Steeple (see **Figure 1.1** (ES Volume III)). The nearest settlement is the village of Bole, located approximately 1km to the north-west of the West Burton Power Station site.
- 1.2.2 The Site is located in Nottinghamshire, close to the border with Lincolnshire (defined by the River Trent which forms part of the eastern boundary of the wider West Burton Power Station site), and falls within the administrative area of Bassetlaw District Council (BDC), close to the border with West Lindsey District Council (WLDC) (again defined by the River Trent to the east). The West Burton Power Station site currently encompasses two power stations owned and operated by the Applicant – West Burton A (WBA) and West Burton B (WBB).
- 1.2.3 The West Burton Power Station site lies on the western bank of former meanders in the River Trent. These dried-up ox-bows are known as Burton Round which encloses land called 'the Ferries' to the south of the West Burton Power Station site and Bole Ings, located to the north. The surrounding landscape is low lying agricultural land within or close to the River Trent floodplain and the site is bounded by South Road and River Road to the south and east and a railway line linking Retford and Gainsborough to the west.
- 1.2.4 **Appendix 11A:** Phase 1 Geo-Environmental Site Assessment describes land use associated with the Site. The Site occupies land to the north-east of WBB Power Station and is underlain by thick deposits of made ground due to the former land use as a pulverised fuel ash (PFA) disposal site associated with WBA Power Station. It is understood that the waste ash material was deposited across the Site from the late 1960s to the 1980s. Information from previous geotechnical

investigations indicates the depth of the PFA to be between 8m and 12m across the Site (Ref 14A-1 and 14A-2). Results from an initial ground investigation in December 2017 (reported in **Chapter 11**: Ground Conditions and Hydrogeology (ES Volume I) and in **Appendix 11B**: Ground Investigation Environmental Support and Sampling Report (ES Volume II)) are broadly consistent with previous findings, showing made ground, including PFA, extends to depths between 10.3–13.5m below ground level (bgl). Underlying superficial deposits encountered included red-brown silty clay and grey clay with organic matter. These deposits ranged between 0.25m to 2.0m thick.

2. Methodology

2.1 Approach

2.1.1 This desk-based assessment utilises information gathered during two site visits, most recently on 11th July 2017. A Historic Environment Record (HER) data search was requested.

2.2 Objectives

2.2.1 The main objectives of the desk-based assessment are:

- to identify designated heritage assets within the Site and study area and record components of their setting that contribute to their significance;
- to gather information on non-designated recorded heritage assets;
- to assess the baseline information and assess the potential for locating currently unrecorded heritage assets within the Site;
- to assess the likely survival of buried archaeological remains across the Site, the significance of such deposits, and the potential impact of the Proposed Development upon them;
- to assess the significance of all identified heritage assets, that may be affected by the Proposed Development; and
- to assess the impact that former intrusive activities have had on archaeological deposits/ levels.

2.2.2 The desk-based assessment considers the known and potential heritage resource of the Site to provide sufficient information to inform the cultural heritage impact assessment.

2.2.3 The assessment of baseline conditions was carried out following the guidelines produced by the Chartered Institute for Archaeologists (CIfA): the Standard and Guidance for Historic Environment Desk-Based Assessment (Ref 14A-3); and the Code of Conduct (Ref 14A-4).

2.3 Study Area

2.3.1 The study area for the identification of designated assets is defined as 3km radius from the centre point of the Site and 1km for non-designated assets held on the Nottinghamshire HER and Lincolnshire HER. The 3km study area was determined taking into account the low lying land surrounding the Site and the Proposed Development and potential setting issues on designated assets and a conservation area within the 3km study area. Designated assets that lie outside the study area (up to a 5km radius) were also considered where these may have views of the Proposed Development. Assessment of potential views was

considered, taking into account the Zone of Theoretical Visibility (ZTV) presented as **Figure 10.4** (ES Volume III).

2.4 Data Sources

2.4.1 Information has been gathered from the following sources to produce the desk-based assessment:

- Nottinghamshire HER for datasets relating to non-designated assets including known archaeological sites, find spots, historic buildings and previous archaeological works;
- Lincolnshire HER for datasets relating to non-designated assets including known archaeological sites, find spots, historic buildings and previous archaeological works;
- Bassetlaw Heritage Mapping;
- Nottingham Archives;
- Defence of Britain database;
- published and unpublished documentary sources (including development control site reports);
- historic mapping;
- online sources including British Geological Survey (BGS) Geology of Britain Viewer and borehole viewer (Ref 14A-5);
- the East Midlands Archaeological Research Framework;
- Local Planning Authority Local Plan and other relevant local planning information; and
- Results of previous site investigations (December 2017).

2.4.2 A site visit was undertaken on 11th July 2017 in order to assess the condition of known heritage assets and the potential for unrecorded heritage assets that might exist within the Site. The site visit also assessed the setting of designated assets in the 3km study area and beyond where these may have views of the Site.

2.4.3 An updated search of the Nottinghamshire HER was obtained in February 2019 in order to confirm that no new archaeological sites had been identified since the drafting of the desk based assessment in 2017.

2.5 Consultation

2.5.1 A Scoping Report submitted to the Planning Inspectorate set out the proposed geographical scope of the assessment. Historic England, the Archaeology Officer for Nottinghamshire Historic Environment Record and West Lindsey District Council were consulted regarding the appropriate size of the study area for this

assessment. Comments are set out in **Table 14-2** in **Chapter 14: Cultural Heritage** (ES Volume I).

3. Legislative and Planning Policy Framework

3.1 Overview

- 3.1.1 A comprehensive review of the relevant legislation and planning policy which has been referred to as part of the cultural heritage impact assessment, and as part of this desk-based assessment, can be seen in **Section 14.2** of **Chapter 14: Cultural Heritage** (ES Volume I).

4. Cultural Heritage Baseline

4.1 Introduction

- 4.1.1 This section provides an overview of the archaeological and historical background of the study area, in order to better understand the historical context of the Site and the potential significance of any heritage assets within it.
- 4.1.2 There are no World Heritage Sites, conservation areas, Registered Parks and Gardens or Registered Battlefields within the 3km study area. There is one scheduled monument immediately to the south of the Site, namely the West Burton Deserted Medieval Village. There is one conservation area within 3km of the Site at Saundby, whilst the conservation area at Wheatley lies just beyond the 3km study area to the west of the Site. Gainsborough Riverside Conservation Area also lies just beyond the 3km study area to the north of the Site. The scheduled monument of Segelocum Roman town lies just outside the study area at 3.1km from the Site.
- 4.1.3 There are 22 Listed Buildings within the 3km study area, all comprising grade I, grade II* and grade II listed structures.
- 4.1.4 There are 28 non-designated assets within the 1km study area referenced in this assessment and are listed in **Annex A: Gazetteer of Heritage Assets** and located on **Figure 14.1** (ES Volume III).
- 4.1.5 A description of each designated asset and an assessment of their setting is provided in **Section 4.2**. Designated assets are referenced in bold in the text by their National Heritage List identification number.

4.2 Designated Assets

Scheduled monuments

West Burton Deserted Medieval Village (Medieval settlement and open field system immediately south east of Low Farm) NHLE: 1017741

- 4.2.1 The scheduled monument of West Burton (1017741) is located immediately to the south of the West Burton Power Station site and on the former west bank of the River Trent at Burton Round, an extinct ox-bow lake. The village of West Burton or 'Burtone' was first recorded in the Domesday Book of 1086 and was owned by the Archbishop of York, Roger de Busli. It was one of several berewicks belonging to Laneham. A plan dating to 1750 shows the village was still in existence at that time, with 15 houses and a church on the site. The village was originally situated on meanders of the River Trent until 1792 when the river broke through, leaving two old channels to silt up. The change in the course of the river may have contributed to the demise of the village which may have partly depended on the courses of the river, including transport and fishing. By c.1800 the village had only

7 or 8 houses and a population of c. 45 inhabitants. A map dating to 1895 shows the village had practically disappeared, apart from the church which was partly demolished in 1886 after the parish of West Burton was united with North and South Wheatley.

4.2.2 The monument survives as a series of earthworks and buried remains that clearly reflect the basic layout of the village as depicted on the mid-18th century map. A main hollow way runs through the centre of the village from the former line of the River Trent to the former Low Farm (see **Plate 2**). Oval shaped depressions at the south end may represent fish ponds that are recorded in the Domesday Book. Two platforms are situated at the lowest point of the village and were likely to be prone to flooding in an area called 'Moaty Yard' depicted on the map of 1750. The platforms are bounded to the south by a broad gulley which links with the old River Trent to the east and is thought to be a back lane providing access to the homesteads linking the properties to the main village road system. Just north of 'Moaty Yard' is a large mound where the former parish church of St Helen stood. The churchyard is surrounded by a fence and a number of gravestones are still standing (**Plate 1**).

4.2.3 The Deserted Medieval Village at West Burton lies in fields close to the River Trent on a former oxbow lake, immediately to the south of WBA Power Station. The location of the village close to the River Trent contributes to its significance emphasising its relationship with the river. WBA and WBB Power Stations lie between the Site and the scheduled monument.



Plate 1: St Helen's Churchyard within the West Burton Deserted Village, looking north-west



Plate 2: Hollow Way running through the Deserted Village towards the former route of the River Trent at Burton Round, facing south-west



Plate 3: Boundary wall of the former Low Farm, facing north-west

Segelocum Roman Town NHLE: 1003669

- 4.2.4 Segelocum Roman Town is located approximately 3.1km from the Proposed Development Site on the north-west of the village of Littleborough. The known site extends north-westwards from the village of Littleborough over an area of approximately 400m by 300m between the River Trent and the Mother Drain. The site was visited on 11th July 2017 to assess views to West Burton Power Station and the Site. Both Cottam Power Station and West Burton Power Station are visible in distant views from the scheduled monument.
- 4.2.5 In the early 18th century, foundations and pavements were seen in the river bank. Investigations have found it impossible to define the limits of the settlement or to say whether it had defences or military occupation, but parts of timber buildings dating from 1st century have been found. Two kilns were also excavated (possibly for corn drying), and a small domed oven found together with building debris, coins and pottery of the late first to later fourth centuries.
- 4.2.6 The setting of the Roman town is formed by its close proximity to the River Trent and a probable Roman road to the south, indicating it may have developed beside a crossing point of the Trent.



Plate 4: View north from Segelocum Roman Town to West Burton Power Station

- 4.2.7 The cooling towers of WBA Power Station can clearly be seen with the very tops of the chimney stacks of WBB Power Station just visible, despite the low cloud. The buildings of WBB Power Station are not visible, being screened by trees in the middle distance.

Conservation Areas

- 4.2.8 The nearest conservation area to the Site is at Saundby situated approximately 2km north-west of the Site. Information regarding conservation areas was obtained from the Bassetlaw District Council (BDC) website.
- 4.2.9 The conservation area at Saundby is a small settlement to the north of the site comprising a group of farms, residential properties, and a parish church dating to the medieval period. The conservation area was designated in June 2010, and is focused around the church to the south and includes clusters of farmsteads and cottages along Gainsborough Road towards Marsh Lane in the north. Saundby has a strong agricultural character with many fine trees, greens, verges and hedges. The grouping around the churchyard includes the grade I listed St Martin's Church, and the Grove and Hall Farm which are grade II Listed Buildings. The church is 13th century with later medieval and Victorian building phases. Hall Farm and the Grove are early 19th century, the latter of which was formerly the rectory. Associated outbuildings and Grove Cottage at the southern entrance to the village also contribute to the character and appearance of the area.
- 4.2.10 Views within the conservation area are largely inward looking, and the setting of the conservation area, from which significance is drawn, comprises the village itself. Although the conservation area at Saundby is c.2.5km from West Burton Power Station, the intervening land is a flat plain of agricultural land with clear views of the West Burton Power Station complex from the southern end of the conservation area. These views, however, do not contribute to the significance of the conservation area.
- 4.2.11 Listed buildings within the conservation area are discussed in more detail below.



Plate 5: View toward West Burton Power Station from St Martin's Churchyard Saundby, looking south

4.2.12 The conservation area at Wheatley lies outside the 3km study area, to the west of West Burton Power Station which is visible from certain vantage points of the village.

Listed buildings

4.2.13 There are 38 Listed Buildings within the 3km search area for designated assets, comprising two grade I, two grade II* and 34 grade II (refer to **Figure 14.2** of the ES (Volume III)). A description of each asset and their setting as noted during the site visit, and from desk-based sources, is set out in the sections below.

Saundby

4.2.14 Three listed buildings are located to the north of the Site, and are located within the Saundby Conservation Area. These comprise Hall Farmhouse (1156793), The Grove (1156783) and the Church of St Martin (1045083).

4.2.15 Hall Farmhouse, Main Street, Saundby (1156793) is grade II listed and lies c. 1.8km to the north of the Site. The two storey farmhouse is dated to c.1800 and is constructed from brick with a slate roof with four gable stacks and three bays. There is an off-centre receded doorcase with a moulded hood and geometrical overlight with a six panelled door and the windows are Yorkshire sash. Alterations were made to the house in the 19th and 20th centuries.

- 4.2.16 Hall Farmhouse is contained within a garden partly screened by hedgerows to the south of the property and the Church of St Martin stands between Hall Farm. It is set within an agricultural landscape and this aspect of its setting contributes to its significance. There are no designed key views.
- 4.2.17 The Grove, Main Street Saundby (1156783) is grade II listed and located c. 1.7km to the north-west of the Site. The site was formerly a rectory built in the early 19th century and constructed from brick with an L-shaped plan and colour-washed rendering.
- 4.2.18 The Grove is contained within a large garden, and views over open farmland are made through a break in the trees to the east, which form the setting of the asset and contribute to its significance. Views south-east are partly screened in the direction of West Burton Power Station by trees and hedgerows and do not contribute to the significance of the asset (**Plate 6**).



Plate 6: Grade II listed The Grove, Saundby. looking east

- 4.2.19 The grade I Listed parish Church of St Martin (1045083), Main Street, Saundby, lies 1.8km to the north-west of the Site and dates from the 13th to 16th century and had restoration work carried out in the late 19th century. The Church is constructed from irregularly coursed ashlar and squared rubble with ashlar dressings.
- 4.2.20 The setting of the Church comprises neighbouring listed buildings, The Grove and Hall Farmhouse, as well as mature trees and hedgerows which define the character of the Saundby Conservation Area in which the asset is located.

Although a number of hedge boundaries and trees lie between the Church of St Martin and the West Burton Power Station, there are some views towards the West Burton Power Station, especially when there is no leaf coverage on vegetation during winter months. The tower was most likely designed to be a focal point in the landscape and given existing impacts upon this from the present WBA Power Station, the Proposed Development is unlikely to cause any further impact upon its significance.



Plate 7: Grade I Church of St Martin, Saundby. facing west

Bole

- 4.2.21 At Bole, the two grade II listed buildings are Bole Manor House and Attached Outbuilding (NHLE 1370124) and the Church of St Martin (NHLE 1045690).
- 4.2.22 Bole Manor House and attached outbuildings (1370124) are located on Church Street, Bole (**Plate 8**) c. 750m to the north of the Site. The manor house is dated to c.1675 and was altered in the 19th century and constructed of partly rendered brick, with a steep pitched 20th century pantile roof.
- 4.2.23 The setting of Bole Manor House comprises the building group in which it belongs, and mature trees and hedgerows of the Saundby Conservation Area, which contribute to the significance of the asset. There are some views over flat agricultural land towards the existing West Burton Power Station, which also contribute to its significance, however given the existing impacts from WBA Power Station, exclude any potential impact from the Proposed Development upon this aspect of the asset's significance.



Plate 8: Grade II Listed Bole Manor House and attached outbuildings, looking north-west



Plate 9: View towards West Burton Power Station from Bole Manor House, facing south

4.2.24 The grade II listed Church of St Martin, Church Street, Bole (1045690) is a parish church that dates from the 13th to 16th century and was restored 1866 by Ewan Christian (**Plate 10**). The church is built from dressed stone and ashlar with ashlar dressings, coursed rubble and slate roofs.

4.2.25 The setting of The Church of St Martin comprises the churchyard and mature trees and hedgerows which surround this. Bole Manor House also positively contributes to the setting of the building. The church is partly screened from the West Burton Power Station by mature trees within the churchyard and a property on the opposite side of East Street. However, immediately opposite the churchyard there is a clear view down Ducie Lane and from Church Street towards the existing West Burton Power Station over flat arable fields. This view, however, does not contribute to the significance of the asset. The tower of the church is likely to have been intended to be a focal point in the landscape, although given the existing impacts from WBA and WBB Power Stations, no further impacts upon the significance of the church are foreseen (**Plate 11**).



Plate 10: Grade II Church of St Martin, Bole, facing south



Plate 11: View towards West Burton Power Station from Church of St Martin, Bole churchyard, facing south

Sturton-le-Steeple

4.2.26 A group of 17 Listed Buildings are located at Sturton-le-Steeple to the south-west of the Site. Of these a single example is grade II* listed, and comprises the Church of St Peter and St Paul, dating to the 12th century. The remaining 16 assets consist of grade II Listed Buildings and comprise residential and agricultural buildings with associated structures. While these buildings have views toward WBA Power Station, these views do not contribute to the significance of the designated assets. Therefore, no impact from the Proposed Development is foreseen upon their significance, and will not be considered further.

Knaith

4.2.27 Two listed buildings are located in Knaith, comprising the grade II* listed Church of St Mary with origins in the 11th century, and the grade II listed Knaith Hall, a country house with origins in the 15th century. Both have limited views of WBA Power Station, which do not contribute to their significance. Therefore, no impact from the Proposed Development is foreseen upon their significance, and will not be considered further.

Lea

4.2.28 Twelve designated assets are located west of the Site, in the village of Lea in Lincolnshire. Of these a single example is grade I listed, the 13th century Church of St Helen, while the remaining eleven are grade II listed and consist of residential, agricultural and other associated buildings. Views are not met between those

assets and West Burton Power Station, due to topography and tree screening. Long ranging views, west toward the existing West Burton Power Station, do not contribute to the significance of the assets. Therefore, there would be no impact from the Proposed Development upon their significance, and will not be considered further.

Gainsborough

4.2.29 The town of Gainsborough is located outside of the study area at c.3km to the north-north-east of the Site, and has been considered due to the close proximity of the town to the study area. In the wharf area, with views of the existing West Burton Power Station, are 14 Listed Buildings including two grade II* and 12 grade II. While these assets are granted fine views across the Trent valley towards the existing WBA Power Station, these are limited to the cooling towers and chimneys due to screening of trees distance. WBB Power Station is not visible, and the Proposed Development which would be smaller yet would similarly not be visible. Therefore, no impact upon the setting and significance of these assets is foreseen.

Non-designated Assets

4.2.30 There are 24 non-designated heritage assets within the 1km study area that are either listed in the Nottinghamshire HER and Lincolnshire HER or that have been identified from other sources. The assets within the 1km study area are identified in bold within the report, are listed in **Annex A** and are located on **Figure 14.2** (ES Volume III).

Prehistoric to Roman (to 410 AD)

4.2.31 The River Trent is located immediately east of the Site, meandering on a north-south alignment on the eastern side of the study area. There is evidence that the River Trent and its resources were exploited for food and transportation during the prehistoric period, although there is little evidence of any prehistoric activity in close proximity to the Site. Log boats of a possible Bronze Age (2,600BC to 700BC) have been found on the River Trent to the south-east of the Site. In the wider landscape, there is evidence of occupation during the Neolithic and Bronze Age periods.

4.2.32 There are no known sites of a prehistoric to Roman date within the Site, but there are three within the 1km study area. A worked flint flake of prehistoric date was found during a watching brief at Bole (**L1161**) and two sherds of Roman pottery were found during field walking at Bole Ings in 1994 (**MNT26869**). Cropmarks may indicate an enclosure and trackways at Sturton-le-Steeple (**L6237**).

4.2.33 A former Roman road runs through Sturton-le-Steeple which linked Doncaster and Lincoln. The site of the Roman fort of (Segelocum), which is a scheduled monument, is located on the western banks of the Trent at Littleborough, c.4km to the south-east of the West Burton Power Station site.

Early Medieval to Medieval (AD 410 – AD 1539)

- 4.2.34 During the early medieval and medieval periods, there is evidence of settlement and in the immediate surroundings of the Site and within the 1km study area, including the villages of West Burton, Bole, Saundby and Sturton-le-Steeple. These three villages were established settlements by the medieval period, having churches that were built by the 13th century with linking networks of lanes and trackways. The landscape surrounding West Burton Power Station retained many features of medieval origin including field, road and settlement patterns, until the 1960s when the power station was constructed.
- 4.2.35 The deserted village of West Burton, a scheduled monument, **(M4946)** lies immediately south of the existing West Burton Power Station on agricultural land amongst numerous earthworks **(L4946)** associated with the old village and the site of St Helen's Church **(M8760)** and graveyard **(Figure 14.2 (ES Volume III))**. The village would have relied on an economy of agriculture and fishing with the position on the River Trent, which would also have been used for transportation. The Saxon Name of "burh-ton" translates as a fortified farmstead; the addition of "West" may have been to distinguish the village from Burton Strather located to the east lower down the River Trent. Following the conquest, the Saxon owner was dispossessed and "Burtone" was divided into two parts, the West Burton manor belonging to Roger de Busli, the Archbishop of York. References to West Burton in the Domesday state that *'Spearhafoc had 6 bovates of land to the geld. (There is) land for 2 ploughs. There Geoffrey, Roger's man, has 1 plough, and 1 soakman and 1 villan and 2 boarders have 1 ½ ploughs. There is one fishery (Rendering) 200 eels (and) scrubland 1 furlong long and 1 broad. TRE worth 20s; now 40s'*. (Williams and Martin 2002) K. S.S. Train of the Thornton Society of Nottinghamshire records from Lists of the Clergy of North Nottinghamshire that *'The Church of West Burton was given to Worksop priory by Geoffrey de Malquinci at the end of the 12th century and was appropriated 5 June 1234, but no vicarage was endowed. After the dissolution of Worksop priory William Nevill became the impropiator, 3 March 1544/5 and he and his successors nominated the curate'* (ibid). Although West Burton is referred to as a deserted medieval village, it continued to exist until the mid-19th century when it was finally abandoned.
- 4.2.36 The village of Bole lies c.700m to the north of the Site and like West Burton was in existence by the early medieval period. The Church of St Martin **(M5013)** and components of the church **(L5013)** dates to the 13th century and earthworks in and around the village may date to this period. There is reference to Bole in the Domesday book where Bole and Bolum are not distinguished, being both there written Bolum. Earthworks including ridge and furrow survive to the north and to the south-east of Bole and a hollow and fishponds lie to the north of the church with further earthworks west of The Manor on the eastern side of the village. The HER records these features as un-dated (see below) but it seems probable that these earthworks are associated with the medieval period.

- 4.2.37 Saundby is a small village to the north of Bole lying c. 2km from the West Burton Power Station site and is mentioned in the Domesday as land belonging to the Archbishop of York. The church, which is dedicated to St Martin, contains an inscription in the memory of William de Saundby who died in 1418.
- 4.2.38 The village of Sturton-le-Steeple is located c. 800m to the south-west of the West Burton Power Station site and lies on the route of an earlier Roman road. The medieval settlement was probably concentrated around the Church of St Peter and Paul on Church Street. At Sturton-le-Steeple, the Domesday records 48 households, tax assessed at 2.6 geld units, the head of the Manor Mansfield I, taxable value 2 geld units, value to the Lord in 1086 £2 with 11 villagers, 7 smallholders and 24 freemen. There are six ploughlands for eight men's ploughs and one league of meadow and five furlongs of mixed measures. At Sturton-le-Steeple, ridge and furrow is recorded on the eastern, western and southern sides of the village and a ditch on the eastern side.
- 4.2.39 There is a possibility that features dating to the medieval period may have originally extended into the West Burton Power Station site, but it seems unlikely that they have survived the construction of the West Burton Power Station.
- 4.2.40 As detailed above, the deserted medieval village of West Burton, which is a scheduled monument, is located immediately to the south of the Site. It is possible that features or structures associated with the village may have extended into the land occupied by the West Burton Power Station, but it is uncertain if any buried remains survive. The village of West Burton now survives as earthworks, including hollow ways and building platforms, with some gravestones surviving from the demolished St Helen's Church.

Post-Medieval to Modern (AD 1539 – present)

- 4.2.41 Evidence from historic mapping suggests the Site and the study area remained in a rural setting of farmland, within the floodplain of the River Trent between the villages of Bole and Sturton-le-Steeple. Apart from a decrease in the field sizes in the 20th century, there is little change apart from the course of the River Trent in 1792, when two ox-bows formed, the introduction of the railway in the mid-19th century and the construction of the West Burton A Power Station in the 1960s. The deserted village at West Burton was still inhabited by the mid-18th century and is depicted on the 1750 Fairbanks Plan (**Plate 12**). The plan shows farms and the Church of St Helens within the village and a road running towards the River Trent, with properties either side. The change in the course of the river in 1792 was probably a factor in the demise of the village. The Trent was a communications route and may also have affected the local fishing economy. Census records show that in the early 19th century the population of West Burton was 51 and by 1851 it had reduced to 28.
- 4.2.42 During the 18th and 19th centuries, the Site and the surrounding area lies on agricultural land occupied by enclosed fields of varying sizes. John Grundy's map

of 1769 shows the rural nature of the Site and the original course of the River Trent. During the late 18th century land to the west of the Trent was drained, including the construction of the Catchwater Drain and the Mother Drain, which run into the River Trent to the east of West Burton Power Station. The drainage scheme was designed by the civil engineer John Grundy Junior.

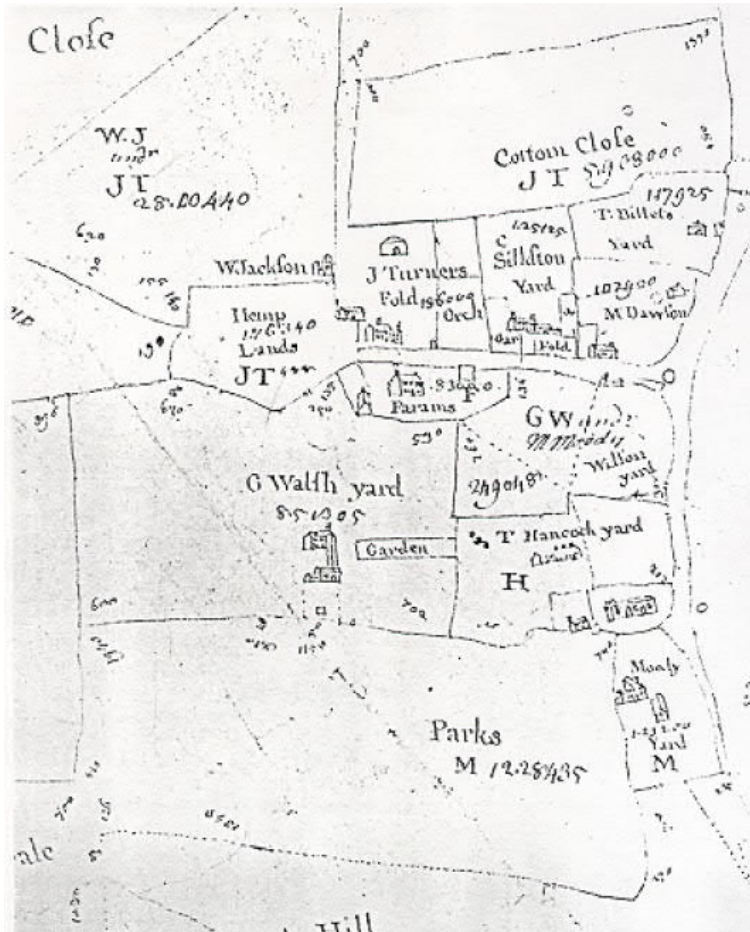


Plate 12: Fairbanks 1750 Plan of West Burton

- 4.2.43 Ordnance Survey maps from the 19th century onwards shows the Site and study area within agricultural land between Bole and Sturton-le-steeple, and this is reflected in the 1:10560 editions of 1885, 1898 and 1916. These maps also show the old ox-bows of the River Trent at Bole Ings and Burton Round to the east of the Site. There is no settlement on the Site, the nearest was at Low Farm at West Burton and the Cheese House to the east close to the banks of the Trent. The village of West Burton had gone by 1898, apart from the remains of St Helens Churchyard, which has the graveyard remaining. Low Farm was demolished in 1992 by National Power and it was the last remaining building close to the deserted village.
- 4.2.44 A network of roads, lanes and trackways access the villages and fields in the study area. Low Farm occupies the northern end of the deserted medieval village of West Burton and has an access road running to the river on the eastern side and to the lane linking Bole and Sturton-le-Steeple to the west, where Middle Farm and

the Mill House are situated. The Manchester, Sheffield and Lincolnshire railway, constructed in the 1840s, runs along the western boundary of the Site. Sturton-le-Steeple Station was located on this line to the west of the Site and was constructed in 1850, but closed to passengers in 1959 and finally closed in 1964. The only evidence of any industry within the study area is the Sturton Brickworks to the west of Sturton-le-Steeple, which may have supplied bricks during the construction of the railway. The brickworks had disappeared by the 1916 map and the Ordnance Survey maps of 1947 and 1956 show little change to the site and surrounding area. The 1970-76 Ordnance Survey maps show West Burton Power Station and by this date the Cheese House had been demolished.

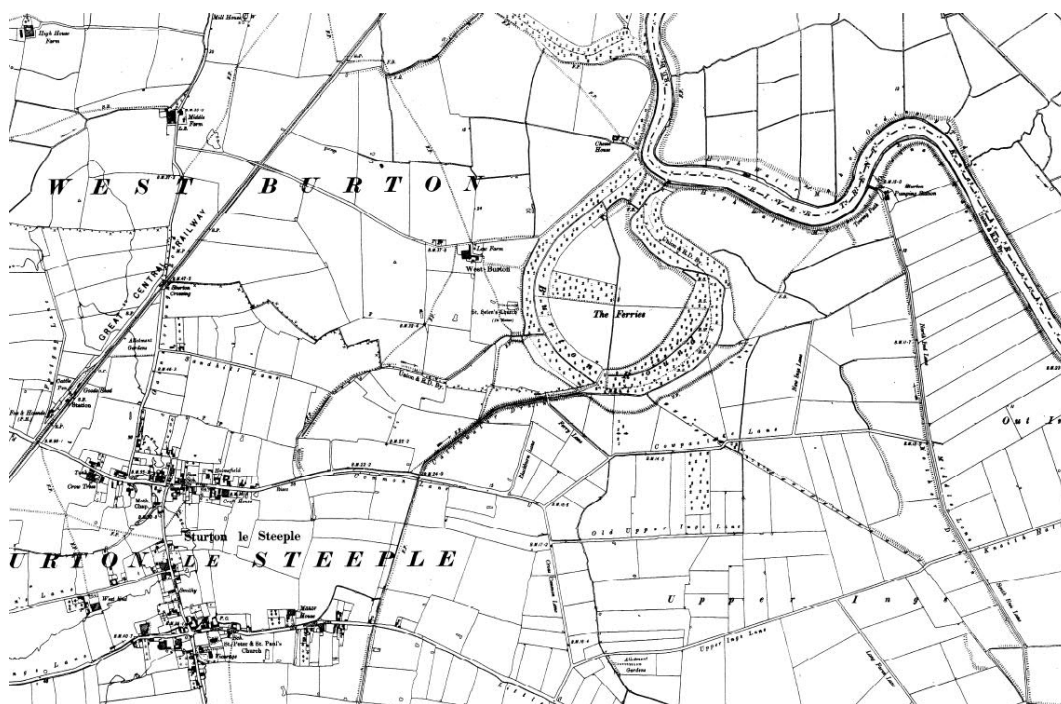


Plate 13: The 1916 1:10560 Ordnance Survey map showing West Burton

- 4.2.45 In the 20th century a string of power stations were constructed along the Trent, utilising the plentiful supply of water and coal from nearby coalfields. WBA Power Station and Cottam Power Station were both built in the 1960s. The 1979 1:10,000 Ordnance Survey map shows a similar layout to West Burton Power Station to the present day complex and the surviving earthworks of the deserted medieval village are shown on this map. Many of the fields in the surrounding area have diminished in size but the network of drains that form boundaries have been retained, a number of which run into the River Trent.
- 4.2.46 The HER records the crash site of an RAF Sterling Bomber (**M18162/L10240**) based at RAF Wigsley, Nottinghamshire, which came down in 1944 during a navigational exercise crashing next to the banks of the River Trent. The crew bailed out of the aircraft near the Cheese House at West Burton. The remains of the bomber were found by workmen in 1963 during the excavation of a trench during construction work on the West Burton Power Station.

- 4.2.47 During World War II a German V1 flying bomb impacted close to the village of Sturton-le-Steeple.
- 4.2.48 West Burton Power Station (M17772) is also listed on Nottinghamshire HER and is considered in more detail in **Section 5**.

Undated

- 4.2.49 The HER records five sites at Bole to the north of the Site, which are recognised from earthwork features. A ditch at Bole (L9668) is recorded on the south-western side of the village and to the south of the village there is an earthwork complex of a hollow, mound and ridge and furrow (**L6177**). In a field immediately to the north of The Church of St Martin is a sequence of earthworks including a hollow, ridge and furrow and a watercourse (**L6176**) and although they are undated, some of these earthworks have been interpreted as a fishpond (**M4945**) and probably date to the medieval period. Close to Manor Farm is an earthwork complex of terraced ground and a hollow (**6178**) which may also date to the medieval period. A number of non-designated buildings are listed in Bole are listed on the Nottinghamshire HER.



Plate 14: Earthworks immediately to the east of the Manor, Bole, facing east



Plate 15: Earthworks to the south of Church Farm, Bole, facing east



Plate 16: Hollow and earthworks to the north of The Church of St Martin, Bole. facing north-west

Potential for palaeoenvironmental remains

- 4.2.50 As the Site is located within the flood plain of the River Trent, it is possible that palaeoenvironmental deposits could survive. The course of the River Trent has changed, evident by the former ox-bows of Bole Ings and Burton Round, located to the north and south of the West Burton Power Station site. Geotechnical information indicates that alluvium underlies the PFA on the Site. If palaeoenvironmental deposits are present, they could contain material that may provide information on the earlier environment that occupied the area. On land close to rivers and watercourses, there may be a build-up of silt, alluvium or peat deposits that can preserve organic material including wood, plant remains, pollen and microfossils.
- 4.2.51 The likelihood of encountering palaeoenvironmental deposits on the Site is assessed to be moderate.

Previous archaeological works

- 4.2.52 No previous archaeological works have taken place within the Site, but some have taken place within the West Burton Power Station site. Archaeological events within the 1km study area are discussed below.
- 4.2.53 A watching brief was carried out at Crow Trees Farm in 1993 for works to locate and modify a water pipeline, and the addition of a new pumping (booster) station. No archaeological features or deposits were identified (Ref 14A-17).
- 4.2.54 National Power Archaeological Study, West Burton Power Station was carried out in connection with an application for BS77750 in 1994 (Ref 14A-18).
- 4.2.55 An archaeological desk-based assessment of land at West Burton Power Station, Nottinghamshire undertaken by Pre-Construct Archaeology (PCA) in 2005 (Ref 14A-19).
- 4.2.56 An archaeological watching brief was carried out on Land at West Burton Power Station, District of Bassetlaw, Nottinghamshire, by Pre-Construct Archaeology (PCA) in 2007 (Ref 14A-20). The watching brief was carried out in advance of the construction of a combined cycle gas turbine (CCGT) plant on land adjacent to the existing coal fired power station (WBA Power Station). The work monitored geotechnical investigations including ten test pits and two additional pits targeting the site of the former Cheese House that previously occupied part of the site. The test pits identified a build-up of up to 3.7m of fuel ash and no relic topsoil was reached. A possible grubbed out foundation trench for the Cheese House was recorded in one trench, with no other archaeological material present.
- 4.2.57 A topographic survey of the Deserted Village of West Burton, Nottinghamshire, undertaken by Nottingham Community Archaeology, Nottingham County Council in 2008 and 2009 (Ref 14A-21). The purpose of the survey was to establish the shape and nature of the earthworks, producing a contour and 3D plan, the creation

of a 3D Digital Elevation Model to analyse the setting in a wider landscape. The survey also attempted dating and interpretation of features and measuring the condition of the earthwork and indicating its local importance.

Historic Character Zones

4.2.58 The Site and the study area fall within the Trent and Belvoir Vales. The key characteristics of the Trent and Belvoir Vales are:

- gently undulating landform, with shallow ridges dropping down to broad river valleys;
- open, arable or mixed farmland landscape, strongly rural in feel, with trimmed hedges and few hedgerow trees with woodlands only locally significant;
- frequent nucleated villages with red brick houses, roofed with pantile and spired churches prominent in long views;
- large market towns with historic centres and substantial churches visible from afar, notably Newark, Grantham, Southwell and Lincoln;
- subtle variations within the area from the remote and pastoral landscape of the Vale of Belvoir, to the more undulating and wooded farmland north-east of Nottingham and the open arable lands to the north and the east;
- urban development closely confined to major centres, in particular the outskirts of Nottingham; and
- elsewhere the open undeveloped and rural character strongly influenced locally by power stations, pylons and sand and gravel extraction on the Trent floodplain.

Locally listed buildings

4.2.59 Bole contains a number of other buildings of local interest; these are the Willow Farm Stables (**0338**), The Hall (**0336**), Sideways Cottage (**0337**), Yew Tree House (**0019** / **M11952**), and the Chantry (**2359**). These are included in the Bassetlaw District Heritage map (Ref 14-22) as non-designated assets and are therefore considered locally listed.

4.2.60 All five assets consist 19th century or earlier post-medieval buildings and their settings comprise their immediate property and close grain developments in the historic core of Bole along South Street, East Street, and Ducie Lane. The Willow Farm Stables is the only exception to this as its setting also includes the wider agricultural lands of Willow Farm that extend to the south and east of the farm.

4.2.61 Views to the West Burton Power Station from the Hall, Yew Tree House, and the Chantry are largely screened by mature vegetation and other structures, and as such do not contribute to the significance of the assets. There are some views from Willow Farm Stables and Sideways Cottage over flat agricultural land towards the existing West Burton Power Station to the south-east, which



contribute to their significance, however the existing impacts from WBA Power Station, preclude any potential further impact from the Proposed Development upon this aspect of the assets' significance.

5. West Burton Power Station

5.1 Overview

- 5.1.1 The WBA Power Station was constructed by the Central Electricity Generation Board (the CEGB – established by the Electricity Act 1958), from 1961. West Burton was the first of this generation of power stations to be constructed. The pioneering design and scale replaced the equivalent of ten 1950s era power stations, with increased efficiency and generating capacity.
- 5.1.2 The location of WBA Power Station meets the requirements of immense demands of water, met by the River Trent, and at the time of its construction, a nearby coal source. Although siting criteria for a site which was half a mile in length provided little manoeuvrability, the impact upon the surrounding landscape was considered such that the site's architecture and landscape architecture were key considerations in their design. The site was landscaped prior the construction works which can be seen from aerial photographs taken in the 1960s (**Plates 17-19**).



Plate 17: View of West Burton Power Station taken in 1961 during construction, facing south



Plate 18: West Burton Power Station during construction in 1963, facing north



Plate 19: The Emergency Coal Discharge Bay immediately north of the Coal Storage Area, facing south-east

5.1.3 The West Burton Power Station was designed by Rex Savidge & John Gelsthorpe of Architects' Design Group. The power station itself comprises two sets of four cooling towers, arranged either side of a boiler house and turbine house, with two

centrally placed chimneys behind these buildings. This plan was arrived at through extensive model studies which laid the foundations for Zones of Visual Influence methodologies. West Burton '*represented the first attempt to predict, in comprehensive and systematic manner, the visual impact of a power station*' (Ref 14A-20) and set the approach for subsequent power station design. Appreciated from outside of the station area, the design eliminated the distraction of smaller, cluttered, elements of the station's plant, and ensured that views were principally of the boiler house/turbine house, cooling towers and chimneys with little to distract from simple parabolic and rectangular shapes. This relationship between elements of the station and the wider landscape has ensured that the larger principal elements of WBA Power Station remain of the greatest impact upon views toward the station, despite more recent development at the site.

- 5.1.4 WBB Power Station has subsequently been constructed to the north of WBA Power Station, completed in 2012, and is of a far smaller scale than neighbouring WBA Power Station. This is located south of the Site.

6. Site Visit

6.1 Findings

- 6.1.1 A site visit was carried out on 11th July 2017. An escorted tour of the West Burton Power Station site was carried out, including inspection of the Site within the Bole Ings ash disposal site. Following the site visit, the villages, listed buildings and scheduled monuments were visited to assess their setting and views to WBA and WBB Power Stations and the Site (**Plates 20-22**).



Plate 20: Bole Ings Ash Disposal site



Plate 21: View of Grassland and Woods on Bole Ings Ash Disposal site.



Plate 22: View north-east to Proposed Power Plant Site from roof of West Burton B Administration Block

7. Discussion

7.1 Overview

- 7.1.1 There is little known evidence in the immediate area of the Site to indicate potential for prehistoric and Roman remains to be present. The location of the Site close to the deserted medieval village of West Burton suggests a moderate potential for medieval remains. The Site's location on the River Trent flood plain and close to the present river itself indicates the possibility that deposits containing palaeoenvironmental information may exist below the Site. The Site and its surrounds extending west and north practically to Gainsborough have been used for the disposal of PFA during the late 20th century and a very substantial thickness of this material is now present, with the Site itself underlain by approximately 10.3m to 13.5m of this PFA.
- 7.1.2 Taking into account the distance from the Site to the built heritage assets considered herein, the limited contribution of views toward the Power Station upon the significance of assets, and existing impacts from the WBA and WBB Power Stations, impacts upon the significance are only foreseen for Bole Manor House and the Church of St Martin, Bole. These impacts would be minor.

8. Conclusion

8.1 Overview

- 8.1.1 The archaeological potential of the deposits that lie below the PFA material at the Site is considered to focus mainly on medieval activity, likely associated with agriculture. There are also likely to be alluvial deposits that could preserve palaeoenvironmental evidence.
- 8.1.2 Taking into account comments made by Historic England (see Table 14-2 in **Chapter 14: Cultural Heritage** (ES Volume I)) it is assessed that there is a moderate potential for archaeological deposits dating from the prehistoric to the medieval period to be present.
- 8.1.3 The extensive PFA deposits at the Site present a significant barrier to evaluation, both intrusive and non-intrusive. They render ineffective any non-intrusive site prospection techniques and create significant health and safety and logistical problems for evaluative trenching. Borehole surveys and sampling offer the safest and best opportunity for further characterisation of the deposits that exist at the Site.
- 8.1.4 In consideration of built heritage assets within the 3km study area, only Bole Manor House and the Church of St Martin, Bole are considered to be potentially impacted by the Proposed Development and are assessed within **Chapter 14: Cultural Heritage** (ES Volume I).

9. References

- Ref 14A-1 AECOM (2017) *Phase I Geoenvironmental Site Assessment West Burton C Gas Fired Power Station.*
- Ref 14A-2 WSP/Parsons Brinkerhoff (2017) *West Burton Plant C - Geotechnical Desk Study.*
- Ref 14A-3 ClfA (2017) *Standard and Guidance for Historic Environment Desk-based Assessment.*
- Ref 14A-4 ClfA (2014) *Code of Conduct.*
- Ref 14A-5 www.bgs.ac.uk (7th July 2017)
- Ref 14A-6 Department for Communities and Local Government (2019) *National Planning Policy Framework.*
- Ref 14A-7 Her Majesty's Stationary Office (1979) *Ancient Monuments and Archaeological Areas Act 1979.*
- Ref 14A-8 Her Majesty's Stationary Office (1990) *Planning (Listed Buildings and Conservation Areas) Act (1990).*
- Ref 14A-9 Department for Energy and Climate Change (2011) *National Policy Statement for Energy (EN-1).*
- Ref 14A-10 Department for Communities and Local Government (2014) *National Planning Policy Guidance.*
- Ref 14A-11 Historic England (2015) *Historic Environment Good Practice Advice in Planning: 2. Managing Significance in Decision-taking.*
- Ref 14A-12 Historic England (2015) *Historic Environment Good Practice Advice in Planning: 3. The Setting of Heritage Assets.*
- Ref 14A-13 Historic England (2011) *Seeing the History in the View. A Method for Assessing Heritage Significance Within Views.*
- Ref 14A-14 Bassetlaw District Council (2011) *Bassetlaw District Local Development Framework Core Strategy and Development Management Policies.*
- Ref 14A-15 West Lindsey District Council (2012) *Central Lincolnshire Local Plan.*
- Ref 14A-16 Sturton Ward Planning Group (2015) *Sturton Ward Neighbourhood Plan.*

- Ref 14A-17 Arcus (1993) National Power Archaeological Study, West Burton Power Station
- Ref 14A-18 Clouston. R.P.S (1994) *National Power Archaeological Study, West Burton Power Station.*
- Ref 14A-19 Pre-Construct Archaeology (PCA) in 2005
- Ref 14A-20 Pre-Construct Archaeology Limited (2008) An Archaeological Watching Brief on Land at West Burton Power Station, District of Bassetlaw, Nottinghamshire.
- Ref 14A-21 Gaunt, A. 2009 A topographic survey of the Deserted Village of West Burton, Nottinghamshire. Nottinghamshire County Council unpublished report. Report number NCA-004.
- Ref 14A-22 Bassetlaw District Council, Bassetlaw Heritage Mapping (available online)
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<https://content.historicengland.org.uk/images-books/publications/high-merit-post-war-coal-oil-fired-power-stations/english-post-war-power-stations-report.pdf/> (5th July 2017)

<https://content.historicengland.org.uk/images-books/publications/englands-redundant-post-war-coal-and-oil-fired-power-stations/heag088-power-stations.pdf/> (5th July 2017)

<http://www.bassetlaw.gov.uk> (12th July 2017)

Annex A: Gazetteer of Heritage Assets

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
M4945	Fishpond at Bole	SK 7926 8717	A rectangular, now dry, fishpond with narrow, dividing island	MON	Medieval	Non-designated
M4946, also L10237	Deserted village at West Burton	SK 798 853	A deserted village of medieval date. All that now exists within the area is a ruined church (M8760)	MON	Medieval to 1865	scheduled monument
M5013	-	SK 79300 87100	Church of St Martin at Bole	-	12th century to modern	Grade II
M8760	-	SK 80010 85250	Church of St Helen at West Burton	-	Medieval	Part of scheduled monument (M4946)
L6176	-	SK 79200 87150	Hollow at Bole	-	Undated	Non-designated
L6177	-	SK 79400 86800	Earthwork complex at Bole	-	Undated	Non-designated
L6178	-	SK 79500 87100	Earthwork complex at Bole	-	Undated	Non-designated
L6968	-	SK 79010 386850	Ditch at Bole	-	Undated	Non-designated
137012 4	Bole Manor House and Attached Outbuildings	SK 79392 87128	Bole Manor House and attached outbuildings, Church Street, Sturton-le-Steeple	BLD	17th century	Grade II
M1407 6	Low Farm House and Ha Ha	SK 79876 85438	Low Farmhouse and Ha Ha. Now destroyed.	BLD	Modern	Non-designated
M1816 2	Aircraft Crash Site	SK 80550 86100	The remains of an RAF Stirling	-	Modern	Non-designated

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
	at West Burton		Bomber which disappeared on a training flight over Lincolnshire in 1944 have been found buried under 20 feet of marl on the banks of the River Trent at West Burton near Retford.			
M5786 (also L5786)	Post mill at Mill House Farm, West Burton	SK 7892 8643	Earthwork at Mill House Farm indicating site of post mill and mill house	MON	Post-medieval to Modern	Non-designated
L1161	Flint flake from Bole	SK 8069 8710	A watching brief on topsoil stripping recovered a single worked flint flake	FIND	Prehistoric	Non-designated
L6238	Dark area and ditches, Saundby	SK 8044 8814	A sub-rectangular area (macula) 50m x 25m interpreted as the site of a potential building of unknown date with associated ditches	MON	Unknown	Non-designated
L6237	Enclosure and linear features, Sturton-le-steeple	SK 8107 8507	Probably prehistoric or Roman trackways and ditched enclosures. Rectangular enclosure defined by two ditches on three sides with external dimensions on	MON	Prehistoric or Roman	Non-designated

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
			30m x 25m.			
MNT26 869	Roman pottery from field walking by TPAT at Bole Ings	SK 80583 87460	Two sherds of Roman pottery were recovered from field VI during field walking by TPAT at Bole Ings in 1994 as part of a scheme of evaluation for National Power Plc prior to the development of a new fuel ash storage facility adjacent to West Burton Power Station. Six fields were sampled but few finds recovered overall.	FIND SPOT	Roman	Non-designated
MNT26 870	Modern pottery sherds found by TPAT during field walking at Bole Ings	SK 80583 87460	Three sherds pottery recovered from Bole Ings during field walking in 1994	FIND SPOT	Modern	Non-designated
MNT26 867	Ceramic building material from field walking at Bole Ings by TPAT	SK80583 87460	23 pieces of CBM recovered by TPAT during field walking in 1994. Finds consisted of 20 pieces of modern field drain, one piece of pantile (possibly 19th century) and two small undiagnostic	FIND SPOT	Modern	Non-designated

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
			sherds.			
MNT26868	Iron objects from field walking by TPAT	SK 8058387460	A nail and a piece of horseshoe were recovered during field walking by TPAT at Bole Ings in 1994	FIND SPOT	Unknown	Non-designated
M17772	West Burton Power Station	SK 7923685560	West Burton Power Station, the eight towers and two chimneys group effectively, the surroundings well planted. Designed by Architects Design Group, landscaped by Derek Lovejoy & Associates. It won a Civic Trust Award in 1969.	MON	Modern	Non-designated
M15850	First House East of Bole House	SK 7912387196	Modern house	BLD	Modern	Non-designated
M15848	First House South of Rose Cottage	SK 7910186985	Modern House	BLD	Modern	Non-designated
M15849	Bole Post Office	SK 7908186917	Modern building	BLD	Modern	Non-designated
M15846	Bole House	SK 7890887220	Modern house	BLD	Modern	Non-designated
M15847	Barn and farm buildings at Church Farm	SK 7925987059	Modern buildings	BLD	Modern	Non-designated
M15815	The Cottage	SK 7909886966	Modern house	BLD	Modern0	Non-designated

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
M15816	Stables at Willow Farm	SK 79424 870260	Modern building	BLD	Modern	Non-designated
M15813	The Hall	SK 79306 87050	Modern building	BLD	Modern	Non-designated
1275773	Church of St Peter and St Paul	SK7879 983871	Church of St Peter and St Paul, Church Street, Sturton-le-Steeple	BLD	12 th -15 th century	Grade II*
1045690	Church of St Martin	SK 79308 87102	Church of St Martin, Church Street, Bole	BLD	13 th -16 th century	Grade II
1275650	Culvert, Boundary Wall, Fence and Gate at The Manor House	SK 79120 83950	Culvert, Boundary Wall, Fence and Gate at The Manor House, Low Holland Lane, Sturton-le-Steeple	BLD	19 th century	Grade II
1275658	Boundary Wall, Railing and Gate at Crown Cottage	SK78665 84510	Boundary Wall, Railing and Gate at Crown Cottage, North Street, Sturton-le-Steeple	BLD	18 th century	Grade II
1216864	Crown Cottage	SK 7866 484519	Crown Cottage, North Street, Sturton-le-Steeple	BLD	18 th century	Grade II
1275773	Church of St Peter and St Paul	SK7879 983871	Church of St Peter and St Paul, Church Street, Sturton-le-Steeple	BLD	12 th -15 th century	Grade II*
1045690	Church of St Martin	SK 79308 87102	Church of St Martin, Church Street, Bole	BLD	13 th -16 th century	Grade II
1216936	Crow Trees Farm	SK 78343 84531	Crow Trees Farmhouse,	BLD	17 th century	Grade II

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
	House		Wheatley Road, Sturton-le-Steeple			
1216695	Church Farm House	SK 78793 83933	Church Farm House, Church Street, Sturton-le-Steeple	BLD	18 th and 20 th century	Grade II
1156793	Hall Farmhouse	SK 78569 88027	Hall Farmhouse, Main Street, Saundby	BLD	19 th century	Grade II
1156783	The Grove	SK 78462 87924	The Grove, Main Street, Saundby	BLD	19 th century	Grade II
1216933	Wesleyan Chapel, Wall and Railing	SK78674 84521	Wesleyan Chapel, Wall and Railing, North Street, Sturton-le-Steeple	BLD	19 th century	Grade II
1275659	Mayflower House and outhouse	SK 78686 84492	Mayflower House and outhouse, North Street, Sturton-le-Steeple	BLD	18 th century	Grade II
1216697	Cross Street Cottage and Outhouse	SK 78639 84252	Cross Street Cottage and Outhouse Cross Street, Sturton-le-Steeple	BLD	18 th century	Grade II
1275774	Barn and Stable at Cross Street Cottage	SK 78611 84262	Barn and Stable at Cross Street Cottage, Cross Street, Sturton-le-Steeple	BLD	19 th century	Grade II
1216845	West End Farmhouse and Wash House	SK 78263 84041	West End Farmhouse and Wash House, Freeman's Lane Sturton-le-Steeple	BLD	18 th and 19 th century	Grade II
1216935	Pidgeoncote and Barn to West of	SK 78601 83852	Pidgeoncote and Barn to West of Church Hill Farm	BLD	19 th century	Grade II

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
	Church Hill Farm House		House, Springs Lane, Sturton-le-Steeple			
1216696	Boundary Wall at Church of St Peter and St Paul	SK 7879783912	Boundary Wall at Church of St Peter and St Paul, Church Street, Sturton-le-steeple	BLD	19 th century	Grade II
1216863	Culvert, Gate and Gate Piers at The Manor House	SK 7909083923	Culvert, Gate and Gate Piers at The Manor House, Low Holland Lane, Sturton-le-Steeple	BLD	19 th century	Grade II
1275700	Four Pillars 10 metres South of The Manor House	SK 7910983954	Four Pillars 10 metres South of The Manor House, South Front Low Holland Lane, Sturton-le-Steeple	BLD	17 th and 19 th century	Grade II
1216861	The Manor House	SK 7909883968	The Manor House, Low Holland Lane, Sturton-le-steeple	BLD	17 th to 20 th century	Grade II
1275699	Stable Wing at The Manor House Dated 1779	SK 7911883976	Stable Wing at The Manor House, Low Holland Lane, Sturton-le-Steeple	BLD	Dated 1779	Grade II
1216862	Stable at Manor House Dated 1846	SK 7911683994	Stable at Manor House Dated 1846, Low Holland Lane, Sturton-le-Steeple	BLD	Dated 1846	Grade II
0338	Stables Willow Farm, Bole	SK 7942687029	19th century stables wing at Willow Farm,	BLD	Post-medieval to	Locally listed

Asset ID	Site name	NGR	Site description	Asset Type	Date	Designation
			Bole		modern	
2359	The Chantry, South Street, Bole	SK 79121 86964	19th century house, The Chantry, Bole.	BLD	Post-medieval to modern	Locally listed
0337	Sideways Cottage, Bole	SK 79255 86977	Sideways Cottage, a house in Bole dated to the 19th century.	BLD	Post-medieval to modern	Locally listed
0336	The Hall, Bole	SK 79307 87048	19th century school house, The Hall, Bole.	BLD	Post-medieval to modern	Locally listed
0019/ M1195 2	Yew Tree House/ Village Shop and Dwelling Occupied by C. H. Bedford	SK 79138 86996	Village shop and dwelling occupied by C. H. Bedford	BLD	Post-medieval to Modern	Locally listed