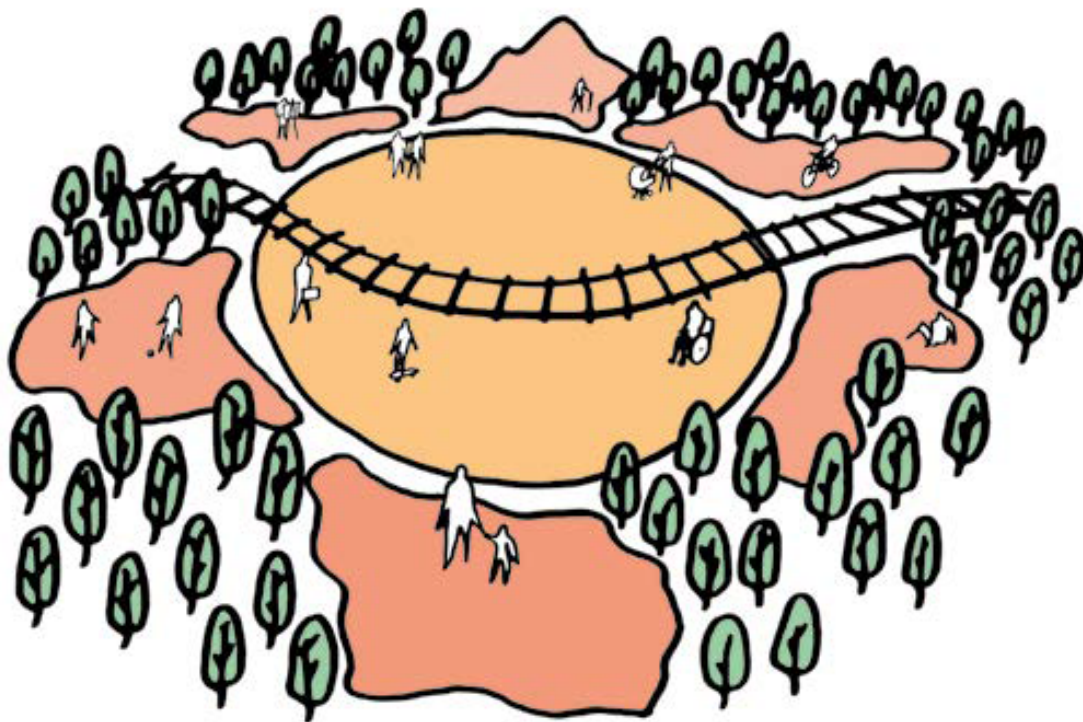


New Settlement (Maltkiln) Development Plan Document (DPD)



Heritage Impact Assessment

May 2022

Contents

1 Introduction	3
2 Designated heritage assets	6
3 Non-designated heritage assets	33
4 Summary of heritage impact	44
5 References	45

Region

Introduction

Purpose and background of report

- 1.1** This Heritage Impact Assessment (HIA) reviews the impact upon significance of those above ground heritage assets potentially affected by the development that encompasses the New Settlement put forward by Harrogate Borough Council within the document 'New Settlement DPD' (from herein referenced as 'The Development' within this document). It will identify where harm would be forthcoming and where required, sets out how harm may be minimised. Section 2 assesses designated heritage assets and with section 3 covering non-designated heritage assets.

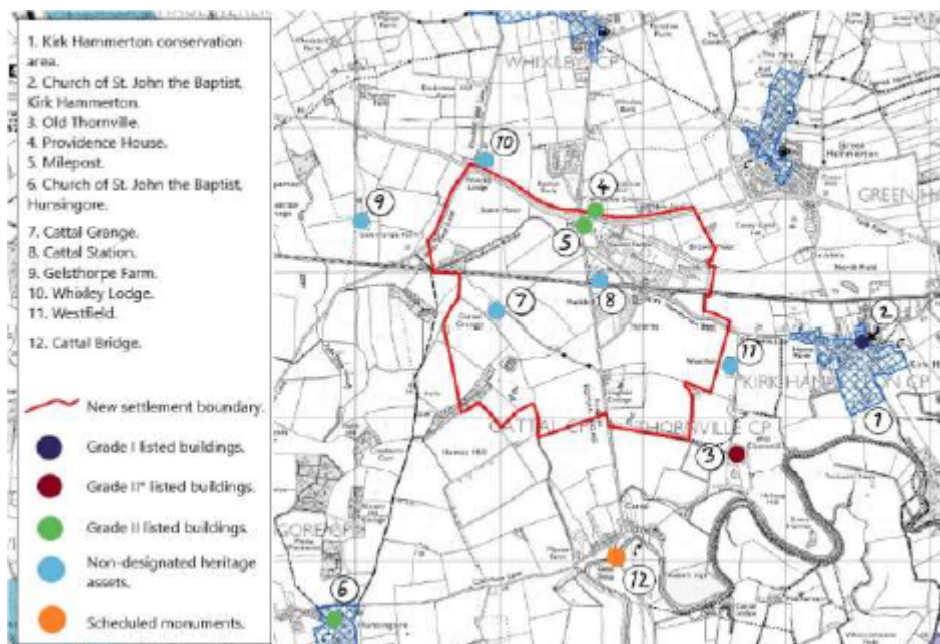


Figure 1 Map showing location of New Settlement area with heritage assets identified

- 1.2** This assessment is in line with Policy DM4 of the Harrogate District Local Plan, in paragraph I, which requires that the following be carried out:
- '1. An assessment of the potential impact of development on heritage assets within the area and an evaluation of the known and potential archaeological significance of the area. The findings of these should inform the final layout of the development which should seek to avoid any unacceptable adverse impacts.'*
- 1.3** The assessment considers the potential for impact based on development within the red line boundary for the new settlement as identified within figure 1, above.
- 1.4** The proposal is for a new mixed use development, including up to 3,000 new homes, around 5 hectares of employment land and ancillary transport and social infrastructure.
- 1.5** The site is located to the west / south west of the settlements of Green Hammerton and Kirk Hammerton, to the south of the A59 and towards the eastern side of the Harrogate Borough Council district. The settlement of Cattal is located to its south. A railway line runs through the site (aligned east-west) with Cattal Station located within the site. The Roman road of Rudgate runs north-south through the site towards Cattal.

1 Introduction

- 1.6** The site area consists largely of fields / rural land which forms part of the undulating landscape of the area. One exception is the large site of Johnsons Nursery, located to the south of the A59 / north of Gilsthwaite Lane. Existing development within the site area is generally dispersed, typically in the form of individual farmsteads or domestic buildings.

Method of assessment

- 1.7** The National Planning and Policy Framework (NPPF) defines non-designated heritage assets as: *'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'*.
- 1.8** This report does not cover archaeological heritage assets.
- 1.9** For each asset, significance is identified, including how the site currently contributes to significance. The significance value of an asset is concluded with reference to the following hierarchy:

HIGH significance value
<i>Status and definition:</i> Assets which can be demonstrated to have international or national significance and/or are of extraordinary or unique archaeological, architectural, artistic or historic merit. This includes Scheduled Ancient Monuments and other nationally important archaeology (Class I and II), all Listed Buildings at Grade I and II*, Registered Parks and Gardens at Grade I and II*, and non-designated structures of clear national importance.
MEDIUM significance value
<i>Status and definition:</i> Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes Listed Buildings at Grade II, Registered Parks and Gardens at Grade II, Conservation Areas and non-designated assets of regional importance.
LESSER significance value
<i>Status and definition:</i> Assets of local importance. Non-designated assets with modest archaeological, architectural, historic or artistic interest. Includes historic townscapes or landscapes of limited historic integrity (including any locally listed assets outside of conservation areas).
NEGLIGIBLE significance value
<i>Status and definition:</i> Assets of limited local importance with little architectural or historic interest.
UNKNOWN significance value
<i>Status and definition:</i> The importance of the asset has not been ascertained.

Table 1.1

- 1.10** Significance is taken as the definition within the National Planning and Policy Framework (NPPF), which is:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

Introduction 1

- 1.11** The setting of a heritage asset comprises the surroundings in which an asset can be experienced. This includes not just the immediate surroundings but also the wider context where it is possible to experience the asset (for example, how the asset is seen within the landscape). Elements of setting may either have a neutral, negative or positive contribution to the significance of a heritage asset.
- 1.12** The impact of the development upon the significance of the heritage assets is then assessed and the report sets out how harmful impacts can be avoided or minimised with regards to the location and form of development. As the exact form of development is not known, consideration is made of the potential form of development that may be put forward.
- 1.13** Scale of impact is summarised in line with the following definitions:

Scale of impact	Definition
Major	Considerable change affecting the special interest and character of assets including their setting, where the significance of those elements is substantially harmed or lost.
Moderate	Change affecting the special interest and character of assets, where elements which contribute to their significance and their setting are harmed.
Minor	Limited change to elements that contribute to the significance of assets and their setting, where the level of harm is low.
Beneficial	Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.
No change	No change to assets or their settings.

Table 1.2

- 1.14** In order to aid the assessment, map analysis is provided where considered necessary. This includes views (which assist in demonstrating the way in which the heritage assets are experienced) and also identifies those part of the Development site area which have sensitivity in terms of potential impact on heritage assets (rated as red - areas of highest sensitivity / greatest impact, amber - areas of medium sensitivity / greatest impact and green - areas of lesser sensitivity / greatest impact).
- 1.15** A number of heritage assets were scoped out of this report as it was concluded that the Development would not impact on significance. Those included are those heritage assets that are considered to be potentially affected by the provision of development within the new settlement boundary (red line area).
- 1.16** The assessment is carried out with reference to the assessment methodology provided in Historic England publications, Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and Good Practice Advice in Planning 3: The Setting of Heritage Assets (2017) and Conservation Principles (2008). Also, with reference to Harrogate Borough Council Supplementary Planning Document 'Heritage Management Guidance (2014). Harrogate Borough Council Conservation Area Character Appraisals for Kirk Hammerton and Green Hammerton are referenced.

2 Designated heritage assets

Designated heritage assets

- 2.1** This section identifies those designated heritage assets that are potentially affected by the development and describes their significance, including how the development area currently contributes to significance.
- 2.2** It then goes onto identify the impact of the development upon the significance of the designated heritage assets and sets out how harmful impacts can be avoided or minimised with regards to the location and form of development.

Kirk Hammerton Conservation Area

Kirk Hammerton conservation - Identification of significance

- 2.3** Kirk Hammerton conservation area comprises the historic core of the village of Kirk Hammerton. It is located approximately halfway between York and Harrogate within the plain of the river Nidd, surrounded by a gently undulating landform. It is 1 mile to the south of Green Hammerton. It is situated to the south of the Harrogate to York railway line with two stations nearby (Kirk Hammerton to the east of the conservation area and Cattal Station further to the west).

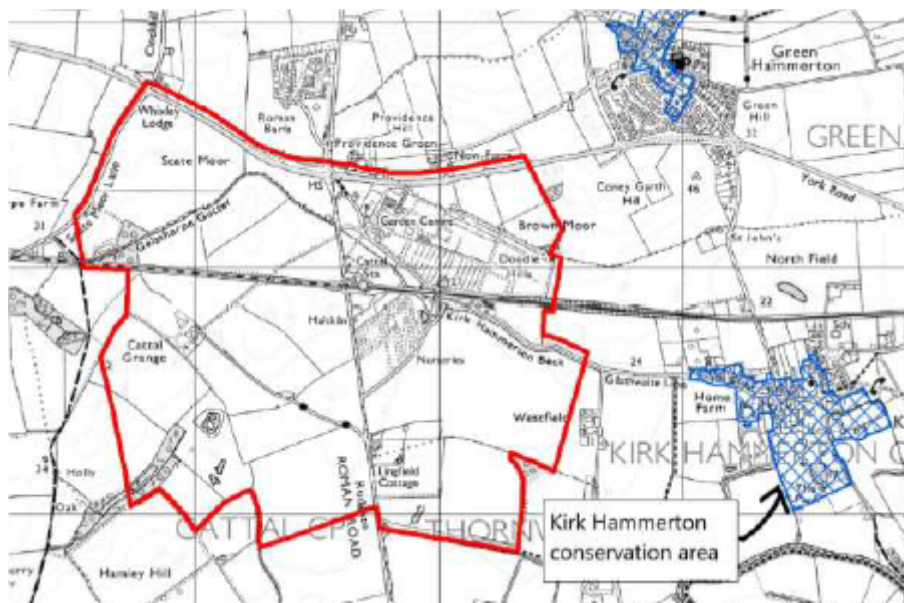


Figure 2 Map showing location of Kirk Hammerton Conservation Area (identified by the blue hatched area) in relation to the New Settlement boundary (red line)

- 2.4** The Kirk Hammerton Conservation Area Character Appraisal (CACA) provides a detailed analysis of the character and appearance of the conservation area, setting out those elements that contribute to its special architectural and historic interest as the historic core of the settlement.
- 2.5** It is the elements of special interest that form the significance of a conservation area. In the case of Kirk Hammerton, those elements include but are not limited to:
- The way in which the settlement has developed over time.
 - Historic grain (linear) of the settlement.
 - Presence of agricultural / former agricultural buildings reflecting the farming history of the settlement (and relationship with the surrounding land).
 - The church and the way in which it is set on higher ground (both apparent from within and outside the conservation area, forming a landmark and focal point).

Designated heritage assets 2

- High prevalence of historic buildings (both designated and non-designated) and brick boundary walls.
- The locally distinctive character of buildings (materials, detailing, scale, massing, form).
- Landscape elements such as the remains of historic field patterns surrounding the conservation area edge, the village green, grass verges and trees.
- Kirk Hammerton Hall and its parkland.
- The way in which elements of the conservation area are experienced, including views available within and also views out of it.
- The relationship of the conservation area with its rural, pastoral setting. The ability to experience this relationship through the availability of views, both from the conservation area and also as seen from the wider rural context.

2.6 In the overall hierarchy of significance value, the conservation area can be attributed MEDIUM significance value.

2.7 The Development site is located to the west of Kirk Hammerton and forms part of the setting of the conservation area. The Development site is situated within the wider rural context of the village and this area has experienced elements of change including the introduction of the A59, railway line, growth of the plant nursery site and modern housing developments to the west. However, the overall the rural character of the area remains and contributes positively to the setting of Kirk Hammerton and its conservation area.

Kirk Hammerton conservation area - Identification of impact on significance

Summary of scale of impact: Potential for moderate impact to setting, leading to overall MINOR-MODERATE scale of impact to significance. Potential to reduce level of impact using mitigation measures.

Reason for conclusions –

2.8 In the case of Kirk Hammerton, consideration is required of the potential for impact on the setting of the conservation area.

2.9 The Kirk Hammerton CACA states, with regards to the surrounding of the conservation area:

‘The landscape in and around Kirk Hammerton has a distinct character. The village is situated in a gently undulating landform, the focal point of which is the Saxon church around which the village has developed.

The rural pastoral setting of the village is sensitive to change from inappropriate development in the form of intensification of land management or extension of domestic gardens into open countryside and expansion of built development.’

2 Designated heritage assets

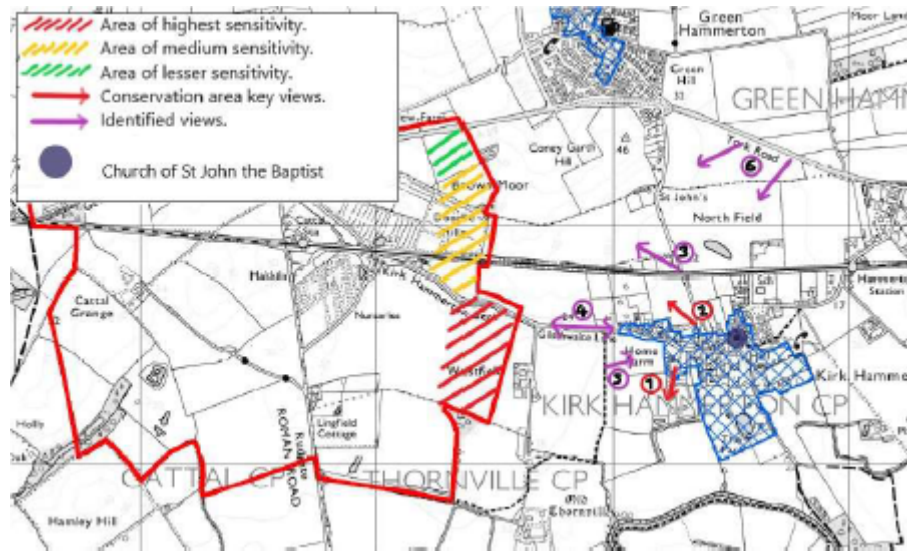


Figure 3 Kirk Hammerton Conservation Area impact analysis showing approximate areas of sensitivities, key views and identified views

- 2.10** The rural setting to the west of the conservation area will change in character as a result of the Development, altering from rural land to developed land (the level of change being dependant on the exact form/location of development introduced). Although the Development site area does not form the immediate context, there is potential for the introduction of built form of urban / suburban character to harm the rural setting of the conservation area and therefore change the way in which the conservation area is experienced.
- 2.11** Analysis of key views identified in the Kirk Hammerton CACA assists in assessing impact. Additional views have also been identified (see below). Areas of sensitivity within the Development area are identified on Figure 3, above. Not all key views are relevant but those identified as requiring assessment are as follows:

Key view 1 - from Home Farm

- 2.12** This view, from within private property, is looking south / south west from the south of the main range of converted farm buildings (now used as a stables). The view has not been inspected but the following is anticipated from map analysis and viewing of the surrounding area:
- Direct following of the view direction would not give rise to view of the Development area but taking a wider view at this location, looking further to the south west / west, may give rise to partial visibility of the Development. The slight rise in the land levels, together with a dropping off of levels within the land to the west of Westfield, may limit the visual impact of the Development. Development may be limited to views of roof tops, or partial visibility of houses residential development currently being proposed in this eastern part of the Development). The extent of visual impact would be dependent on building positions / topography and heights and may change depending on the time of year (relating to tree leaf). This could change, to a minor extent, the rural outlook from this viewpoint and therefore result in degree of change to the setting of the conservation area.

Key view 2 - from Parker Lane to the north of the conservation area

- 2.13** This view looks north-west from Parker Lane, over a field located to the north of the conservation area.

Designated heritage assets 2



Photo 1 - Identified view 3 from Parker Lane, northern edge of Kirk Hammerton, looking north / north west with Doodle Hills visible to LH side of image

- 2.14** There is potential for partial visibility of built form from this key view particularly if buildings are introduced on the higher land, in the area of Doodle Hills. However, views would be quite distant from this location. In addition, views would be more screened when trees are in leaf.
- 2.15** However, a view from further north (**identified view 3**), in the vicinity of the railway line (which is set at a higher level than surrounding land) gives rise to closer range views of the higher land and at this point built form would be more apparent in the setting of the conservation area / on this approach/exit route. Depending on the form and extent of development in this location, there is potential for a slight urbanising effect to the rural context. The way in which this is experienced will change when travelling along Parker Lane.
- 2.16** In addition, the following views have been identified as requiring consideration:

Identified view 4 - from Western edge of conservation area on Gilsthwaite Lane

- 2.17** Although a key view is not identified in the CACA, here the experience of the conservation area in the rural surroundings may be affected by the introduction of development. The way in which this is experienced will change when travelling along Parker Lane (the view can be considered as a dynamic view).
- 2.18** The positioning of built form close to the edge of the Development area may give rise to views of houses or rooftops from the edge of the conservation area, the extent depending on building position / topography and height/scale (and may change depending on the time of year, relating to tree leaf).
- 2.19** However, the setting back of buildings from the boundary will reduce the potential for visual impact. This assessment is supported by the results of The Conservation Area Views Study by Gillespies and commissioned by Harrogate Borough Council (January 2019) that identified there would be no impact of this view when assessing a Development boundary drawn further to the west.

2 Designated heritage assets



Photo 2 - Identified View 4 within the western edge of Kirk Hammerton conservation area, looking west along Gilsthwaite Lane (Westfield visible, behind which the Development edge is located)

Identified view no. 5 – From footpath to west of Kirk Hammerton

- 2.20** Views are available of the conservation area from the footpath aligned north-south which adjoins the south of Gilsthwaite Lane to the west of the conservation area. Due to the screening provided by the hedgerow to the west of the footpath, there is little visual connection between the Development site and conservation area, however one or two gaps allow visibility towards Westfield; therefore, there is minor potential for the way in which the conservation area is experienced to be affected.



Photo 3 - Identified view 5 looking east towards Kirk Hammerton from footpath to its west (Home Farm visible on the right hand side of the image)

Identified view no. 6 – Views from A59 towards Kirk Hammerton from the north/north-east of the conservation area.

- 2.21** Views of the conservation area, over fields, are available when travelling on the A59, to its north/north east. The presence of trees, in addition to the hedgerow along the road provide some screening. Here, the conservation area can be seen in context with the wider landscape setting, including Coney Garth Hill. This is a dynamic view but due to the nature of travel and alignment of the road, views are not readily available. However, travel on foot may allow for increased appreciation of the views (not inspected). Due to topography and distance to the Development edge, it is unlikely that the Development would affect these views.

Recommended mitigation / enhancement:

- 2.22** Further analysis would assist in establishing to what extent the introduction of built form would result in visual impact within the identified areas of sensitivity (such as wireframe analysis).

Designated heritage assets 2

2.23 Where required, development should be designed to avoid visual impact on views from the western edge of the conservation area on Gilsthwaite Lane and otherwise be designed to minimise change to the rural setting of the conservation area (such as experienced from the Parker Lane views) so that new development integrates well with its surroundings.

- Factors to be taken into account include, but are not limited to:
- Layout and building line – setting the building line back as far as possible.
- Building density – provision of lower density to avoid a ‘hard’ building line.
- Position / alignment of buildings and spacing between.
- Building design (materials, heights, scale and massing) to be locally distinctive.
- Topography – taking account of land levels to position buildings in the least impactful locations.
- Providing set back from roads and boundaries.
- Landscaping, including retention of existing trees and hedgerows. Consideration of additional tree planting.
- Highways proposals – avoidance of highways upgrading to Gilsthwaite Lane so that it remains as a rural lane, with grass verges and hedgerows retained.

2.24 Opportunities to provide views to the conservation area from within the Development should be considered in the interests of place-making, for example, views from within the area of the plant nursery site, not currently publicly accessible).

Notes:

- a. In addition to addressing potential impact on the setting of the conservation area, the mitigation may also otherwise assist in providing a settlement edge that integrates well to its countryside surroundings, particularly taking into account the impact of development on the higher land around the Doodle Hill area. It may also assist in matters relating to the potential for a harmful sense of coalescence between the new and existing settlements.
- b. It should also be noted that from higher land at Doodle Hills, it is possible to view York Minster within a long range view. Whilst there is not considered to be impacts on setting, in the interests of place-making, it would be beneficial for public open space / pedestrian routes be made available so that the views can be enjoyed by users.

Church of St John the Baptist, Kirk Hammerton (grade I listed building)

Identification of significance

2.25 The church is located centrally within Kirk Hammerton, accessed from Gilsthwaite Lane. It is grade I listed (list entry no. 1149932). The church is of Saxon origin, extended in both the 13th and 19th centuries.

2 Designated heritage assets

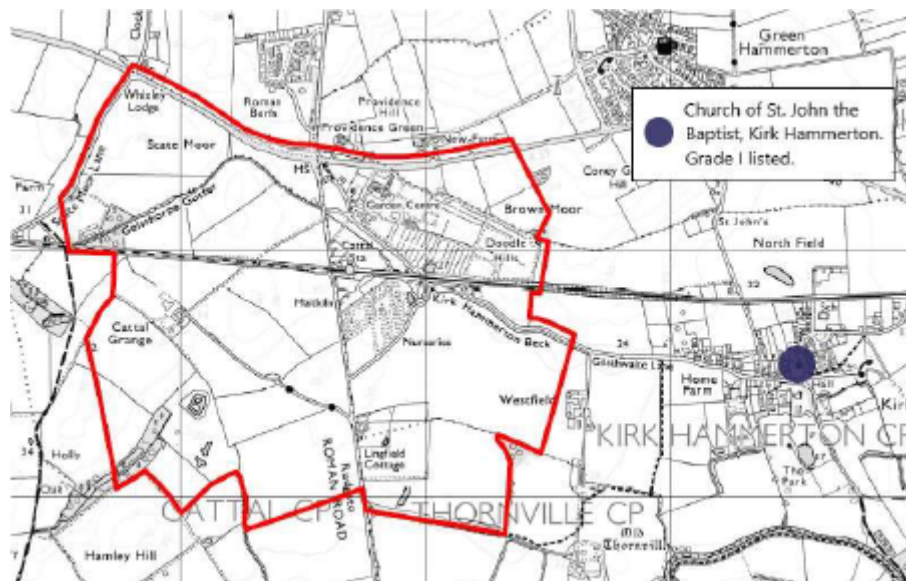


Figure 4 Map showing location of Church of St John the Baptist in relation to the New Settlement boundary

2.26 The interior of the church was not inspected, but based on exterior views and available information, the significance of the church is considered to derive from:

- Its historic and architectural form / retention of fabric including interior fittings.
- Being an example of a modest rural church within a village settlement.
- The way in which it has been altered and added to over time.
- Its Saxon origins, with distinctive tower.
- Its religious association.
- Communal value.
- Setting, as experienced within the churchyard and conservation area, being located on higher land acting as a focal point.
- The rural landscape setting where the church can be experienced in context with the conservation area.



Photo 4 - Church of St John the Baptist, Kirk Hammerton from path accessed from Gilsthwaite Lane

Designated heritage assets 2

- 2.27** In the overall hierarchy of significance value the church can be attributed HIGH significance value.
- 2.28** The Development site is not located within the immediate surroundings to the church but sits within its rural context. It is located to the west of the conservation area, in which the church is located, and forms part of its wider setting. There have been elements of change over time (introduction of the A59, railway line and growth of the plant nursery site), but overall the rural character of this land remains and contributes positively to the significance of the church.

Church of St John the Baptist, Kirk Hammerton - Identification of impact on significance

Summary of scale of impact: Potential for moderate/minor impact to setting, leading to overall MINOR scale of impact to significance. Potential to reduce level of impact using mitigation measures as specified for Kirk Hammerton Conservation area.

Reason for conclusions –

- 2.29** There is no direct physical impact on the fabric of the church but the potential impact on setting must be considered.
- 2.30** The character of the rural land within the Development area will change in a manner that has the potential to affect the setting of the church in the same manner as for Kirk Hammerton conservation area. Several viewpoints have been assessed where the church can be experienced and assist in consideration of impact:
- Key view identified in CACA – looking towards church from Church Street to its east (in the location of the green) - this view will not be affected.
 - Key view identified in the CACA looking from further to the east towards church from Crooked Lane - this view will not be affected.
 - Identified view (view no. 5 as shown on Figure 3, – map analysis of Kirk Hammerton Conservation Area, on page 7) - Views are available of the church tower in context with the surrounding conservation area, from the footpath aligned north-south which adjoins the south of Gilsthwaite Lane to the west of the conservation area. However, due to the screening provided by the hedgerow to the west of the footpath, there is limited connection between the Development site and the church, however one or two gaps allow visibility towards Westfield; therefore, there is minor potential for the way in which the church is experienced to be affected.
 - Identified view (view (view no. 6 as shown on Figure 3 – map analysis of Kirk Hammerton Conservation Area, on page 7) - Views of the church, over fields, are available when travelling on the A59, to its north/north east. The presence of trees, in addition to the hedgerow along the road provide some screening. Here, the church and the surrounding conservation area can be seen in context with the wider landscape setting, including Coney Garth Hill. This is a dynamic view but due to the nature of travel and alignment of the road, views are not readily available. However, travel on foot may allow for increased appreciation of the views. Due to topography, it is unlikely that the Development would affect these views.
 - Views from the churchyard are contained such that Development would not be visible from this location (Coney Garth Hill is partially visible from within the western part of the churchyard but this is outside the Development site area).
- 2.31** Similar considerations are relevant to those relating to the setting of Kirk Hammerton conservation area (the church being a landmark building, both as seen from within and in context with the conservation area), but there is less potential for direct impact on setting when considering the church due to the greater extent to which the larger heritage asset of the conservation area can be experienced in the rural context (for example, on approach

2 Designated heritage assets

from Gilsthwaite Lane and Parker Lane). However, provision of mitigation measures recommended in connection with the conservation area would likely have mutual benefits to the setting of the church.

- 2.32** Opportunities to enhance significance - Opportunities to provide views to the church from within the Development should be considered in the interests of place-making, for example, views from within the area of the plant nursery site, not currently publicly accessible).

Green Hammerton Conservation Area

Identification of significance

- 2.33** Green Hammerton lies a mile to the north of Kirk Hammerton and is approximately halfway between York and Harrogate. The Green Hammerton Conservation Area Character Appraisal (CACA) provides a detailed analysis of the character and appearance of the conservation area, setting out those elements that contribute to its special architectural and historic interest as the historic core of the settlement.

- 2.34** It is the elements of special interest that form the significance of a conservation area. In the case of Green Hammerton, those elements include but are not limited to:

- The way in which the settlement has developed over time.
- The development of the village in linear form along the Roman Road from York to Aldborough and to either side of the Green, with Back Lane running parallel to it. Modern housing has been built in a manner that moves away from the historic, linear form of the conservation area but the historic core remains evident.
- The variation of building position in relation to The Green and when compared with other roads.
- Presence of agricultural / former agricultural buildings.
- High prevalence of historic buildings (both designated and non-designated) and brick boundary walls.
- The locally distinctive character of buildings (materials, detailing, scale, massing, form).
- The important open space of The Green, which provide a significant setting to several heritage assets, including listed buildings.
- Other landscape elements such as the remains of historic field patterns surrounding the conservation area edge, grass verges and trees.
- The way in which elements of the conservation area are experienced, including views available within and also views out of it.
- The relationship of the conservation area with its rural setting. The ability to experience this relationship through the availability of views, both from the conservation area and also as seen from the wider rural context.

Designated heritage assets 2

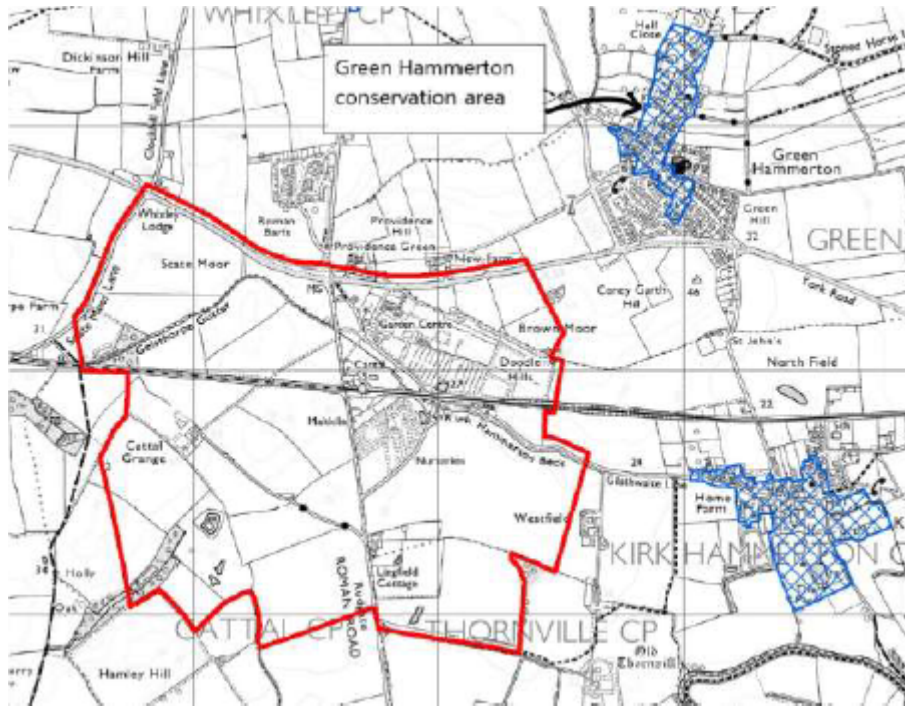


Figure 5 Map showing location of Green Hammerton Conservation Area (identified by the blue hatched area) in relation to the New Settlement boundary (red line)

- 2.35** In the overall hierarchy of significance value, the conservation area can be attributed MEDIUM significance value.
- 2.36** The Development area sits within the wider rural context of Green Hammerton. At the south western corner of the settlement (where it adjoins the B6265 and A59), there is inter-visibility between the settlement edge and the eastern edge of the Development site area (relating to the triangular area of land located north of Doodle Hills / plant nursery site and south of the A59), however, no inter-visibility between the conservation area and Development site area has been identified (both due to topography of the land and the conservation area boundary being screened by the presence of the modern housing and surrounding trees on road edges). It is considered that the land within the site area plays a limited part to the wider context of the conservation area but that its contribution is more in forming part of the setting to the settlement generally.

Green Hammerton conservation area - Identification of impact on significance

Summary of scale of impact: NO CHANGE to setting and therefore also the significance of the conservation area.

Reason for conclusions –

- 2.37** In the case of Green Hammerton, consideration is required of the potential for impact on the setting of the conservation area.
- 2.38** Inspection of key views identified in the Green Hammerton CACA (see Figure 6, below) reveal that these would not be affected by the introduction of built form within the Development area (the current rural outlook of these views would not change).

2 Designated heritage assets

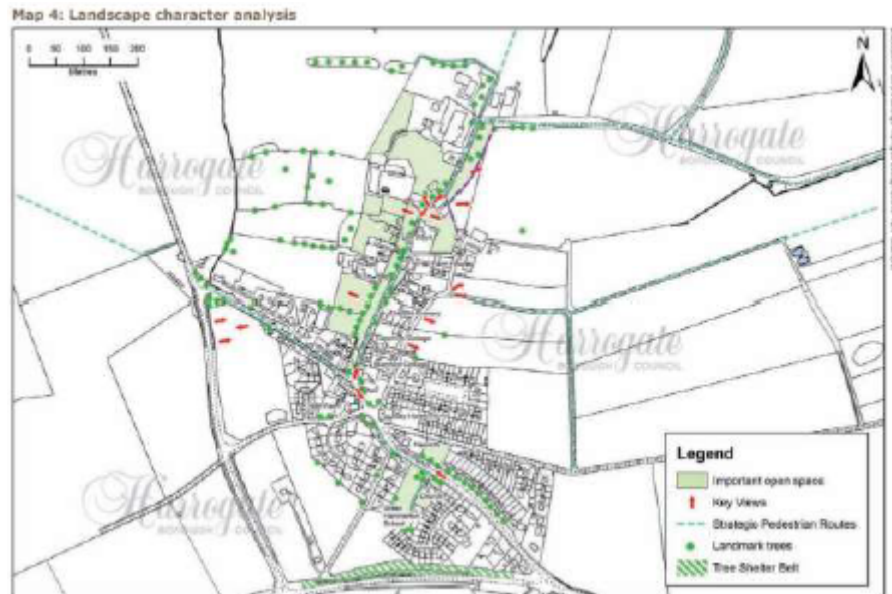


Figure 6 Landscape character analysis from Green Hammerton Conservation Area Character Appraisal showing location of key views

- 2.39** The south western corner of the settlement is visible from the A59 (when travelling east) having passed the north east corner of the site area (north of Doodle Hills / plant nursery site and south of the A59) - here hedgerow and trees lining the A59 screen the land of the Development site area from view to some extent (screening would be greater when trees are in leaf); on the western edge of the settlement, at the junction of the B6265 and A59, the edge of the Development site area is visible in the distance. Introduction of built form would be apparent in this view depending on factors such as building position, heights, provision of landscaping. However, it is not considered that this would give rise to harm to the setting of the conservation area, due to the topography of the land and the separation provided by the presence of the highways and because the conservation area boundary is screened by the presence of the modern housing and surrounding trees on road edges.
- 2.40** The outlying buildings located at the north end of Parker Lane can be viewed in context with the Doodle Hills area (from Parker Lane) but as this part of the settlement lies substantially away from the boundary of the conservation area, it is not considered that this would impact setting.

Recommended mitigation / enhancement:

- 2.41** None required, except in the interests of appropriate integration of new development into the landscape and to address matters relating to the potential sense of coalescence of settlements (consideration should be made of factors such as building position, heights, provision of landscaping and the impact of built form on higher land, this same area requiring consideration in relation to the setting of Kirk Hammerton).

Providence House (grade II listed building)

Identification of significance

Designated heritage assets 2

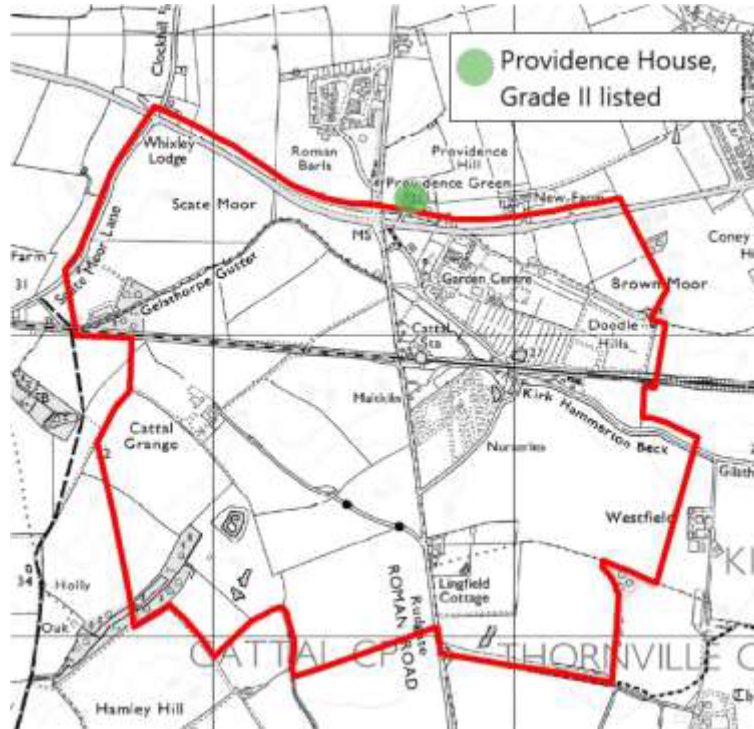


Figure 7 Map showing location of Providence Green

- 2.42 Providence House is located approximately 35m to the north of the northern boundary of the Development site area and is accessed directly from the A59. The list description identifies this grade II listed building (list entry no. 1149971) as dating from the late 18th century. It is built in red brick with a stone slate, hipped roof, with 3 storeys.



Picture 2.1

- 2.43 The house has only been viewed from public land for the purposes of this assessment and on the information available, the significance of the listed building is assessed as deriving from:
- The house as a good example of a late 18th century house.
 - Its historic and architectural form, together with retention of historic fabric.

2 Designated heritage assets

- The historic association with John Hughlings Jackson, an eminent member of the medical profession during his life (1835 – 1911). A stone plaque is attached to the front elevation to identify the building as his birthplace.
- The presence of the range of former farm buildings and outbuildings which evidence a past agricultural use.
- The rural character of the surroundings, contributes positively to the setting of the former farm buildings, aiding legibility of the former use of the buildings / site. Despite the presence of the A59, a busy highway, the rural setting of the buildings remains. This is particularly the case with the land to the north of the A59, where the buildings are seen in close context with the surrounding fields from within the property and also from Gilsforth Hill. This context also extends to the south of the A59, with the land to the south forming part of this rural setting, despite the separation caused by the major road. It is within this area that The Development would be located.

2.44 In the overall hierarchy of significance value, the conservation area can be attributed MEDIUM significance value.

2.45 The largely undeveloped nature of the Development site (in terms of built form), located to the south of the A59, even where it may only be apparent from glimpsed/transient views, allows the heritage asset to be experienced in an extended context of rural character and therefore contributes positively to setting.

Providence House - Identification of impact on significance

Summary of scale of impact: Potential for moderate impact to setting, leading to overall MINOR scale of impact to significance. Potential to reduce level of impact using mitigation measures.

Reason for conclusions –

2.46 There is no direct physical impact on the building, ancillary buildings or the historic association but its setting is affected. It has been identified that the rural surroundings of Providence House contributes positively to its setting. The land to the north of the A59, which forms the immediate surroundings of the listed buildings will not be affected by The Development; however, the introduction of development into the land to the south of the A59 has the potential to alter the character of the land in a manner that impacts on setting.

2.47 It is anticipated (not inspected) that from within the property, views of built form within the Development site area will either not be available or be well screened from the house due to the presence of trees, including evergreen, at the verge to the A59.

2.48 Although in times when trees are in leaf, there is some screening, both of Providence House itself and the surrounding land, when not in leaf, there is more visibility, which gives rise to some inter-visibility of the areas of land either side of the highway.

2.49 The areas that are sensitive to change are identified on the map analysis of Figure 8, below.

Designated heritage assets 2

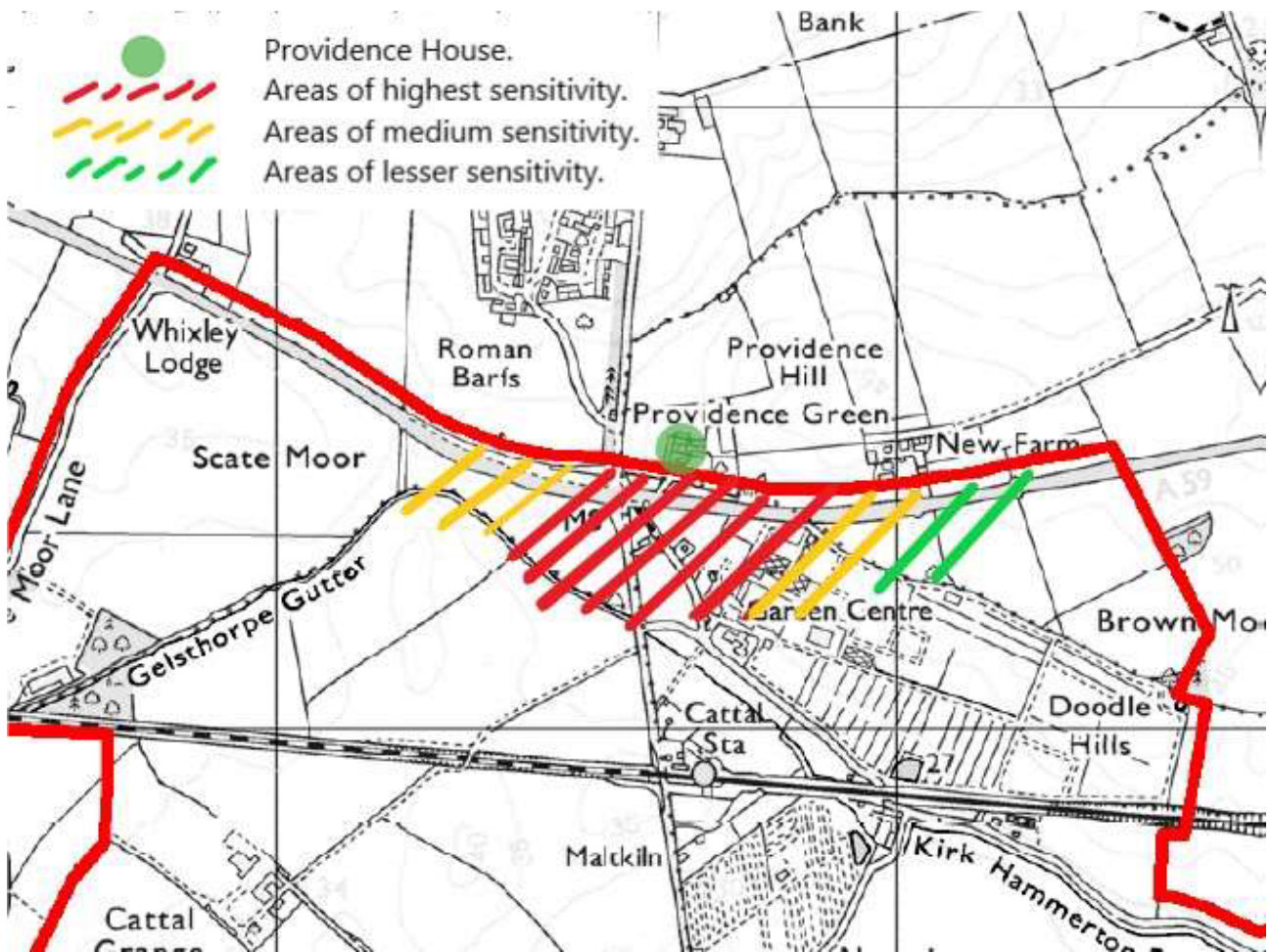


Figure 8 Providence House impact analysis showing approximate areas of sensitivities

2.50 The impact of development will be highly dependent on the design and scale of development in this location. For example, provision of high density built form close to the A59 and directly to the south of Providence House will have a much greater impact than built form that is set back and of modest scale and massing. Provision of a landscape buffer, open space or low density housing set in large gardens will have a reduced impact, potentially even to an extent that 'no change' to setting would be forthcoming.

2.51 There is also a potential impact because of potential Highway improvement schemes, whereby increased highways interventions and traffic may further impact on setting.

Recommended mitigation / enhancement:

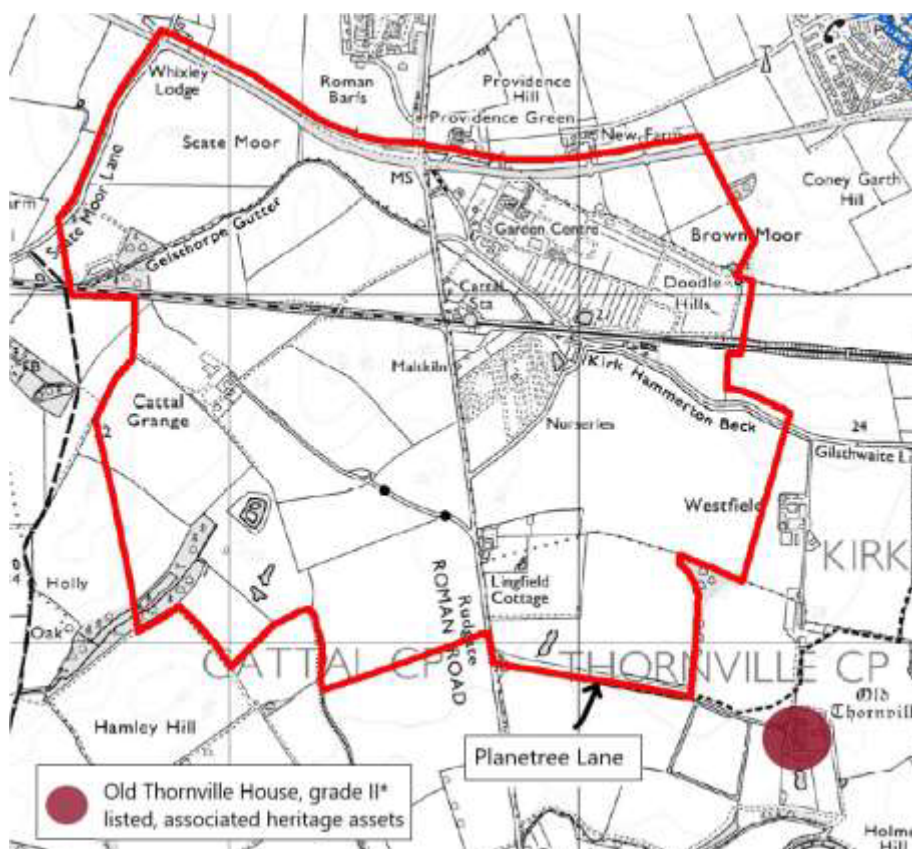
2.52 Layout and building line – setting built form back as far as possible to the south of the A59 and including a set back from Cattal Street.

- Building density to be low, in conjunction with a non-uniform building position to allow for a 'soft' building line.
- Building design (materials, heights, scale and massing) to be locally distinctive.
- Topography – consideration of impact of building/heights on higher land, for example where land rises to the east.
- Provision of appropriate landscaping on this edge of development location relating to its relationship with the surrounding countryside, including retention of existing trees and hedgerows.
- Care taken in specifying highways improvements (where it is possible to do so).

2 Designated heritage assets

Old Thornville (grade II* listed building)

Identification of significance



Picture 9 Map showing location of Old Thornville house and other heritage assets part of its group, in relation to the New Settlement boundary (red line)

2.53 Old Thornville is grade II* listed large country house dating from the mid to late 17th century and 18th century (list entry number 1294065). Built of brick and being two and three storeys, it has distinctive gauged brick Dutch gable details. It is set within grounds that include other listed structures (grade II listed gate piers, ha-ha, sundial and two statues). There is no evidence on historic OS maps of extended landscaped grounds beyond the gardens located to the south of the house. There are also a number of historic agricultural buildings to the north of the building. The house and other buildings are located to the south-east of the Development site. The access lane (Planetree Lane) to the group runs along the southern boundary of the Development site. Two mid-century bungalows (lodges) mark the entrance to the lane from Cattal Street.

Designated heritage assets 2



Photo 6 - Old Thornville, grade I listed, as viewed from Planetree Lane, looking south east (away from the Development area)



Photo 7 - View looking south (away from the Development area) from the footpath to the north of the from Old Thornville group of buildings – historic, former farm buildings viewed in context with the house

2.54 The house has only been viewed from public land for the purposes of this assessment and on the information available, its significance of the listed building is assessed as deriving from:

- The house as a good example of a 17th/18th century country house.
- Its historic and architectural form, together with retention of historic fabric.
- Interior features such as an early 18th century cantilevered staircase (mentioned in list entry).
- The presence of listed features, such as gate piers and statues, set within the associated gardens to the south of the house, which evidence the status of the house and which form a group.
- The presence of historic, former agricultural buildings which demonstrate the agricultural history of the group of buildings.
- The history of the site, which from historic OS maps suggests there was an earlier house (19th century map annotations state '*remains of mansion*').
- The rural surroundings, including access lane. The rural character of the surroundings contributes positively to the setting of the group, which includes former farm buildings, therefore aiding legibility of the former use of the buildings. The assets can be

2 Designated heritage assets

experienced in this rural context from the public footpath along Plantree Lane and which extend eastwards towards Kirk Hammerton.

- 2.55** In the overall hierarchy of significance value, Old Thornville can be attributed HIGH significance value (with MEDIUM significance attributed to the associated designated heritage assets and LESSER significance attributed to the non-listed farm buildings).
- 2.56** The largely undeveloped nature of the Development site, located to the north of Planetree Lane, forms part of the rural setting of the heritage assets. This contributes positively to significance, allowing the assets to be viewed in this location within a rural context (though screening present due to trees, both on field boundaries and woodland blocks, limits direct viewing of Old Thornville in places).

Old Thornville - Identification of impact on significance

Summary of scale of impact: Potential for moderate-major impact to setting, leading to overall MINOR-MODERATE scale of impact to significance. Potential to reduce level of impact using mitigation measures.

Reasons for conclusions –

- 2.57** The south eastern area of the Development site adjoins Planetree Lane. Generally, the potential for the character of the land to change from its current rural form to a developed, suburban/urban form would impact harmfully on the setting of Old Thornville. Whilst direct viewing of the buildings of the group is limited by the presence of trees from Cattal Street, the land can be experienced in connection with the heritage assets, such as at identified view 1 (looking north-west on the public footpath from south of the tree belt – see photo 8). This land forms part of the rural context as viewed from Cattal Street. Here also, longer range views are available across the Development area.



Photo 8 - Old Thornville identified view 1 - Looking north-west from foot path, from south of tree belt (view over the south eastern corner of the Development area)

- 2.58** There is strong potential for development, especially if built form / housing of suburban character, to have a harmful impact on the rural setting experienced on approach and exit to/from Old Thornville (this being a dynamic view - identified view no. 2, see photos 9 and 10, below). At the exit of the lane at Cattal Street, the Development area to the west of Cattal Street is highly apparent and forms the wider, landscape setting of Old Thornville. Whilst this is a private lane, it is publicly accessible as a public footpath runs along it.

Designated heritage assets 2



Photo 9 - Old Thornville identified view 2 - Looking east along Planetree Lane



Photo 10 - Old Thornville identified view 2 – View looking west along Planetree Lane (away from Old Thornville)

- 2.59** A public footpath runs along the south bank of the River Nidd, which is located to the south of Old Thornville. Inspection of this location (identified view 4) revealed that views to Old Thornville and the Development site are screened by trees (both in this view and as

2 Designated heritage assets

experienced generally from the footpath leading from Cattal). Some trees are evergreen and therefore there is likely to be no change to this view even in the winter season (when trees are not in leaf).

- 2.60** There is potential for impact on setting as viewed from identified view 3 (see photo 11) from the footpath to the north east of Old Thornville but this may be limited due to the location of the Development site area behind the large woodland block (aligned northsouth on this edge).



Photo 11 - Identified view no. 3 - Looking south-west towards the Old Thornville group from the footpath located to the west of Kirk Hammerton

Note: Old Thornville was only inspected from publicly available locations. There may be potential for the site to be viewed from within the curtilage of Old Thornville or the upper storeys of the house; therefore, additional impact on setting may be forthcoming.

- 2.61** A summary of the sensitivity of the site in terms of the potential to impact on setting are show in Figure 10, below:

Designated heritage assets 2

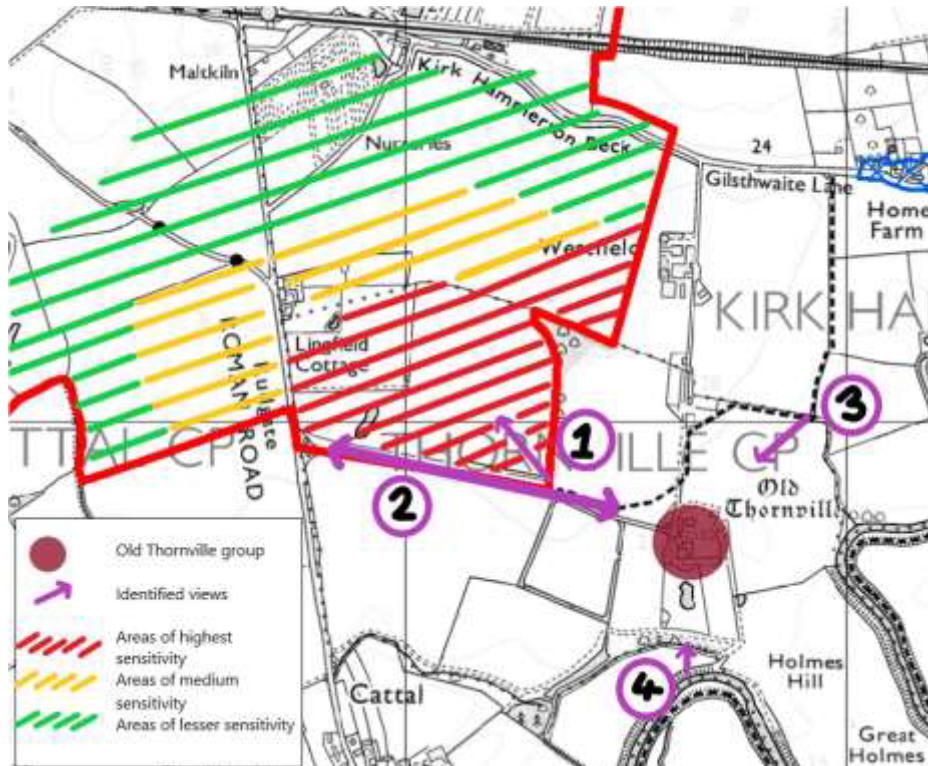


Figure 10 Old Thornville impact analysis showing approximate areas of sensitives and identified views

Recommended mitigation / enhancement:

- 2.62** Further analysis, for example wire frame visuals, would help to establish the exact impact of forms of development, taking account of location, topography, scale and density. However, the following is recommended:
- 2.63** Avoidance of development which changes the rural character of the land within the higher areas of sensitivity in the field to the north of Planetree Lane and including that to the west of Cattal Street, which is experienced in connection with the exit/entrance to Planetree Lane.
- 2.64** Design of development in medium and lesser sensitivity areas in a manner that result in development being well integrated into the landscape setting, taking into account factors such as:
- Layout and building line.
 - Building density.
 - Position / alignment of buildings and spacing between.
 - Building design (materials, heights, scale and massing) to be locally distinctive.
 - Topography.
 - Set back from roads and boundaries.
 - Landscaping, including retention of existing trees and hedgerows.

Church of St John the Baptist, Hunsingore

Identification of significance

2 Designated heritage assets

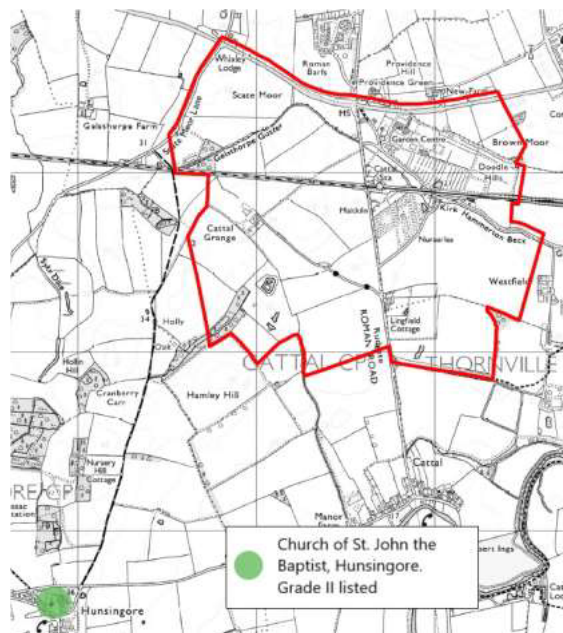
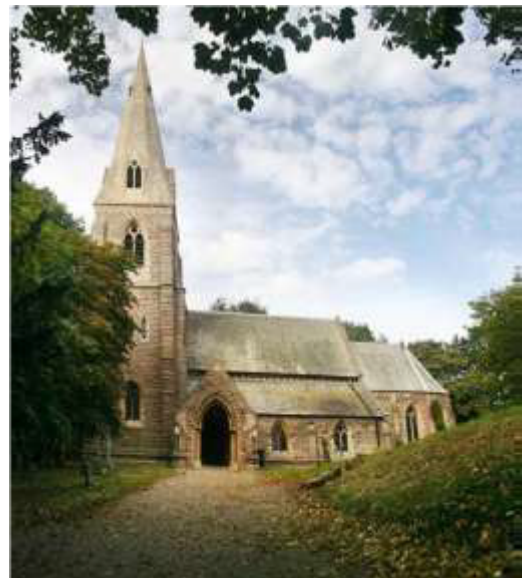


Figure 11 Map showing location of the church of St John the Baptist, Hunsingore

2.65 The grade II listed church (list entry no. 1149974) dates from the mid-19th century. It is located at a high point within the settlement and conservation area of Hunsingore.

2.66 The interior of the church was not inspected, but based on exterior views and available information, the significance of the church is considered to derive from:

- Its historic and architectural form / retention of fabric including interior fittings.
- Being a good example of a 19th century church in the fourteenth century Gothic style.
- An association with the Ribston estate (built for John Dent of Ribston Hall).
- Its religious association.
- Communal value.
- The setting of the church within the settlement and conservation area of Hunsingore, which set at a high point and due to its spire, forms a landmark.
- The tower and spire, which is a landscape feature resulting from its position on higher land. The way in which the spire can be seen from long distance views across the rural context.



2.67 In the overall hierarchy of significance value, the church of St John the Baptist can be attributed MEDIUM significance value.

2.68 The Development site area lays within the wider landscape context of the church, to its north. The church can be viewed over some parts of the site resulting in the church being experienced in its expansive, rural setting, a result of its position on higher ground and the design of the church incorporating a tall spire. These surroundings contribute positively to setting.

Church of St John the Baptist, Hunsingore - Identification of impact on significance

Designated heritage assets 2

Summary of scale of impact: Potential for moderate to minor impact on setting, leading to overall MINOR scale of impact to significance.

Reasons for conclusions –

- 2.69** There is no direct impact on the fabric of the church. The impact on setting must however be considered.
- 2.70** Although the church is located on raised land, views (identified views 1) from the churchyard do not afford views towards the Development site area (views are only available looking north-west and south west are very screened). In addition, the way in which the church is experienced within the settlement will not be affected.



Photo 13 - Identified view 1 from the churchyard of the Church of St John the Baptist looking north-west

- 2.71** The church is located on high ground and as a result the spire can be seen widely in the surrounding expansive countryside including from within the Development. It is this aspect of setting that may be affected by the Development as there will be a significant change in character of the land that forms the development site, from rural countryside to the built form of the new settlement. The introduction of built form will change part of this wider landscape context of the church to its north and have some impact on how the spire is viewed in distant views (views are shown in figure 12):
- The Development will be located approximately 1.75km to the north of the church, leaving the remaining land to the south, west and east unaffected.
 - In views (represented by identified view 2) on approach to the settlement from Cattal (on Ox Moor Lane, where the church spire is highly apparent in the context of the wider landscape setting), because of the distance to the southern edge Development area it is highly unlikely that the potential for built form to be seen in the distance would affect the views.
 - In views (represented by identified view 3) on approach to the settlement from the west (on Moor Lane), where the church spire is apparent in the context of the landscape setting, because of the presence of several woodland blocks and due to the distance to the edge Development area it is highly unlikely that built form would affect the views.
 - A bridleway leads from Hunsingore to the western edge of the Development site area, joining Scate Moor Lane. This has not been inspected but there is potential for the

2 Designated heritage assets

Development to be viewed in context with the spire in the distance, however, woodland blocks may screen views.

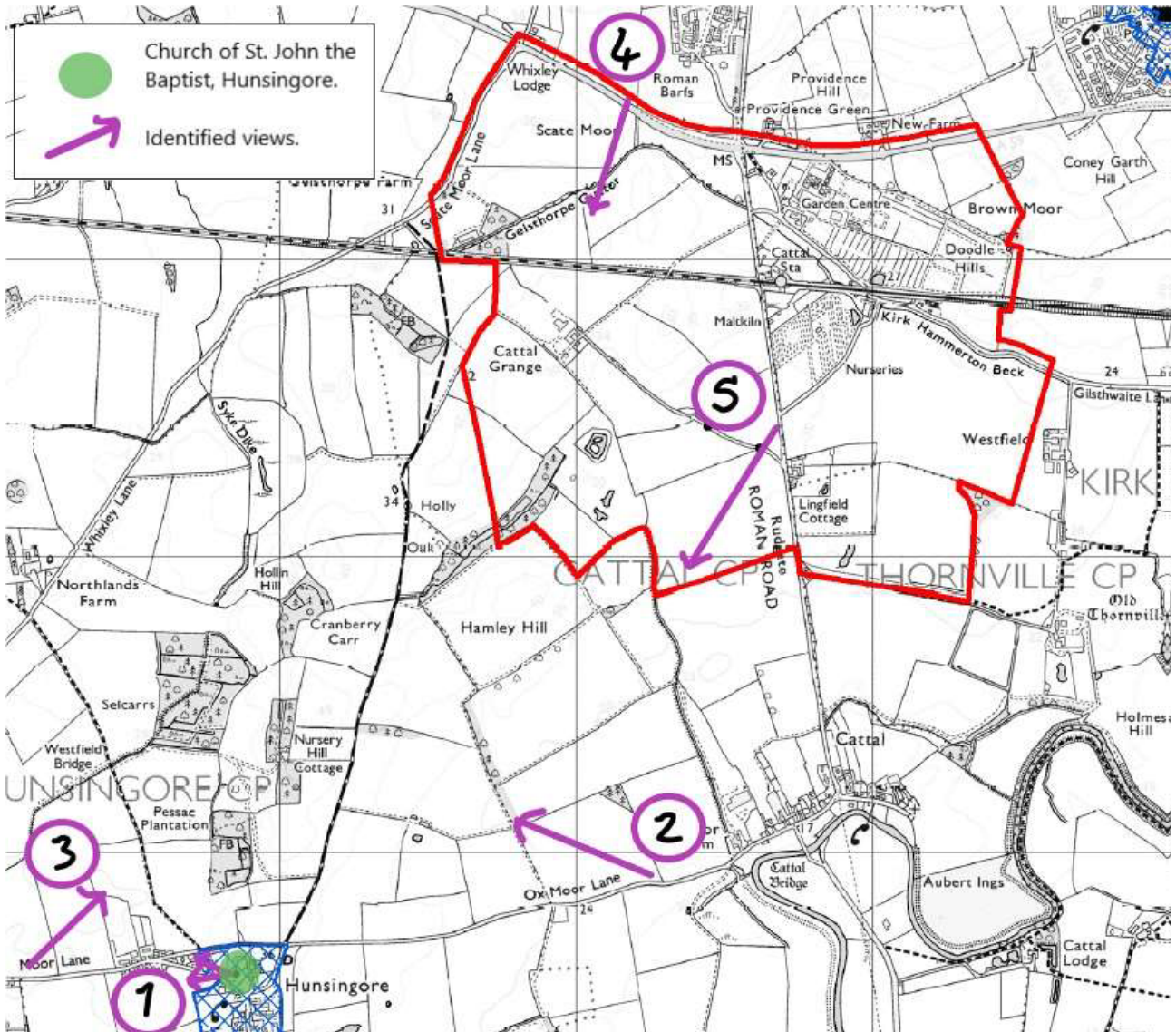


Figure 12 Map showing identified views in relation to the new settlement (red line) and the Church of St John the Baptist, Hunsingore

- The spire can be viewed in distant views (represented by identified view 4) from the A59. The introduction of built form may block these views at points or change the way in which the spire is experienced due to the change in character of the land.
- The spire can be viewed in distant views (represented by identified view 5) from Cattal Street, looking over the Development site area. The introduction of built form may block these views at points or change the way in which the spire is experienced due to the change in character of the land.
- Similar views to 4 and 5 are expected to be experienced from within the site area. In addition, it is possible to view the spire from within the plant nursery site (which is located on higher land).

Designated heritage assets 2



Photo 14 - View looking south west from within the plant nursery site, spire of the Church of St John the Baptist, Hunsingore being visible

Recommended mitigation / enhancement:

- 2.72** Generally, in the western part of the Development site area (located to the west of Cattal Street and over which views 4 and 5 are available), development that is designed to integrate well with the rural countryside context (both within and at the edges of the Development site area) will assist in reducing the extent of change to the rural landscape context of the church.
- 2.73** In the this area, it is recommended that allowance be made, where possible, for street layout and design of open spaces to give rise to views of the church, in the interests of maintaining views of the church and generally in the interests of place making.

Milepost

Milepost - Identification of significance



Photo 15 - Milepost to the west of Providence House

2 Designated heritage assets

- 2.74 The milepost (listed as ‘milepost approximately 30 metres west of Providence House, A59’) is grade II listed (list entry no. 1189740) and is located to the south of the A59, slightly to the west of Providence House. The milepost has significance as an historic marker for assisting 19th century road users in identifying their location. It evidences past means of travel and the way in which this has changed over time. It is a good example of a type found in the Yorkshire region, being made of stone and cast iron.
- 2.75 In the overall hierarchy of significance value, the milepost can be attributed MEDIUM significance value.

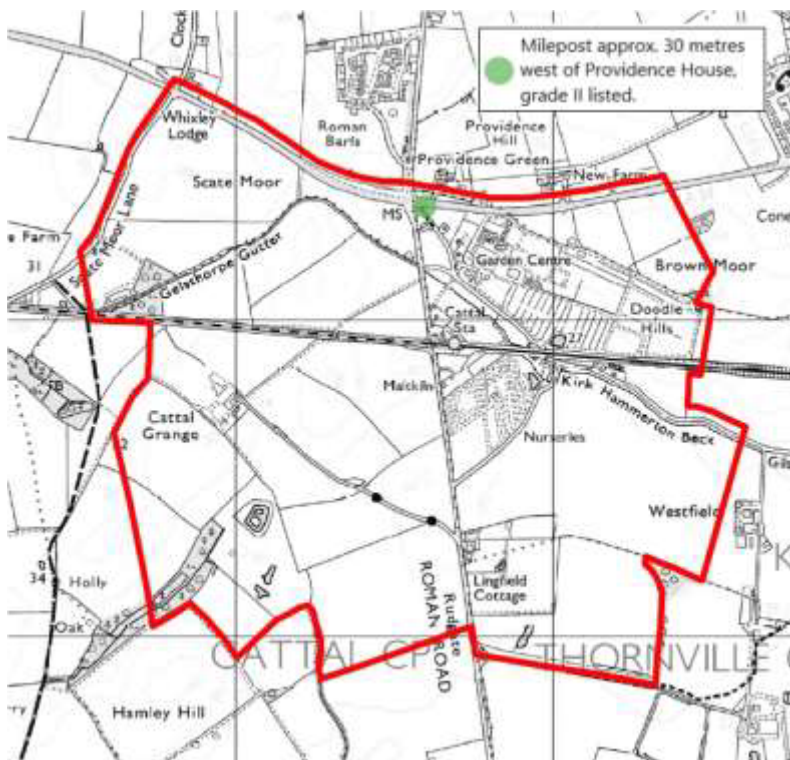


Figure 13 showing location of the milepost to the west of Providence House

- 2.76 The milepost is located within the Development site area. Its position, adjacent to the road is critical in providing an understanding to its intended, historic use and provides its setting (which is an important part over overall significance taking into account the purpose of the listed feature).
- 2.77 The milepost cannot be experienced from beyond this immediate context and therefore the wider site area does not form part of its setting.

Milepost - Identification of impact on significance

Summary of scale of impact: Unknown impact at this time.

Reasons for conclusions –

- 2.78 There are no definite proposals relating to the milepost, however, it is anticipated that the milepost may need to be temporarily removed if highways improvement / alterations are required. In this case, provision will need to be made for safe, identified storage of the milepost and its return to its original position (or as near to as possible if changes are made the highway). The permanent removal of the milepost would result in substantial harm to its significance and this should be avoided.

Designated heritage assets 2

Cattal Bridge

Cattal Bridge - Identification of significance

- 2.79** Cattal Bridge is a scheduled monument (list entry no. 1021018). It is located to the south of Cattal, on Cattal Moor Lane. It also has a grade II listed but the scheduling takes precedence. Dating from the 18th century, the list entry makes reference to earlier origins from the Medieval period (the bridge is an example of a multi-span bridge with three arches).

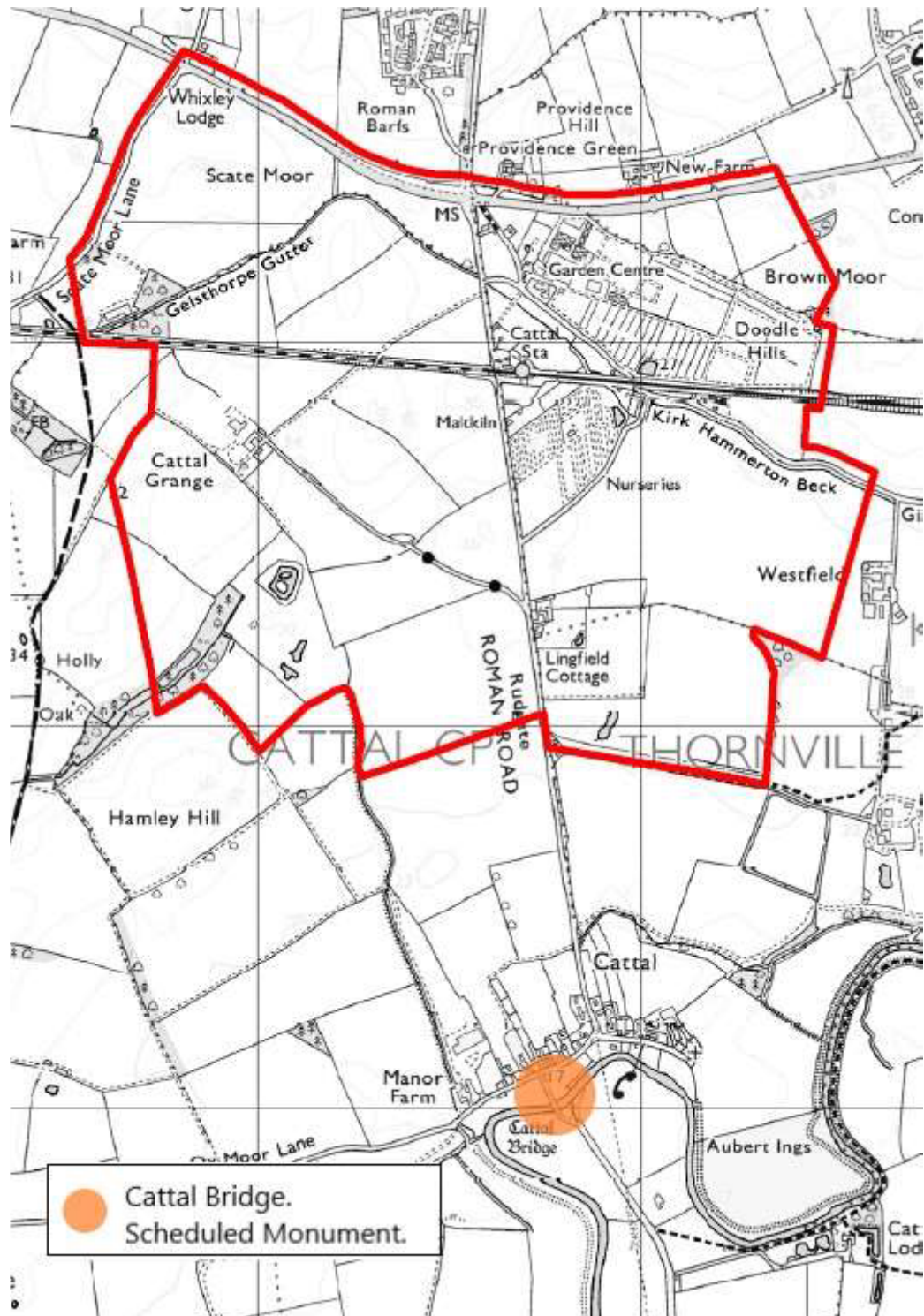


Figure 14 showing location of Cattal Bridge

2 Designated heritage assets

2.80 Its significance derives from factors such as:

- Being a good example of an 18th century bridge.
- Its archaeological importance as it has not been widened or strengthened.
- Its architectural design and material (limestone ashlar).
- It evidencing of historic bridge design.
- Its relationship to the settlement of Cattal and the contribution it makes to the character of the place.

2.81 In the overall hierarchy of significance value, the milepost can be attributed HIGH significance value.

Cattal Bridge - Identification of impact on significance

Summary of scale of impact: Unknown impact at this time.

Reasons for conclusions –

2.82 The bridge sits outside of the Development Area and there are no known direct impacts on the fabric of the bridge at this time. However, there is potential for increased traffic levels to lead to future pressure on the fabric of the bridge. This has the potential to create risk to the structure of the bridge, which to date has not been strengthened. The archaeological value of the fabric could be compromised by such intervention.

2.83 It is recommended that the potential for such impacts to arise should be identified at an early stage so that full consultation between interested parties be carried out. Harmful interventions should be avoided and instead means of avoiding harmful levels of traffic on the bridge should be explored (looking at road layout / traffic management across the new settlement area).

Non-designated heritage assets 3

Non-designated heritage assets

- 3.1** This section identifies those non-designated heritage assets that are potentially affected by the development and describes their significance, including how the development area currently contributes to significance. It then goes onto identify the impact of the development upon the significance of the non-designated heritage assets and sets out how harmful impacts can be avoided or minimised with regards to the location and form of development.
- 3.2** currently contributes to significance. It then goes onto identify the impact of the development upon the significance of the non-designated heritage assets and sets out how harmful impacts can be avoided or minimised with regards to the location and form of development.
- 3.3** Assets are identified in line with chapter 5 of the Heritage Management Guidance SPD.

Cattal Grange Farmstead and cottages

Identification of significance

- 3.4** Cattal Grange is an historic farmstead with associated cottages being located to its south east along the access road from Cattal Street. The farmstead and cottages are located within the Development area. The buildings have not been inspected (images from others have been used to assess the potential significance).



Figure 15 Map showing location of Cattal Grange and Cattal Grange Cottages within the proposed new settlement boundary (red line)

Cattal Grange Group – Historic former, farmstead. Present on mid-19th century issue OS maps. Farmhouse with range of former farm buildings to its north west built in the local form of brick with pantile roofs. Principal elevation of house faces south east. Modern farm buildings have been removed.

No. 1 Cattal Grange Cottages – Modest cottage in brick and pantiles with some stone to walling. Chimneys at each gable. A building is present in this location on mid-19th century issue OS maps. Relatively unaltered. Probable link, due to location and name, to Cattal Grange (possible workers' cottages).

No. 2-3 Cattal Grange Cottages – Pair of cottages in brick and slate roof with brick voussoir window heads, central chimney and barge boards. Appears between mid-19th century and 1890's issue OS maps. Relatively unaltered. Probable link, due to location and name, to Cattal Grange (possible workers' cottages).

3 Non-designated heritage assets

- 3.5** Cattal Grange has significance as a historic farmstead of local building types, set out to a traditional layout with farmhouse positioned in front of a U-shaped arrangement of farm buildings, forming a courtyard (with additional buildings added to the range). The farmstead evidences an agricultural use, which even if not in use would enable an understanding of historic farmstead form and past ways of farming.
- 3.6** The cottages have significance as examples of traditional, modest, rural cottages with additional significance deriving from a relationship with Cattal Grange. In the overall hierarchy of significance value, Cattal Grange and Cattal Grange Cottages can be attributed LESSER significance value.
- 3.7** The Development site area forms the immediate and wider setting to all heritage assets. The rural character of the surroundings, in which the heritage assets can be experienced, contributes positively to the setting of the farm buildings and associated cottages, aiding legibility of the use of the buildings and their connection to the surrounding (former) farmland.

Cattal Grange Farmstead and cottages - Identification of impact on significance

Summary of scale of impact: Potential for major impact on setting leading to MODERATE scale of impact on overall significance.

Reasons for conclusions –

- 3.8** Available information indicates that the farmstead and cottages will be retained within the proposed Development (however, removal of the heritage assets would represent substantial harm to their significance as they would be lost). The consideration is therefore the potential for impact on the setting of the buildings.
- 3.9** The heritage assets are readily experienced in the context of the site and this is evidenced by the following views:
- The rural outlook is anticipated to be readily available from within the farmstead and from the cottages. Therefore, the introduction of built form / development will significantly affect the rural setting of the buildings as viewed from the assets themselves (dependant on matters such as location, density, scale and massing).
 - The farmstead is more readily experienced in views over the Development site area than the cottages (due to the undulating landform). Locations where views are available include from Cattal Street (both farmstead and cottages), from the A59 (farmstead), from Scate Moor Lane (farmstead) and from Nos. 2 and 3 looking towards No. 1 and the farmstead.
 - Similar views to those identified above would also most likely be available from within the site.
 - There is also potential for the farmstead to be viewed from the bridleway that heads north from Hunsingore, adjoining with Scate Moor Lane (not inspected).
- 3.10** The introduction of development on all sides of the farmstead, particularly when suburban in form, would substantially change the rural setting of these heritage assets and affect the way in which they are experienced (in particular, the loss of the relationship of the farmstead with the farmland would be harmful to significance). The provision of development between the cottages and farmstead in a manner that affected the visual connection would be harmful.
- 3.11** The closer context of Cattal Grange and the cottages will be of highest sensitivity (both in terms of the relationship between the assets and the relationship with the surrounding fields), with the wider context being less sensitive but still being generally susceptible to impacts on the setting of the heritage assets.

Non-designated heritage assets 3

Recommended mitigation / enhancement:

- 3.12** Provision of space about the farmstead so that farmland/fields are retained around it.
- Avoidance of development on the land to the west of the farmstead so that a connection with the wider countryside context is maintained (so that the farmstead is not entirely subsumed by development).
 - Avoidance on development upon the land located between the farmstead and cottages.
 - Development within the wider setting to be designed to integrate well with the rural context.
 - Consideration of provision of views within the Development site layout towards the heritage assets.

Cattal Station

Cattal Station - Identification of significance

- 3.13** Cattal Station is located to the north of the railway line that runs east-west through the Development site area. The railway station building is built of brick with stone dressings including quoins, window cills, heads and oculus (circular window) to the main gable elevation that faces the railway line.
- 3.14** It has an overhanging roof at the verges, covered in slate and with a tall chimney. To the west elevation of the main two storey range is attached a one and a half storey wing. Ancillary structures also present and likely to be origin to the site. It was possibly opened in 1848 (it is present on OS maps dating from the mid-19th century).
- 3.15** The significance of the station derives from its purpose as a railway station, evidencing past architectural styles of station buildings and showing a high quality of architectural detail. The station is a rural / semi-rural one and the ability to experience it within a context of rural character that has not changed significantly since it was built (except for factors such as expansion of the plant nursery site and upgrading of highways), contributes to significance.

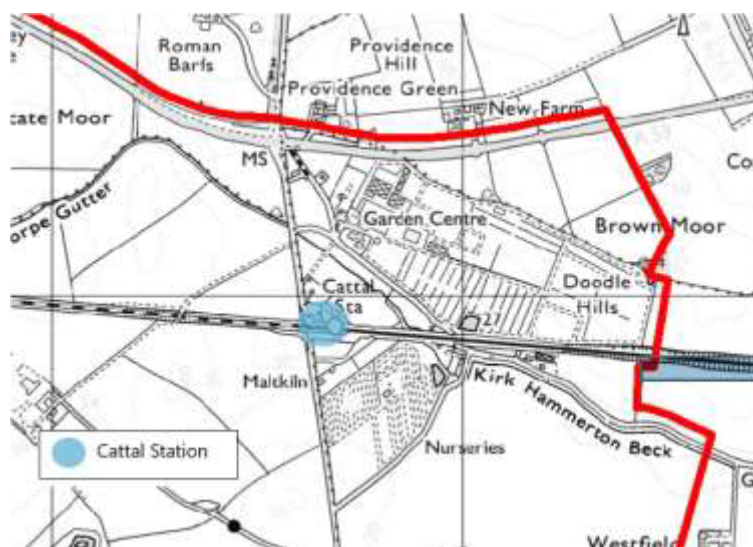


Figure 16 Map showing location of Cattal Station

3 Non-designated heritage assets



Photo 16 - View of Cattal Station building looking north east from the railway line

- 3.16** The Victoria Public House is also thought to originate from the mid-19th century and was also built in brick, with slate roof, over-hanging eaves and verges, sash windows and doorcase to central entrance (as viewed in photograph available via online sources). It is, however, much altered (brick has been painted, slate changed to pan tiles, sash windows replaced with uPVC windows and mock timber detail added) but still sits as part of the historic group. However, even in its altered state, it is considered to contribute positively to the Cattal station group as an original or very early part of the group (the historic relationship of the public house with the station building adds to significance).
- 3.17** In the overall hierarchy of significance value, Cattal Station can be attributed LESSER significance value.
- 3.18** The Development site surrounds the station and forms its immediate and wider context. This context of rural character forms its setting, in which the buildings can be experienced and contributes positively to the setting of the rural station and therefore overall significance.

Cattal Station - Identification of impact on significance

Summary of scale of impact: Potential for moderate impact on setting leading to MINOR scale of impact on overall significance. Potential for mitigation measures to reduce impact.

Reasons for conclusions –

- 3.19** Information available indicates that the buildings at Cattal Station will be retained within the Development (however, removal of the heritage assets would represent substantial harm to their significance as they would be lost). The consideration is therefore the potential for impact on the setting of the buildings.

Non-designated heritage assets 3



Picture 3.1 Photo 17 - View of the Victoria Inn and Cattal Station from Gilsthwaite Lane, looking south

- 3.20** The station can be viewed on approaches along Cattal Street (both from north and south) and also be viewed from Gilsthwaite Lane to its north / north-east.
- 3.21** This potential impact is dependent on location, scale and form of development. Introduction of urban / suburban built form in the immediate context of the buildings will change the way in which the assets are experienced within a rural context (by encroachment of development the buildings and the change of character the land). Some screening will be provided by existing trees and the raised embankment on the western side of the road will also likely reduce visual impact of built form in some views if introduced on this edge.

Recommended mitigation / enhancement:

- Provision of space about the buildings so that built form does not encroach on the station in a manner that changes the experience of the station in a rural setting, particularly the land to the south of the station and so that the views of the station on approach along Cattal Street are not affected. In addition, there is a desirability in avoiding built form to the north of the station (so that the above view, see photo 17) is not affected.
- Where buildings are located in the setting of the station, they should be of appropriate, locally distinctive design, scale and massing.
- Restoration of The Victoria Inn so that it better reflects its original appearance.

Gelsthorpe Farm

Gelsthorpe Farm - Identification of significance

- 3.22** Gelsthorpe Farm is an historic farmstead located to the west of the Development area. The farmhouse is located to the north of the farm buildings, with access lane coming off the A59 to the north. The site has only been inspected from longer range views and study of historic OS maps, but it is clear that the farmhouse and u-shaped range of farm buildings are present to the same footprint and therefore it is anticipated that the buildings are historic. However, the extent of any possible alterations are not clear (which may have a bearing on architectural integrity and therefore significance).

3 Non-designated heritage assets

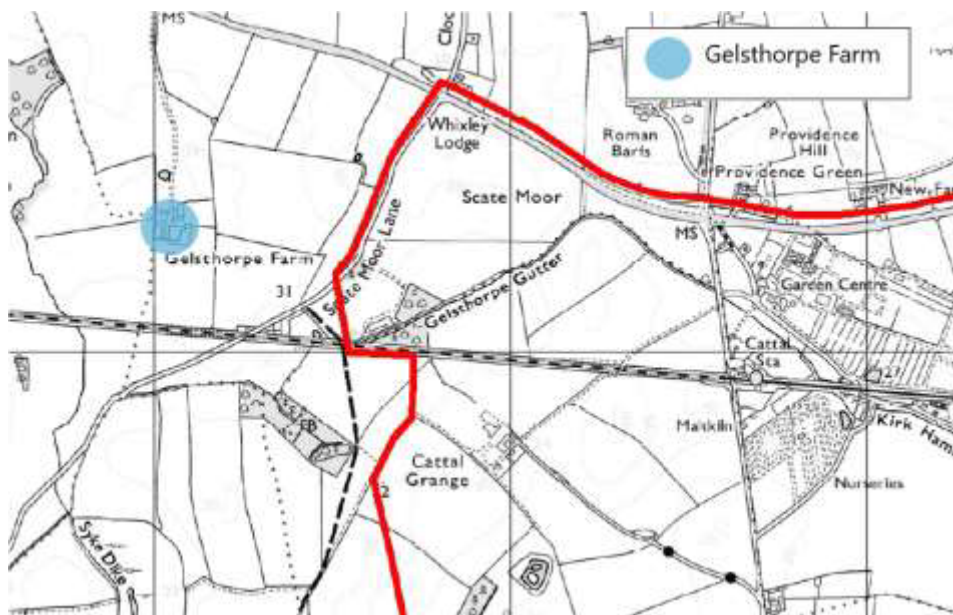


Figure 17 Map showing location of Gelsthorpe Farm in relation to the New Settlement boundary (red line)

- 3.23 The farmstead has significance as a historic farmstead of likely local building types, set out to a traditional layout with farmhouse positioned in front of a U-shaped arrangement of farm buildings, forming a courtyard (with additional buildings added to the range). The farmstead evidences an agricultural use, which even if not still in use would enable an understanding of historic farmstead form and past ways of farming.
- 3.24 The farmstead reads as a traditional farmstead in the landscape. The farmstead can be experienced in the context of the surrounding, rural land (fields) with views available from the A59 and Scate Moor Lane. The ability to view the farmstead in a rural context contributes positively to its setting.



Photo 18 - View of Gelsthorpe Farm from Scate Moor Lane, looking west

- 3.25 It is anticipated (not inspected) that views will be available looking out from the farmstead towards settlement.
- 3.26 In the overall hierarchy of significance value, Gelsthorpe Farm can be attributed LESSER significance value (assumed and this therefore requiring confirmation through inspection of farmstead).

Non-designated heritage assets 3

3.27 The Development site area forms part of the wider setting to the farmstead; the farmstead can be experienced in long reaching views with the Development site visible within this context. The rural character of the surroundings (fields), in which the heritage assets can be experienced, contributes positively to the setting of the farmstead, as a continuation of the immediate farmland that surrounds the farmstead.

Gelsthorpe Farm - Identification of impact on significance

Summary of scale of impact: Potential for moderate to minor impact on setting leading to MINOR scale of impact on overall significance. Potential for mitigation measures to reduce impact.

Reasons for conclusions –

3.28 The consideration is the potential for impact on the setting of the buildings. The Development site area is located to the west of the farmstead in a manner results in the farmstead remaining widely surrounded by fields, therefore retaining its immediate rural context. However, despite this distance, the north western edge of the site area is highly visible in context with the farmstead.

3.29 Introduction of built form on the north western edge of the site area has the potential to affect the wider landscape setting, depending on location / scale and form of development. For example, provision of high density suburban forms of built form on this edge would introduce a harmful element into the wider setting.

Recommended mitigation / enhancement:

- Provision of a settlement edge that integrates well to its countryside surroundings, consideration should be made of factors such as building position, heights, provision of landscaping and the impact of built form on higher land. Retention of Scate Moor Lane as rural lane with grass verge and hedgerow.

Note:

At the settlement edge relevant to Gelsthorpe Farm (adjoining Scate Moor Lane) it is possible to view the upper part of Allerton Caste (grade I listed building), located behind woodland. Views are therefore also likely from within the fields to the east of Scate Moor Lane (within the Development boundary). The availability of the view is not considered to affect setting (due to distance, partial nature of view, extent of expansive landscape setting to the east of Allerton Castle / associated heritage assets and also the orientation of Castle). However, in the interests of place-making, it would be beneficial for public open space / pedestrian routes be made available so that the view can be enjoyed by users.

Whixley Lodge

Whixley Lodge - Identification of significance

3.30 Whixley Lodge (named as such on current OS map) is located immediately facing the north side of the A59, generally being located at the north-west corner of the site area.

3 Non-designated heritage assets



Figure 18 Map showing location of Whixley Lodge in relation to the new settlement area (red line boundary)

- 3.31** It comprises a former farmhouse with barn range (converted to a dwelling/s) located parallel, to its rear. Additional buildings are present but not appearing to be of interest (not inspected). The converted barn has domestic elements added such as window openings and a chimney but still retains its overall appearance as a former farm building. The former farmhouse has been heavily altered (with render added to elevations and altered window openings).
- 3.32** It is the barn that is of principal interest but the former farmhouse is of some interest due to the relationship to barn (demonstrating the historic layout of the farmstead) and together they can be considered to be a group.
- 3.33** The group has significance as an historic farmstead, though the level of significance is greatly lessened due to alterations. The farmstead largely reads as a traditional farmstead in the rural landscape, but is significantly more legible from the land to the north of the A59 because of the location of the barn to the rear (and alteration of the farmhouse that faces the A59). The property can be experienced in the context of the surrounding rural land from various points, including from the A59, Clockhill Field Lane and Scate Moor Lane.
- 3.34** The rural character of the land (fields) from which it can be experienced contribute positively to its setting and aids legibility of the former agricultural use.
- 3.35** In the overall hierarchy of significance value, Whixley Lodge can be attributed LESSER significance value (but can be considered to have a lower significance level within this category than farmsteads such as Cattal Grange).
- 3.36** The north western corner of the Development site area falls partially within the property and otherwise forms part of the immediate and wider rural setting. The rural character of the land contributes positively to setting.

Whixley Lodge - Identification of impact on significance

Summary of scale of impact: Potential for moderate impact to setting leading to MINOR scale of impact on overall significance. Potential for mitigation measures to reduce impact.

Reasons for conclusions –

- 3.37** It is assumed that the buildings will not be physically affected by the Development, in which case consideration must be made of impact on setting.

Non-designated heritage assets 3

- 3.38** The land that surrounds Whixley Lodge north of the A59 will not be affected by the Development. To the south, the setting of Whixley Lodge will be affected by the Development, the level of impact being dependant on location, form, scale and density of development. The introduction of development, particularly when suburban in form, would substantially change the rural setting of Whixley Lodge and affect the way in which it is experienced on its southern aspect.
- 3.39** The land closest to Whixley Lodge will be of most sensitivity, with the wider context being less sensitive but still being generally susceptible to impacts on the wider setting of the heritage asset. The higher level of the land to the south of the A59 has potential to lead to greater impact than otherwise should built form be located on it.

Recommended mitigation:

- Setting back of built form within the north-west corner of the Development site area, particularly where higher land levels are present.
- Factors such as building position, heights and provision of landscaping should be taken into account in designing the north and west edges of the Development in this location so that the Development integrates well into its wider landscape context (which will have mutual benefits for the heritage assets).

Westfield

Westfield - Identification of significance



Figure 19 Map showing location of Westfield in relation to the new settlement area (red line boundary)

- 3.40** Westfield is a small farmstead located to the east of the eastern edge of the Development site area. It comprises a house facing east (named as 'West Field Cottage' on 19th century OS maps) with an L-shaped range of farm buildings to the rear. These buildings have been converted to residential use in recent years (not inspected post-conversion). The house is of generally traditional form but altered. Additional, modern farm buildings also present on site.

3 Non-designated heritage assets



Photo 19 - View of Westfield looking west from the footpath leading south from Gilsthwaite Lane (western edge of Kirk Hammerton)

- 3.41** The group has significance as a small, historic farmstead, though the level of significance is lessened due to alterations. The farmstead largely reads as a traditional farmstead in the rural surroundings to the west of Kirk Hammerton. The farm can be experienced in the context of the surrounding fields from various points, including from the footpath leading south from Gilsthwaite Lane, see photo 19, above, (western edge of Kirk Hammerton), from Gilsthwaite Lane; also, partial visibility from the footpath to the north of Old Thornville.
- 3.42** The rural character of the land from which it can be experienced contribute positively to its setting and aids legibility of the agricultural use.
- 3.43** In the overall hierarchy of significance value, Westfield can be attributed LESSER significance value (but can be considered to have a lower significance level within this category than farmsteads such as Cattal Grange).
- 3.44** The eastern edge of the Development site area is located close to Westfield, to its west. Even with trees present on its western edge, Westfield can be experienced in context with the Development land and it forms its immediate setting to its west and wider setting beyond. The rural character of the land contributes positively to setting.

Westfield - Identification of impact on significance

Summary of scale of impact: Potential for moderate impact to setting leading to MINOR scale of impact on overall significance. Potential for mitigation measures to reduce impact

Reasons for conclusions –

- 3.45** The setting of Westfield will be affected by the Development, the level of impact being dependent on location, form, scale and density of development. The introduction of development, particularly when suburban in form, would substantially change the rural setting of Westfield on its western side and affect the way in which it is experienced. The land to its east would not be affected, however.
- 3.46** The land closest to Westfield will be of most sensitivity, with the wider context being less sensitive but still being generally susceptible to impacts on the wider setting of the heritage asset.

Recommended mitigation:

Non-designated heritage assets 3

- Provision of space about the farmstead so that farmland/fields are retained to its west, for example by the setting back of the building line.
- Factors such as building position, heights, provision of landscaping and topography to be taken into account in designing the eastern edge of the Development (which has mutual benefits as set out for the setting of Kirk Hammerton conservation area).

4 Summary of heritage impact

Summary of heritage impact

- 4.1** Only one heritage asset is potentially directly affected in terms of physical impact, this being the grade II listed milepost located adjacent to the A59. For others, it is the setting that will be affected.
- 4.2** The provision of a new settlement will result in a fundamental change to the rural setting of the heritage assets due to the change in character of land from (for the most part) rural fields to developed land (this being dependent on exact form and location of development with the site area). For some this will result in impact to the wider landscape setting (such as the Church of St John the Baptist in Hunsingore) but for others, there will be a much closer contextual change which will change the way the assets are experienced. Cattal Grange is perhaps the heritage asset (non-designated) that has the potential for most change to setting due to the way in which the farmstead/former farmstead may be subsumed on all sides by development.
- 4.3** It is recommended that these impacts be taken into account (as set out in the recommended mitigation sections) when designing the final layout and design of development within the new settlement area. Associated consideration of landscape impact (and resultant mitigation measures) will have mutual benefits for the historic environment.

References

Green Hammerton Conservation Area Character Appraisal, available via this link: [Green Hammerton Conservation Area Character Appraisal](#)

Kirk Hammerton Conservation Area Character Appraisal, available via these links:

[Kirk Hammerton Conservation Area Character Appraisal Part 1](#)

[Kirk Hammerton Conservation Area Character Appraisal Part 2](#)

Heritage Management Guidance SPD, available via this link: [Heritage Management Guidance SPD - Harrogate Borough Council](#)

List entries - National Heritage List for England, available via this link: [Search the list - Find listed buildings, monuments, battlefields and more - Historic England](#)

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

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