

Settlement Character Assessments



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Introduction

Settlement Character Assessments have been produced for the 5 market towns and 12 Service Villages with Conservation Areas in Hambleton. The Secondary Villages of Huby and Sessay have been assessed where the local communities seek Conservation Area designations through the production of Neighbourhood or Community Plans.

These assessments will inform the site allocation process within the emerging Local Plan. The assessments provide a summary of the key characteristics of the settlement and identify areas of historic sensitivity, landscape and community value. Following a period of consultation the assessments will be amended to reflect the views of the community.

The Assessments

Each assessment contains a brief description and history of the settlement and uses the first edition Ordnance Survey map (c.1856) to demonstrate how it has developed over time. This is supported by a coloured map which defines the decades of development showing evolution from the first edition map to the present day (villages only). This map is to be used as a guide only as some historic properties may have been replaced by modern structures. Amendments to this assessment may be made through consultation.

The assessment describes the surrounding landscape character and notes views into and out of the settlement. A description of the form of the settlement, whether it is linear or nucleated, with or without a central public space is provided along with a description of the building types and character.

Historic Landscape Character Assessment information from North Yorkshire County Council is used to identify historic landscape types including designed landscapes, enclosed land, strip fields, recreation and woodland. Certain landscapes are relatively scarce in Hambleton, such as strip fields and some are of historic significance in relation to non-designated designed landscapes. These landscapes are highlighted in order to consider the value they bring to the character of the settlement.

It is recognised that green infrastructure, access to open space and the network of public rights of way have a positive impact on biodiversity and the health and well-being of the community. The green areas have been mapped to identify how these spaces extend into the urban area, or in some cases highlight where this is lacking. Within the villages it has been possible to map grass verges to show how these contribute to the streetscene character and to show how new development can contribute to the continuation of this character.

Local communities are able to designate areas of greenspace which are important to them where this is in close proximity to the community it serves; where it is demonstrably special to them and holds a particular local significance; and where it is local in character. The Settlement Character Assessments identify a number of potential greenspace designations for the communities to consider.

A desk based assessment has been undertaken within the market towns to identify areas of archaeological potential. This work has involved looking at National Mapping Programme and North Yorkshire County Council data to understand what has been identified within the landscape to date. Whilst this does not give a thorough understanding of archaeological potential, it does provide an

understanding of our historic landscape through available material and highlights those areas we know to have archaeological potential.

Within the villages, sensitive sites have been identified. These are sites which are affected either by key views, historic landscape types or townscape importance. Development affecting these sites would need to demonstrate that this sensitivity has been fully considered within any proposal for alteration.

Settlements are split into character areas and their key features defined. The assessments set out the strategy for conservation and suggest appropriate types of development within each character area as well as identifying parts of the landscape where development would be detrimental to the significance of the historic environment.

The Settlement Character Assessments will;

- give developers and local residents a better understanding of the aspects that make their town/village distinctive;
- make it easier for development proposals to be prepared and assessed on a consistent basis;
- provide guidance to help ensure that changes will be positive and appropriate for the locality, leading to the enhancement of the urban landscape; and
- enable decision makers to sustain and enhance the significance of the Conservation Area.

A wider Landscape Character Assessment has been undertaken for the whole district and this guidance supplements that work. The settlements are broken down into a series of character areas and each is briefly described. A series of general design objectives are set out which should be used to define appropriate development within each character area.

This guidance complements other adopted planning guidance as part of the Local Plan, including Conservation Area Appraisals, Design Guides and policy. It is not intended to be an historical account of the village, but a reflection of character and how the buildings and spaces between them form what we see today.

Methodology

The study was undertaken in four stages:

1. An initial assessment using Google maps, Streetview and historic Ordnance Survey plans, the mapping of constraints, assets and green infrastructure.
2. A site visit to identify character areas, areas of sensitivity and views
3. Parish Council engagement
4. Public consultation

Data Sources

National Library of Scotland maps
Google Streetview and Google Maps
The National Heritage List for England
Site survey and photography
Hambleton District Council GIS data

Public Consultation

The Settlement Character Assessments will be subject to 6 weeks consultation as part of the Local Plan Preferred Options consultation in October 2016. A questionnaire will accompany the assessments to ask consultees whether they agree with the content and sites identified as being of sensitivity. Consultees will also be asked whether they agree with the Local Greenspace Designation suggestion, which will then feed into the proposals map of the Local Plan.

Hambleton Local Plan

Settlement Character Assessments:

Bedale

Bedale

Formerly known as Bedell, the town developed around the church and a 13th century timber castle of which nothing remains. The thin narrow plots radiating from the main street are of particular significance in Bedale and so many other market towns in Hambleton. In the 18th century bedale grew in prosperity with the growth of the milliner and shoe trade which lead to improvement of the town and many of the medieval buildings refaced with a Georgian style. In contrast, Emgate maintained its industrial function and medieval character which in some part has been maintained.

Bedale Harbour was developed in the mid to late 18th century with an attempt to make it navigable, however this was to be abandoned with the coming of the railway in 1855. Bridge Street was constructed in the late 18th/early 19th century, having a significant impact on the character of the town, cutting across this system of narrow plots and enabling better access through Aiskew. At this time the Assembly Rooms , Auction Mart and the Old Chapel were constructed to the rear of the Town Hall.

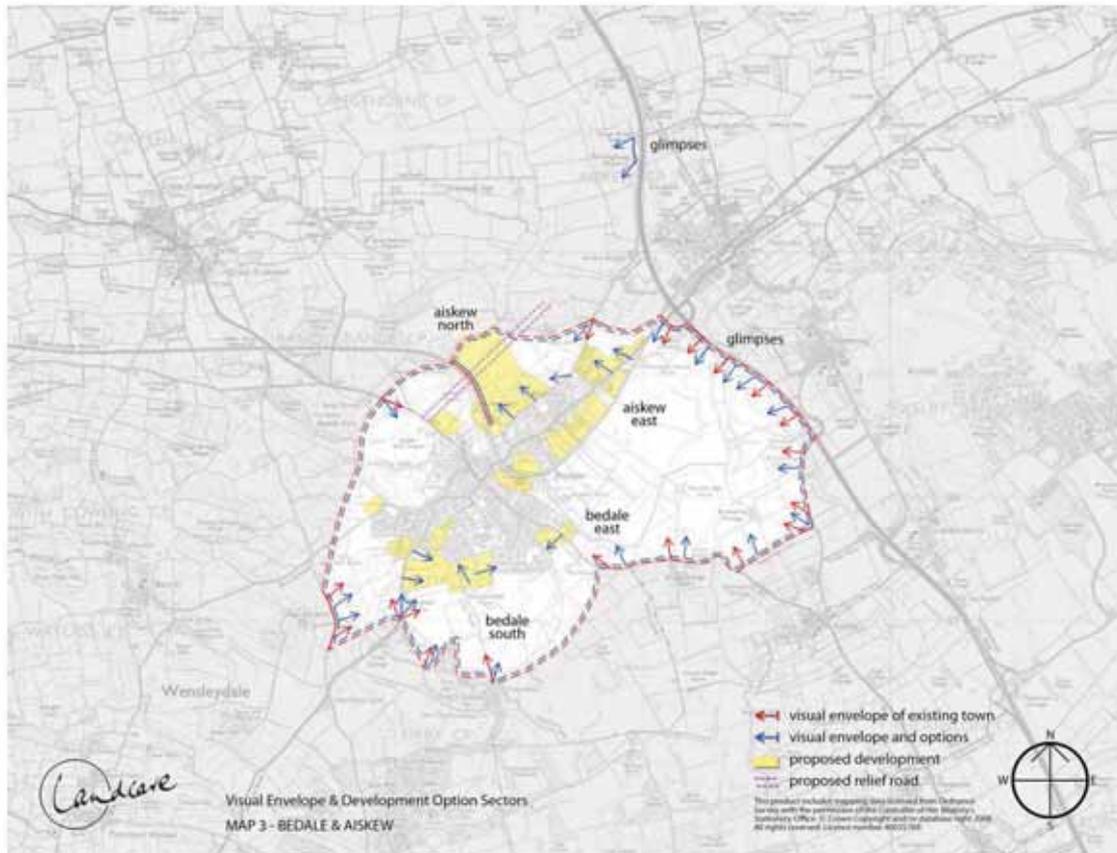
To the north of Bedale Hall is the parkland used mainly for recreation purposes and a modern golf course. This area is a former medieval deer park and is a non-registered Park and Garden.



Bedale 1857

Surrounding Landscape Character and Views

Due to the relatively flat lying ground, there are no significant long range views of Bedale from the surrounding countryside, however there are glimpses of the built form from the A1(M) and countryside lanes to the south west. A key view of the town on approach from the north encompasses St Gregory's Church and Bedale Hall. The opening of the relief road has enabled the appreciation of new views towards the town, dominated by the grade I listed church.



Map showing assessment of views into the town during consideration of options in 2008

General description of form and character

Bedale and Aiskew are separate parishes which fall either side of the 19th century railway line. The railway is now a key component in the character of this town linking tourism with the Yorkshire Dales beyond. Bedale consists of one main street at the top of which is the historic church. The main character is a Georgian market town which retains its medieval plot form and Emgate which is narrow with small cottages. 20th century expansion has seen significant housing to the west of the town, enveloping Wychar within an urban environment. However, the small village of Aiskew which was formerly sparsely populated is now a significant residential area.

1. West

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Former medieval deer park • Woodland planting • St Gregory’s Church & Bedale Hall • Georgian buildings • Cobbled paving • Medieval Emgate • 19th century Bridge Street • Victorian terraces at South End and Wycar 	<ul style="list-style-type: none"> • Improve public access and connectivity around Bedale Park. • Improve condition of some redundant buildings. • Maintain green spaces at Wycar and rear of Market Place. • Ensure new buildings follow the historic grain of the settlement pattern.
Constraints	
<ul style="list-style-type: none"> • Conservation Area • Narrow roads • Narrow plot boundaries • Views towards St Gregory’s Church from the north 	



2. Central

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Bedale Beck, weir and harbour • Contribution of green space • Mill race to Big Sheep Little Cow • 19th century railway with gates over carriageway • Listed signal box and Leech House 	<ul style="list-style-type: none"> • Improve accessibility from Aiskew to Bedale – Sustrans scheme • Preserve the setting of listed Leech House • Opportunity to improve character to south of Emgate • Maintain and enhance waterside setting
Constraints	
<ul style="list-style-type: none"> • Conservation Area • Allotments to east of Bedale Beck • Narrow bridge and sharp bends • Listed Buildings 	



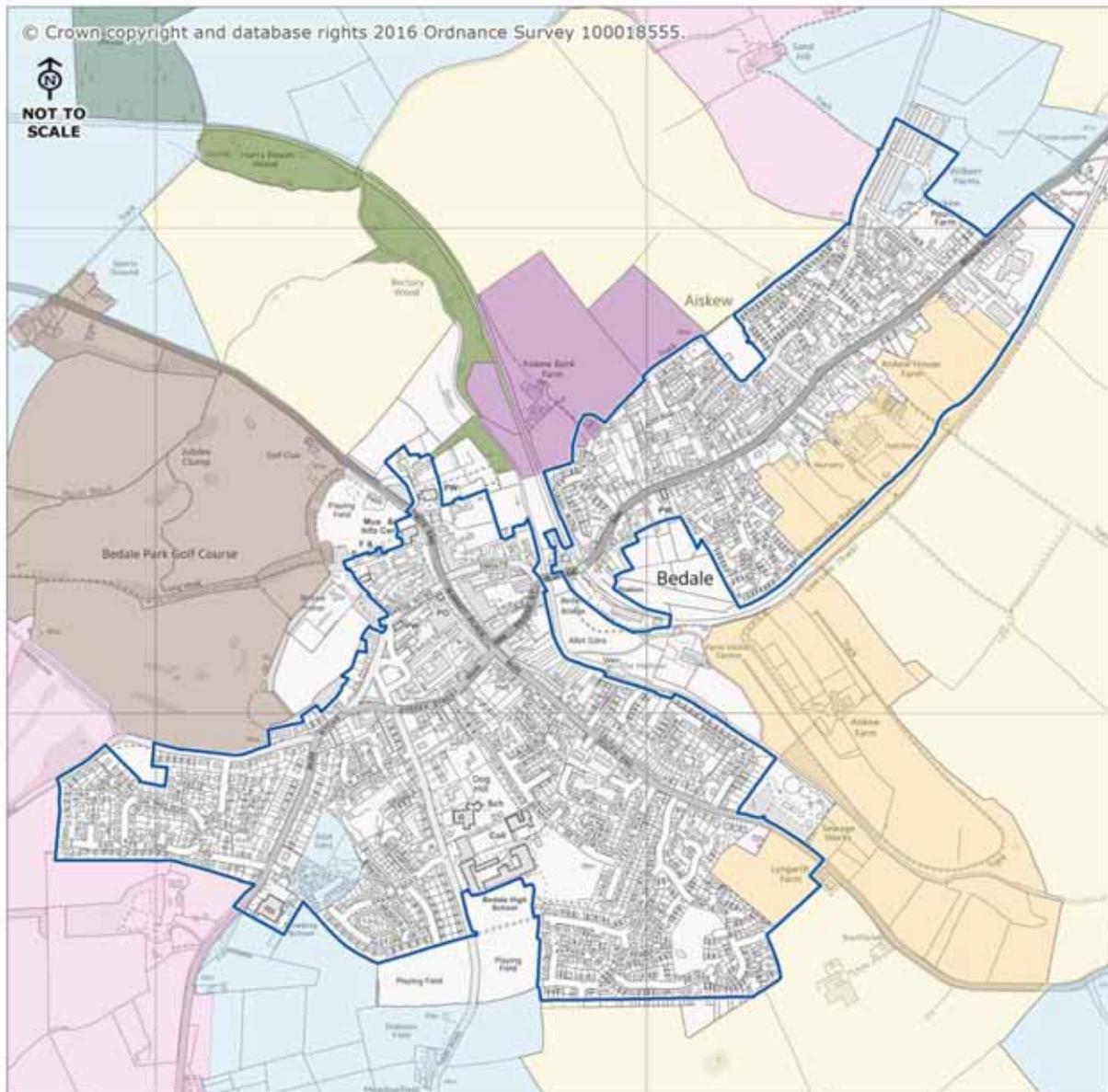
3. Aiskew

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Railway to bottom of bank • Steep bank to higher landform • Prominent Old Police House and Old Courthouse • Linear street form with characteristic front gardens and orchards 	<ul style="list-style-type: none"> • Opening of relief road to Leeming Bar and opportunity for reduction in traffic to Bedale • Opportunity for further development • Improvements to green infrastructure and connectivity • Sustrans cycleway link with Bedale
Constraints	
<ul style="list-style-type: none"> • Views of settlement from surrounding countryside • Busy traffic into Bedale • Narrow bridge and footway 	



Historic cultural landscape

The historic landscape retains some evidence of former medieval strip fields, which are large fields divided into many narrow strips of land for individual farmers or tenants, sometimes these retain evidence of ridge and furrow lines. Strip fields are evident to the south west of the B6285 opposite the water treatment works, surrounding Bedale Beck and up into the south of Aiskew, see areas marked orange on the plan below. Strip fields are relatively rare in Hambleton and should be treated with sensitivity. Any development within these sensitive areas will need to address the impact and significance of any loss.



Green Infrastructure & Connectivity

Bedale Beck is the key green infrastructure corridor which runs north to south-west through the town. Key green woodland planting to the north provides a wildlife haven and the central corridor forms a key public open space. A footpath follows some of the route and plans are in progress with Sustrans to provide better footpaths and cycleways through the centre of town.

Bedale Park to the north-west is a key open space which provides habitats for wildlife. Tree planting in this area retains some of the former parkland feel, however there are no formal public footpaths and opportunity to create a wider circular route would be beneficial for the health and wellbeing of the town. See map 1.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. Whilst school playing fields have a role to play in the provision of open space there are not considered to be at risk from development and are therefore not included. It may also preclude future expansion of schools.

There are 15 suggested Local Green Space designations in Bedale. See map 3 for areas identified.

Areas of archaeological potential

Mapping of archaeological events, monuments and National Mapping Programme data has been provided by NYCC. A 3km buffer zone around the Market Town was set so that data relating to the surrounding undeveloped area could be captured and interpreted. This data has been used to identify whether any of the 'call for sites' sites have archaeological potential. Within the assessment database a positive indication has been given where any of these records have been identified to raise awareness of potential for archaeological finds. A grouping of records within close proximity would also indicate potential.

The identified sites are of evidential value to the town and its heritage value and any development would need to take a considered approach. Sites with archaeological potential include:

1. the town centre
2. the north east surrounding Aiskew
3. levelled ridge and furrow to the north west
4. ditched earthworks to the north west
5. ditched earthworks to the south
6. extant ridge and furrow to the west and south

Refer to the National Mapping Programme and NYCC maps for further detail.

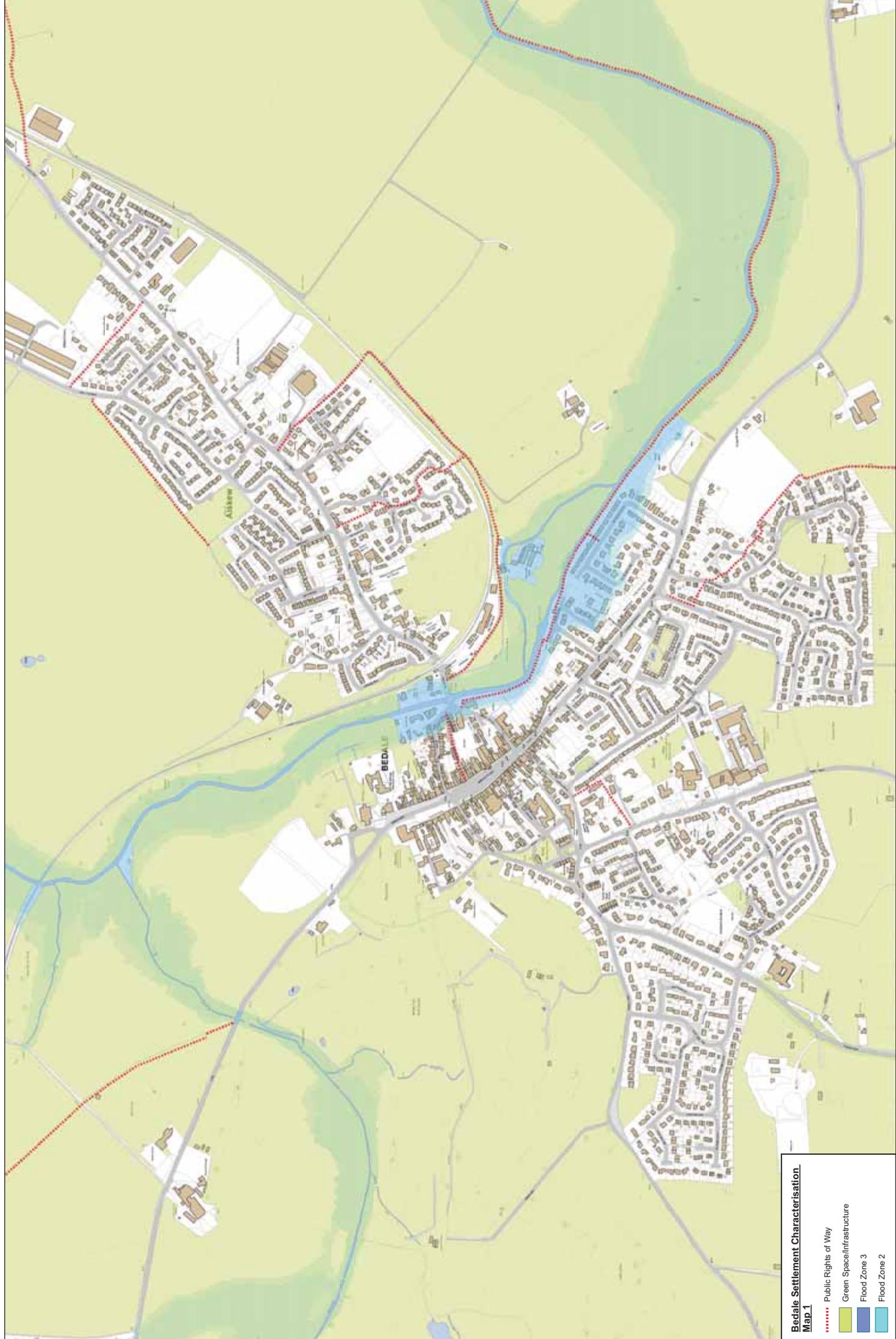
Summary

The line of Bedale Beck provides a key green infrastructure corridor for the town which is beneficial to both wildlife and the health and well-being of residents and the experience of visitors. To the north of the town the relief road has altered the landscape character. Key views should be protected particularly where these encompass heritage assets.

Bedale park is a significant piece of open space with historic significance. There is potential to improve access and connectivity around the site to link with footpaths for health and well-being purposes.

Previous allocations in Bedale have identified remaining strip fields for development. Therefore the only site remaining suggested as a designated greenspace. The Landscape Character Assessment identifies only 4% of the district consists of strip fields which means they are relatively scarce and therefore where they contribute to the character of a settlement they should be protected.

The construction of the relief road could provide opportunity for infill development north of Aiskew, however archaeology to the north is particularly significant following the findings of a Roman villa, this and other sites surrounding Aiskew have high archaeological potential.



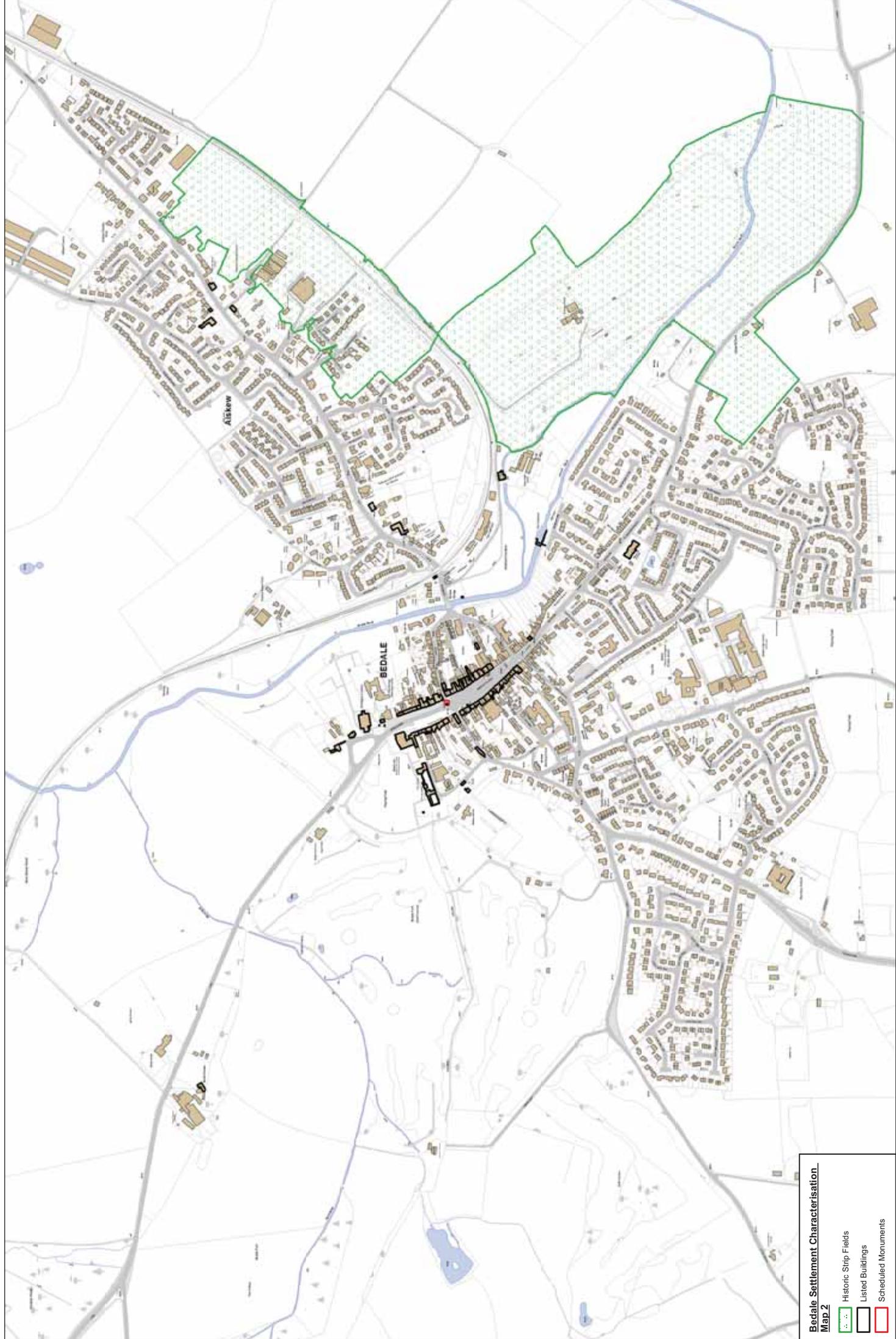
Bedale Settlement Characterisation
Map 1

- Public Rights of Way
- Green Space/Infrastructure
- Flood Zone 3
- Flood Zone 2

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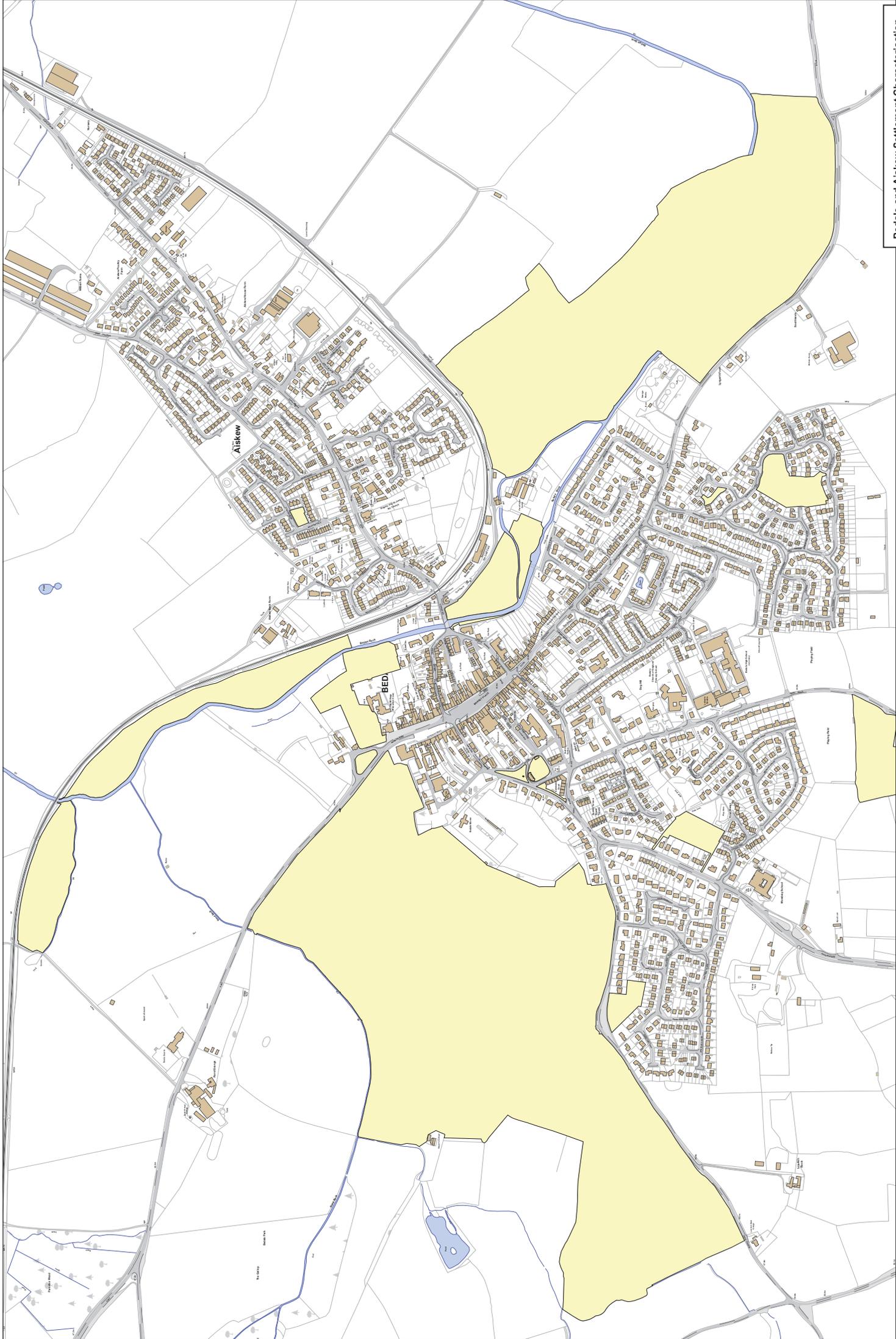
Bedale Settlement Characterisation
Map 2

-  Historic Strip Fields
-  Listed Buildings
-  Scheduled Monuments

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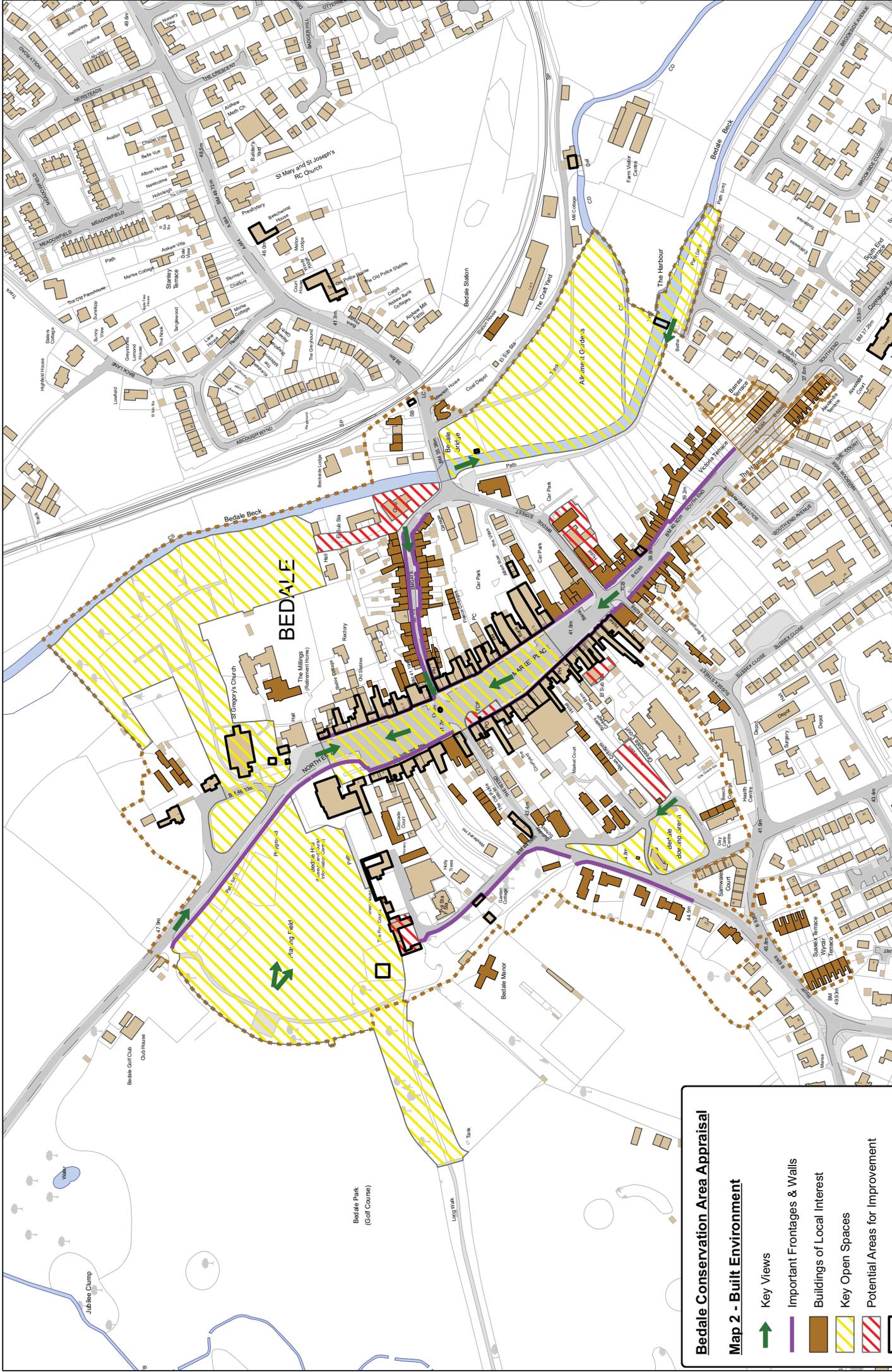


Bedale and Aiskew Settlement Characterisation
Map 3

 Proposed Green Space Designation

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 from the Centre for Ecology and Hydrology © NERC.


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Bedale Conservation Area Appraisal
Map 2 - Built Environment

- Key Views
- Important Frontages & Walls
- Buildings of Local Interest
- Key Open Spaces
- Potential Areas for Improvement
- Listed Buildings
- Conservation Area
- Proposed Conservation Area Extension

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Hambleton Local Plan

Settlement Character Assessments:

Brafferton & Helperby

Brafferton/Helperby

Brafferton and Helperby are clearly linked in physical form, however they are two settlements which retain separate parishes. Known formerly as Bradfortune and Helprebi, both villages appear in the Domesday Book of 1086. Helperby retains a number of historic buildings from the late 16th century and Brafferton a parish church whose tower dates to the 15th century. A great fire in the 17th century is said to have destroyed much of the earlier settlement. The River Swale runs north south to the west of the village and a suspension bridge from the early 1900s provides a bridleway crossing point. To the north-west the former railway line passes the village over the River Swale.

Surrounding Landscape Character and Views

The surrounding landscape is low lying agricultural land and views into the village are restricted to within close proximity. The walled garden of Helperby Hall is particularly characteristic from the south.

General description of form and character

The settlement is set on an axis which meets to the north at the point where Brafferton meets Helperby. Historically, the two villages have been linked and shared services. Both the school and parish church lie to the north, whilst Helperby Hall is situated to the very south. Brafferton Hall is the former dower house of the Coates family of Helperby Hall and therefore the two have worked side by side as one settlement.

To the north much of the former parkland has been infilled with modern housing whilst the Main Street has retained its form and character and cobbles which are of key note.

Historic cultural landscape

Historic strip fields have been identified to the south east of Helperby Hall but none remain within the built form. Back Lane has historically served as an agricultural access to the rear of Main Street, however recent developments have been located fronting onto this lane, altering its character. The non designated parkland of Helperby Hall is of special interest to the south.

Green Infrastructure

The central village lacks green space and the cobbled surfaces make for an urbanised environment softened by mature trees aligning the street and framing key views. Key green links lead to the west towards the river and along the railway line to the north west.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 3 suggested Local Green Space designations in Helperby, see map for details.

Sensitive sites

To the south east of Helperby are remaining strip fields which represent a scarce landscape type in Hambleton. These fields have been identified as being sensitive to development. The loss of these legible boundaries could be harmful to the significance of the Conservation Area, the boundary of which lies opposite this site. The paddock to the front of Grove House Farm has been identified as sensitive due to the setting it provides to the listed building and the visual contribution it has on views down Tofts Lane.

Character Areas

A Brafferton (North)

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Brafferton Manor and former garden now housing estate • New housing at St Peters Close • Bends in roads restrict views and add to enclosed character • Large character properties • Modern large brick dwellings • Wide open landscape framed by trees • Brafferton Hall – former dower house to Coates family of Helperby Hall • Views south towards former chapel tower • Brick boundary walls • Grass verges • Cobbled footpaths 	<ul style="list-style-type: none"> • New development to retain green frontages to roadside • Any new buildings to be of brick with a mix of slate and pantile roof coverings incorporating traditional features
	<p data-bbox="807 633 951 663">Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Listed walls to Brafferton Hall • River Swale to west



B Central

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Wide street with cobbles either side and trees • Some timber framed buildings • Central Jubilee Fountain • Tall tower rear of Fountain House • Large detached or terraced houses fronting the cobbled street. Mix of clay pantile and Welsh slate roofs • To the south of Main Street the houses are brick terraces with largely slate roofs and wide chimneys • Bay windows • Door canopies • Lean to porchs/canopies 	<ul style="list-style-type: none"> • Maintenance plan for the cobbles required • Reinstate traditional pattern windows and doors
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • River Swale to west • Helperby Hall and extensive grounds to south west

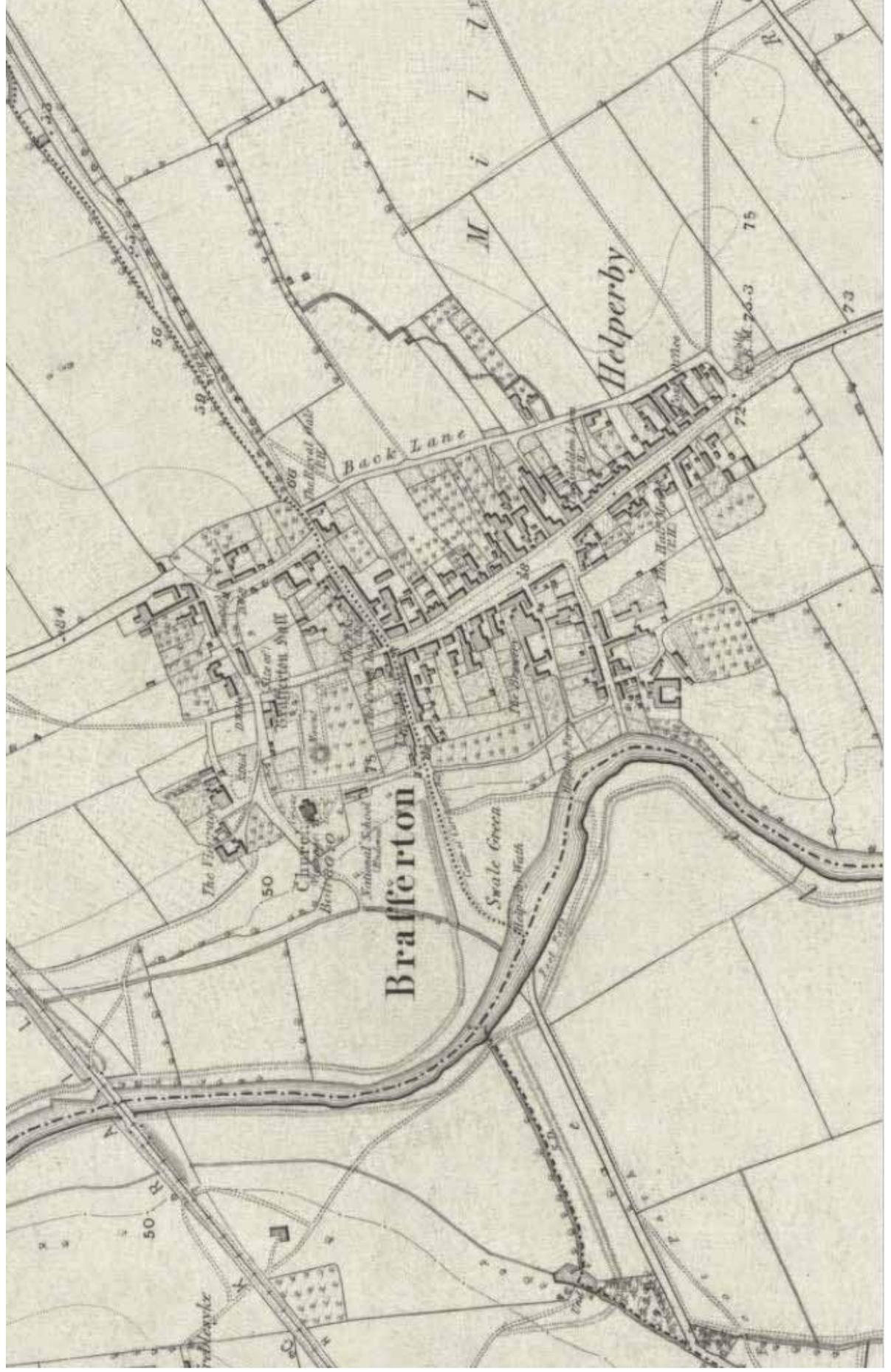


C South and Back Lane

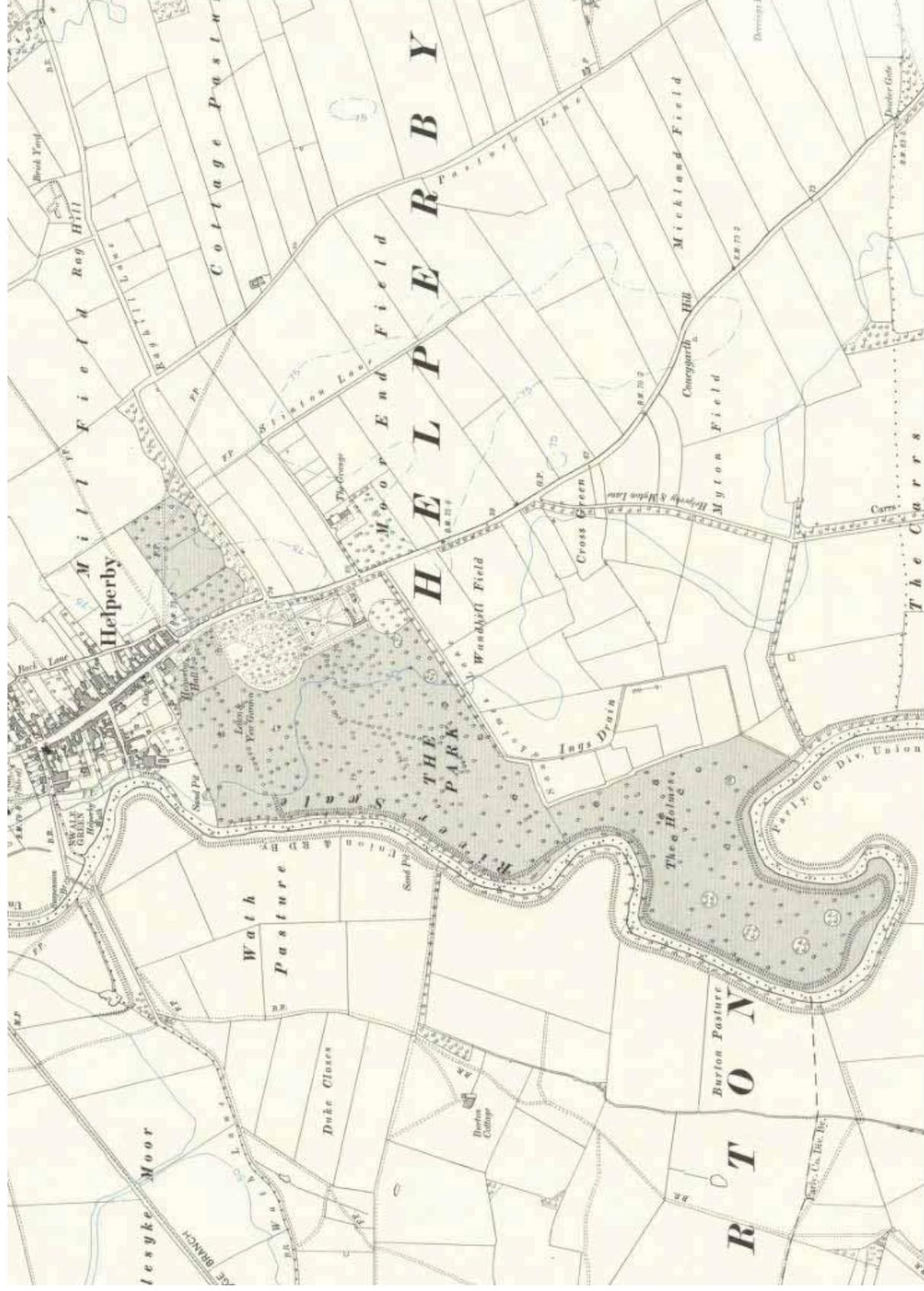
Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Arts and Crafts style Gardener’s Cottage and Bothy on approach • Flemish gable of Park View Cottages and the imposing Lodge Farmhouse. • Key view northwards with the winding street ahead and the turret of the almshouses providing a visual stop. • Back Lane – agricultural brick farmbuildings of Lodge Farm • Octagonal dovecote • Modern dwellings on west side • Landscape views east • Track to allotment gardens • Large farm site with 20th century buildings and bungalow • Modern bungalows 	<ul style="list-style-type: none"> • Enhancement opportunity of farm sites along Back Lane, central site in poor condition • Retain open character and significance of Helperby Hall parkland • Retain views east from the north of Back Lane as these contribute to the rural character of Back Lane which has been lost to some degree
	<p>Constraints</p> <ul style="list-style-type: none"> • Setting of non-designated parkland • Conservation Area • Listed Buildings • Views of wider landscape to east

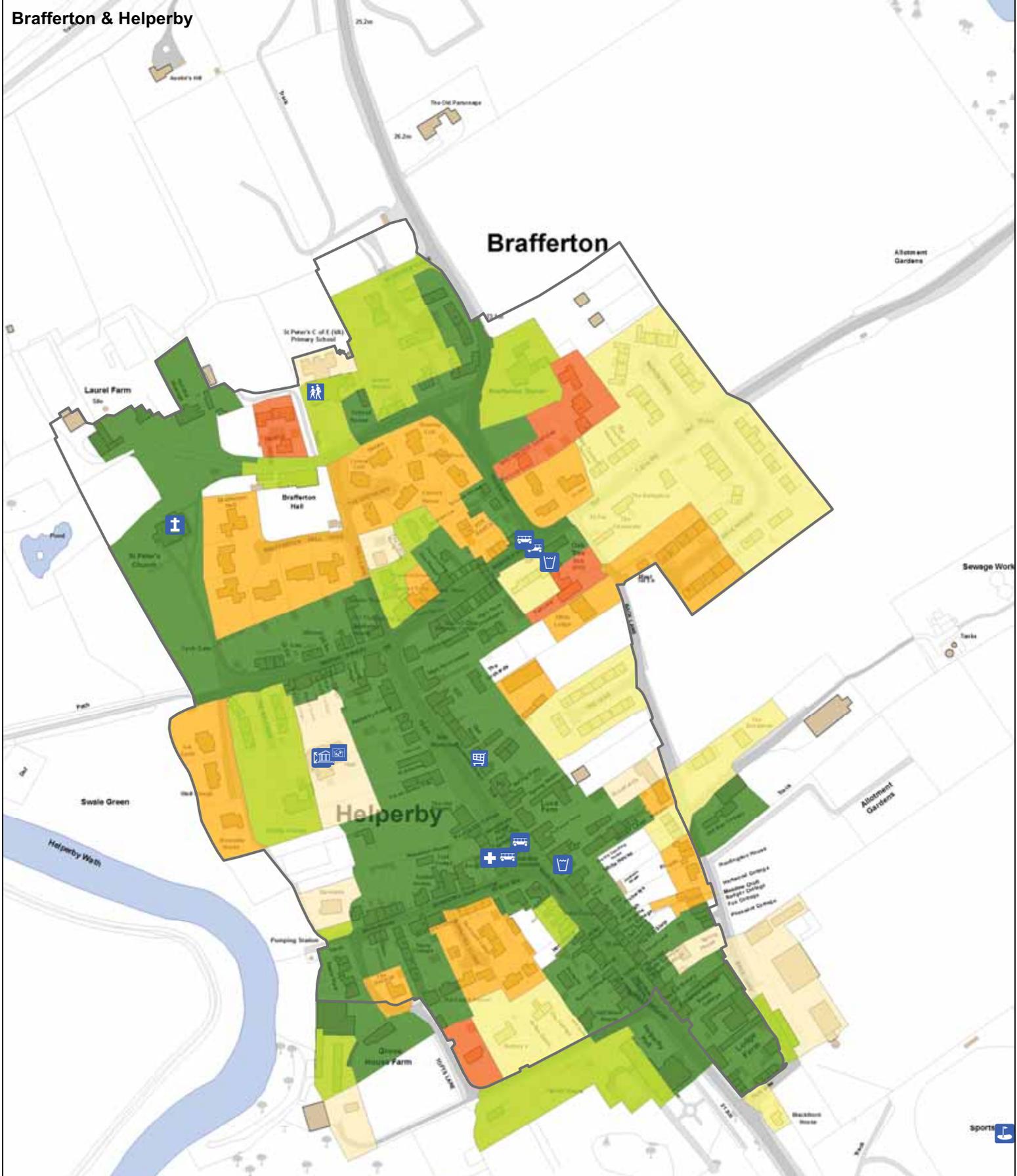


1855 Ordnance Survey Plan
Source: <http://maps.nls.uk/view/102344590>



Source: <http://maps.nls.uk/view/100944458> 1910 OS Plan





Settlement Facilities		Period of Development	
Type	Place of Worship		1850
Bus Stop	Playgroup/Nursery		1890
Childrens Play Area	Post Office		1910
Convenience Store	Primary School		1950
Doctors	Public Hall		1960
Filling Station	Public House		1970
Non-Food Shop	Recreation Area		1980
Petrol Station	Sports Ground		1990
	Youth Club		2000
			2010

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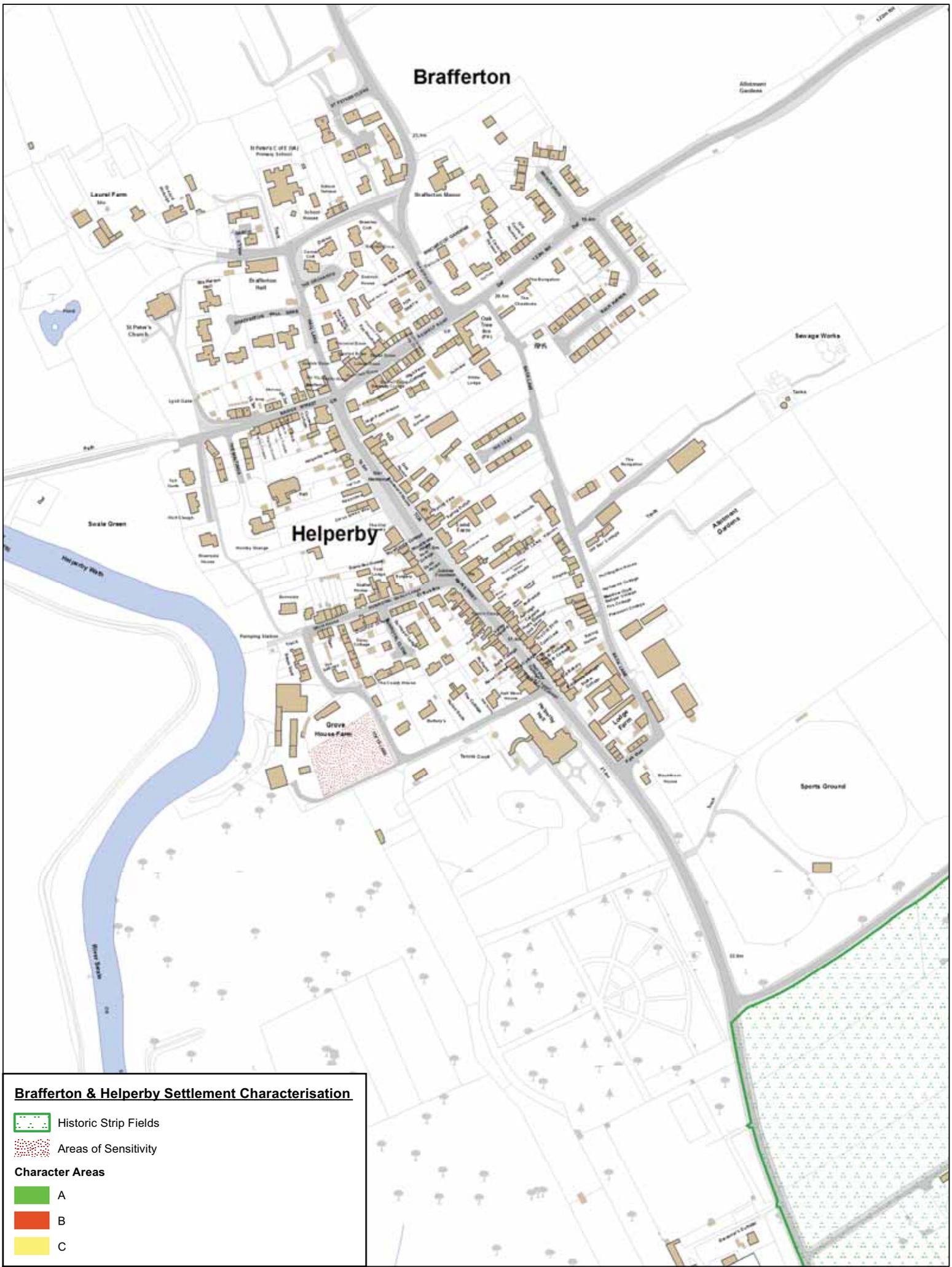
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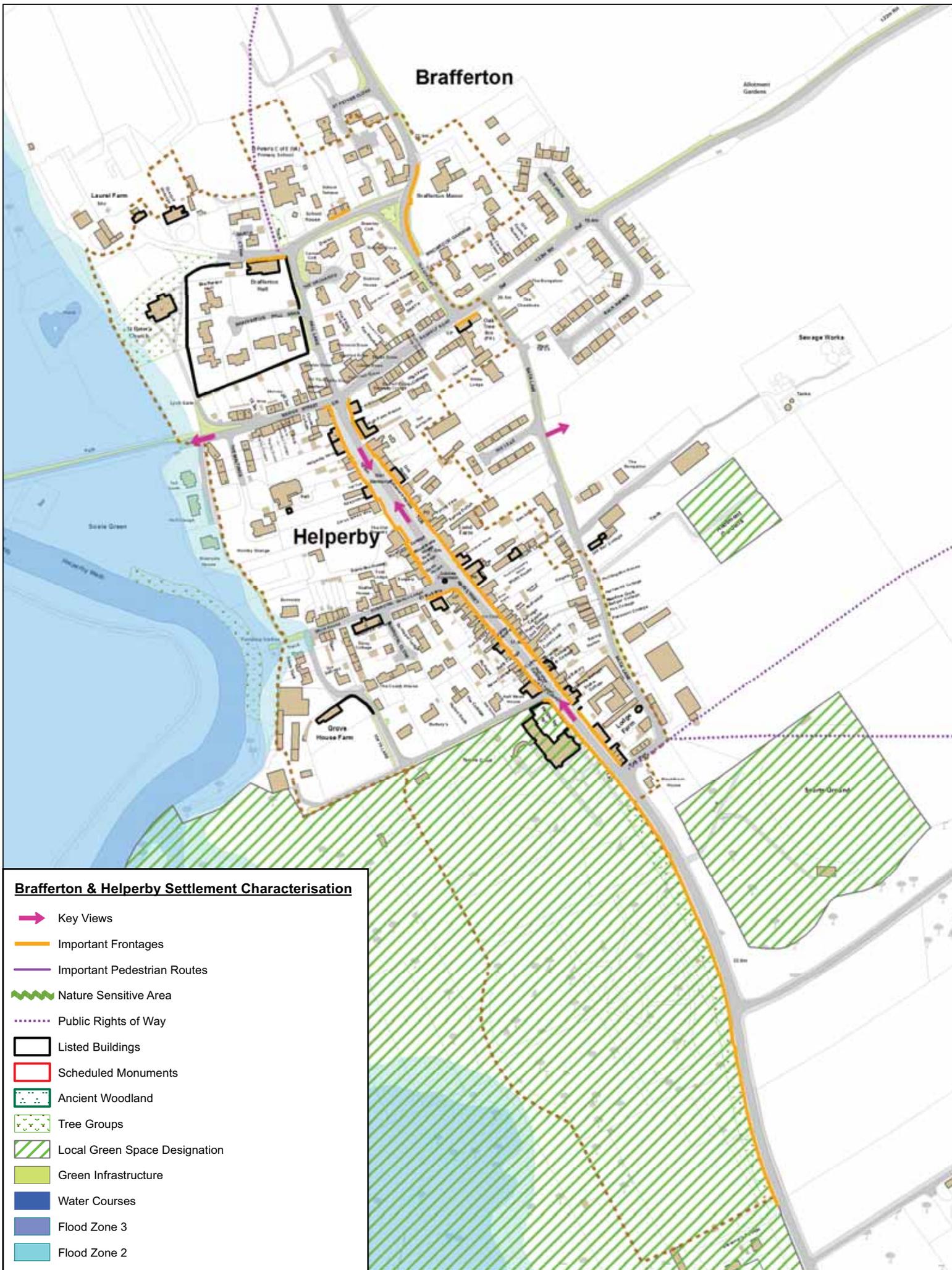
Brafferton & Helperby Settlement Characterisation

-  Historic Strip Fields
-  Areas of Sensitivity

Character Areas

-  A
-  B
-  C





Brafferton & Helperby Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Scheduled Monuments
-  Ancient Woodland
-  Tree Groups
-  Local Green Space Designation
-  Green Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2

Hambleton Local Plan

Settlement Character Assessments:

Brompton

Brompton

The earliest parts of St Thomas Church on the village green are thought to date from the 12th century. The earliest buildings within the village that we see today are of 17th century date with 18th and 19th century expansion and redevelopment. By the mid 19th century Brompton was a prosperous settlement with linen weaving being its main industry with several local mills built for this purpose using Brompton Beck as its water source. The last mill, along with its tall chimney was demolished in the late 1990s to make way for a modern development at Linen Way.

Surrounding Landscape Character and Views

Brompton is quite discreet within the landscape and is only visible from the rising land to the east. From this viewpoint only the modern development on Corber Hill and Northallerton Road are discernible. The historic core is hidden from view, only the historic toft lands forming the rear plots identify this historic village. The surrounding landscape is agricultural with the Middlesbrough Branch Line marking the boundary to the west and Stokesley Road to the east.

General description of form and character

Brompton has developed around a village green surrounding the parish church, but also in a linear form following the line of Brompton Beck, linked by Cockpit Hill. Later extensions to the urban form have followed to the south west along Northallerton Road.

Historic cultural landscape

To the rear of the 18th century cottages to the east of The Green and to the rear of cottages on the south side of Water End are long narrow strips of land, historically referred to as 'tofts'. Tofts were small, closely packed farms relating directly to the principle dwelling and would have enabled an income for the family. The retention of these historic plot layouts is essential to the significance of the Conservation Area.

Green Infrastructure & Connectivity

Brompton has a significant array of green infrastructure including Brompton Beck which runs from the north east through Water End then heads north behind the primary school and west under the road bridge and to the rear of Church View before exiting to beneath the railway line. The Beck is so important as it links the farmland to the east through to Northallerton, allowing significant opportunities for biodiversity. Other green infrastructure includes parks, greens, hedges, play areas, trees, open space and railway banks. There are a number of footpaths to the west of the village linking to the wider countryside, however there is an opportunity for greater connectivity which would have a health benefit to the local community.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are two suggested Local Green Space designations in Brompton which aim to protect the gap between Brompton and neighbouring Northallerton.

Sensitive sites

Brompton is significantly built-up in character, which means there are very few opportunities for infill development or extension without extending into the open countryside. Two areas have been identified as being of particularly sensitivity where development could adversely impact upon the historic character of the Conservation Area.

1. To the north east of Water End where development other than small scale infill could have an adverse impact on the open character of this part of the Conservation Area. The area is also sensitive because of its historic field pattern. Summary from NYCC Historic Landscape Characterisation: This is a small area of crofts associated with Brompton and consists of small semi irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary loss and dates to the medieval period.

2. To the east of the village either side of the cross road with the A684 are historic tofts. Development here would need to pay special regard to the form and character of these pieces of land to ensure their historic significance is retained. These are specifically identified within the NYCC Historic Landscape Character North Yorkshire, York and the Lower Tees Valley report, 2010 p62. **Summary:** (west of cross road) This is a small area of crofts which are shown on the first edition and are very distinct. This area has complete legibility and is defined by slightly s curved overgrown hedges. This is a very well preserved example of medieval crofts and tofts. **Summary** (east of cross road) This is an area of crofts which are associated with the linear section of Brompton and consists of small semi irregular fields defined by s curved overgrown hedges. This area has significant legibility with a small amount of boundary loss since the 1850s OS map.

Listed Buildings in Brompton

Low Grange	II
6 The Green	II
Church of St Thomas	I
10 Lead Lane	II
The Three Horseshoes Inn	II
Rose Cottage Farmhouse & Attached Garden Wall	II
Chapel House	II
24 The Green	II
19 & 20 Church View	II
1, 3 & 5 Northallerton Road	II
The Close	II
42 & 44 Cockpit Hill	II
7 & 8 The Green	II
Little Close	II
Brumpton Liberty North Boundary Stone	II
Battle of Northallerton 1138	Registered Battlefield

Character Areas

Brompton has been divided into 4 distinct character areas:

- A The Green and Station Road
- B Cockpit Hill and Lead Lane
- C Water End
- D Northallerton Road

A The Green & Station Road

Historic Character	Opportunity Actions
<p>developed around the village green and church 18th and 19th century, cottages terraced and small in scale larger houses to The Green roofs are of varying heights with chimneys brick and pantile cobbles to fronts 19th century industrial buildings</p>	<p>reinstate traditional pattern windows and doors replace concrete roof tiles with clay double roman pantile maintain cobble surfaces retention of buildings of local historic value</p>
	<p>Constraints</p> <p>Historic toft field pattern to be retained behind south east of The Green limited opportunity for infill development car parking is dominant part Conservation Area</p>



B Cockpit Hill & Lead Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • links The Green to Water End • topography much higher than adjoining character areas • narrow vehicular road • sense of enclosure • roofs of varying heights, although they are not a dominant feature • 18th century Ashlar sandstone cottages (Nos 42 & 44) contrast with brick cottages • 3 storey buildings to east along Lead Lane • green gap between development on Lead Lane 	<ul style="list-style-type: none"> • post war housing to south west is at odds with the historic character • replace inappropriate railing detail to south west • reinstate traditional pattern windows and doors • replacement buildings should be terraced, handmade brick, clay pantile with an appropriate pitch inc chimneys • sheds along Lead Lane are poor quality
	<p>Constraints</p>
	<ul style="list-style-type: none"> • no opportunity for infill development on Cockpit Hill • part Conservation Area



Cockpit Hill



Lead Lane

C Water End

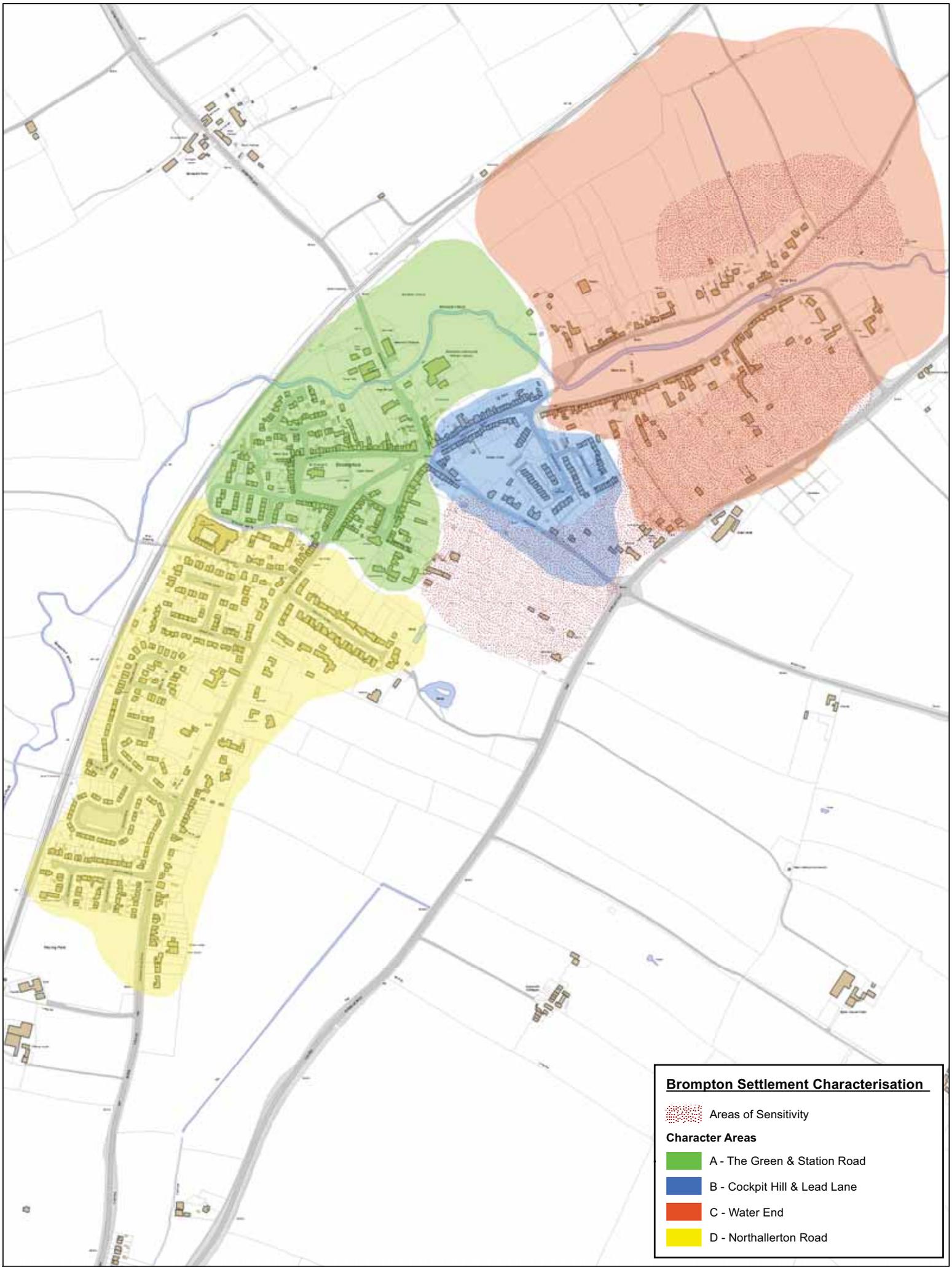
Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • largely 19th century terraced cottages • 34 & 36 appear to be 18th century • bisected by central beck and green space with ford to east • roofs of a similar height, mixture of clay pantile and Welsh slate with chimneys • mainly brick construction • north east more agricultural and properties are detached 	<ul style="list-style-type: none"> • reinstate traditional pattern windows and doors • maintain boundary walls to north east • any new build infill should follow the historic line of existing properties • new build should be of a similar scale and design to neighbouring properties
	<p>Constraints</p> <ul style="list-style-type: none"> • Historic toft field pattern to be retained to south and north east of Water End • flood zone • narrow road, constrained by parking • land to north east particularly sensitive in visual landscape terms • Conservation Area



D Northallerton Road

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • The Parsonage 1850 • The Close 1910 • largely 1950/70s infill • significantly altered character of Brompton from a nuclear village around the green to a suburban settlement supporting Northallerton 	<ul style="list-style-type: none"> • retention of boundary walls and hedges • infill to be appropriate in scale and design to neighbouring properties and generally two storey in height
	<p>Constraints</p>
<ul style="list-style-type: none"> • trees and grass verges are important to the streetscene setting 	<ul style="list-style-type: none"> • constrained by railway to west • gap between Brompton and Northallerton must be retained



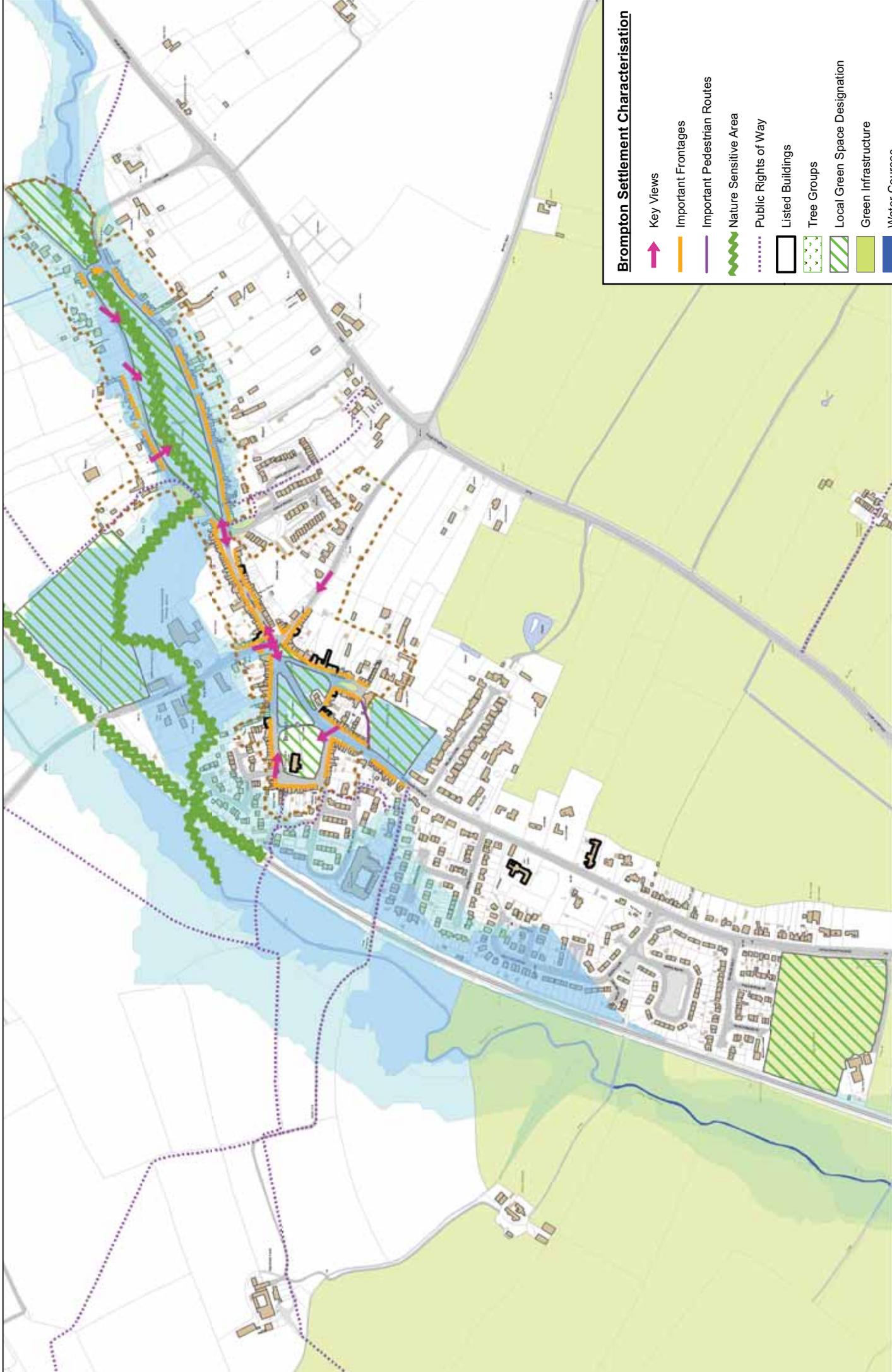


Brompton Settlement Characterisation

 Areas of Sensitivity

Character Areas

-  A - The Green & Station Road
-  B - Cockpit Hill & Lead Lane
-  C - Water End
-  D - Northallerton Road



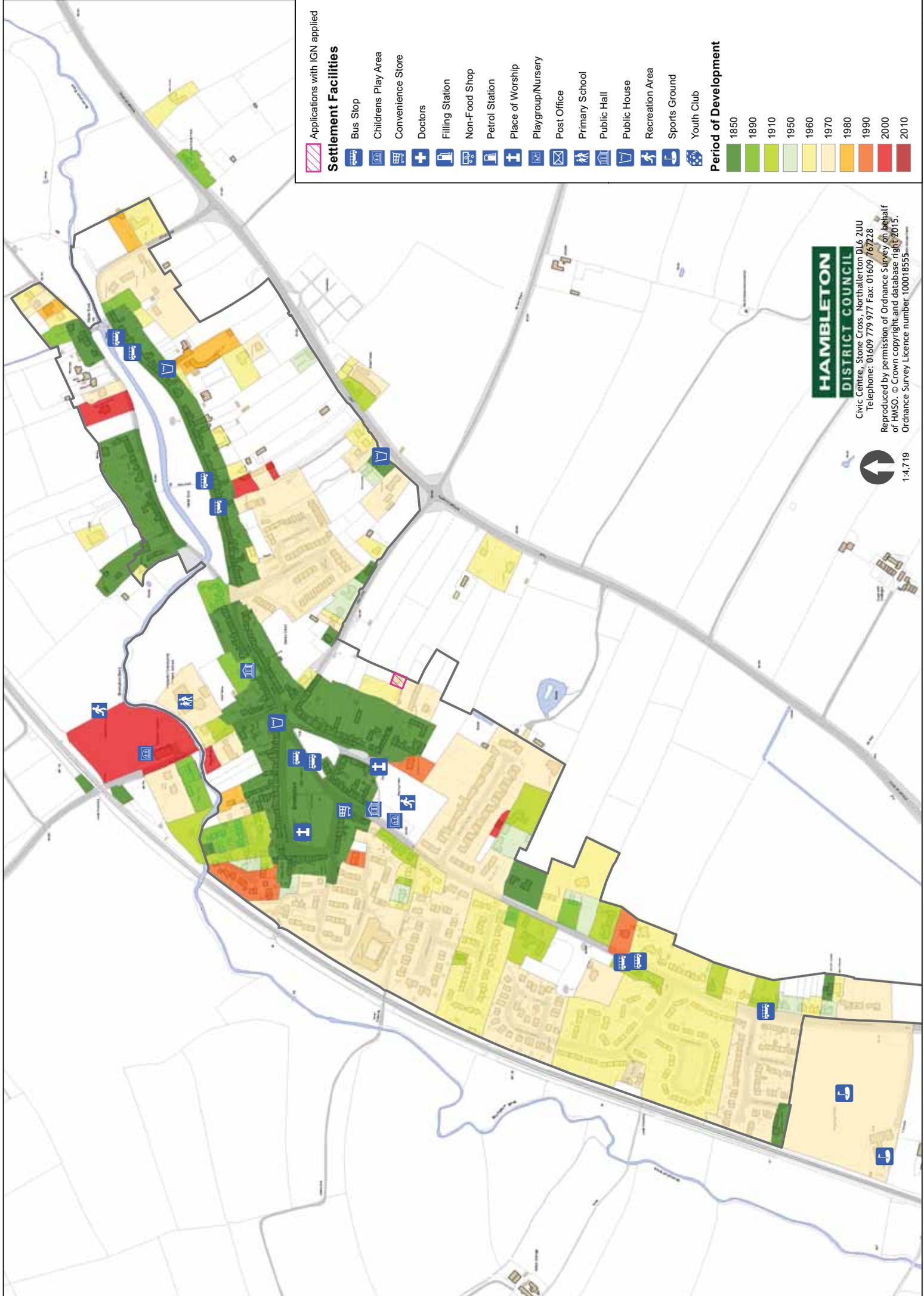
Brompton Settlement Characterisation

- Key Views
- Important Frontages
- Important Pedestrian Routes
- Nature Sensitive Area
- Public Rights of Way
- Listed Buildings
- Tree Groups
- Local Green Space Designation
- Green Infrastructure
- Water Courses
- Flood Zone 3
- Flood Zone 2

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Applications with IGNI applied

Settlement Facilities

-  Bus Stop
-  Childrens Play Area
-  Convenience Store
-  Doctors
-  Filling Station
-  Non-Food Shop
-  Petrol Station
-  Place of Worship
-  Playgroup/Nursery
-  Post Office
-  Primary School
-  Public Hall
-  Public House
-  Recreation Area
-  Sports Ground
-  Youth Club

Period of Development



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Hambleton Local Plan

Settlement Character Assessments:

Crakehall

Crakehall

There were once three working mills in Crakehall, High Mill, Kirkbridge Mill and Crakehall Mill (Low Mill), two are now dwellings whilst Crakehall Mill has been restored to working order. The village is set along the Crakehall Beck with the more formal Green area to the south and a more informal village feel at Little Crakehall to the north.

Surrounding Landscape Character and Views

Crakehall is situated within a relatively flat landscape and is screened significantly from the west by a mature tree belt. The nature of the village does not encourage views into the settlement from outside. The surrounding landscape is agricultural and the Crakehall Beck runs from east to west through the centre of the village, turning into Bedale Beck to the east which later feeds into the River Swale. The beck is at a lower level so that the village dips in the centre.

General description of form and character

Crakehall historically consists of Great Crakehall to the south and Little Crakehall to the north. Great Crakehall has been formed around a square village green which is dissected by the main A684 and a number of access roads across. The listed Little Crakehall Bridge leads across the beck to Little Crakehall, which was originally a small hamlet focussed around the south of Mastil Lane. Modern development has significantly expanded Little Crakehall. The landform in Crakehall reduces opportunity for development within the settlement and the setting of listed buildings around The Green would discourage infill development.

Historic cultural landscape

The Crakehall Beck served a number of mills in the village including Crakehall Mill and Crakehall High Mill. There is also a sluice to a fish pond to the rear of Crakehall Hall which also boasted a large formal garden with ice house and orchard.

Green Infrastructure & Connectivity

The main source of green infrastructure is Crakehall Beck which runs west to east through the centre of the village. There are numerous trees along this route which should be protected. Grass verges are evident and provide a link to the large green at the centre of Great Crakehall and the farmland beyond. Rural public footpaths are important in Crakehall and these should be expanded to allow for further connectivity throughout the village.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 4 suggested Local Green Space designations in Crakehall.

Sensitive sites

Four sites have been identified as sensitive;

1. Kiln Garth Woods
This is a site of high value woodland which contributes to the green infrastructure network and provides a strong visual feature on entry to the village and from the south.
2. Land west of the cemetery
This is an area of small medieval strip fields defined by s curve hedgerows. This area has significant legibility with a small amount of boundary loss. Strip fields are relatively scarce in Hambleton and any development would need to consider the sensitivity of this landscape

designation. Summary from HLC: This is an area of small strip fields defined by s curve hedgerows. This area has significant legibility with a small amount of boundary loss since the first edition OS. This seems to be medieval in origin, and associated with Little Crakehall.

3. South west of Greengate Lane
This is an area of ridge and furrow which is a landscape of raised ridges which were formed by the turning of soil towards the centre of the strip during ploughing. The shallow ditches between the ridges provided drainage.
4. South of Station Road
This is a further area of ridge and furrow as described above.

Listed Buildings in Crakehall

High Mill Farmhouse	II
Malt Shovel Cottage	II
The Willows	II
Guyzance	II
Little Crakehall Bridge	II
Crakehall Mill House	II
Crakehall Corn Mill	II
Cottage rear of St Edmunds Cottage	II
St Edmunds Cottage	II
Hilltop Cottage	II
Greyriggs Sydal Cottage	II
Village Farmhouse	II
The Barn north west of Crakehall House	II
Barn west of Crakehall House	II
Hawdene Little Garth	II
Stables at Crakehall Hall	II
Crakehall Hall and Garden	II*
Barn to Hall Farm	II
Church of St Gregory	II
War Memorial	II
Firby House	II
Hall Farmhouse	II
Museum of Badges and Battledress	II

Character Areas

A Great Crakehall

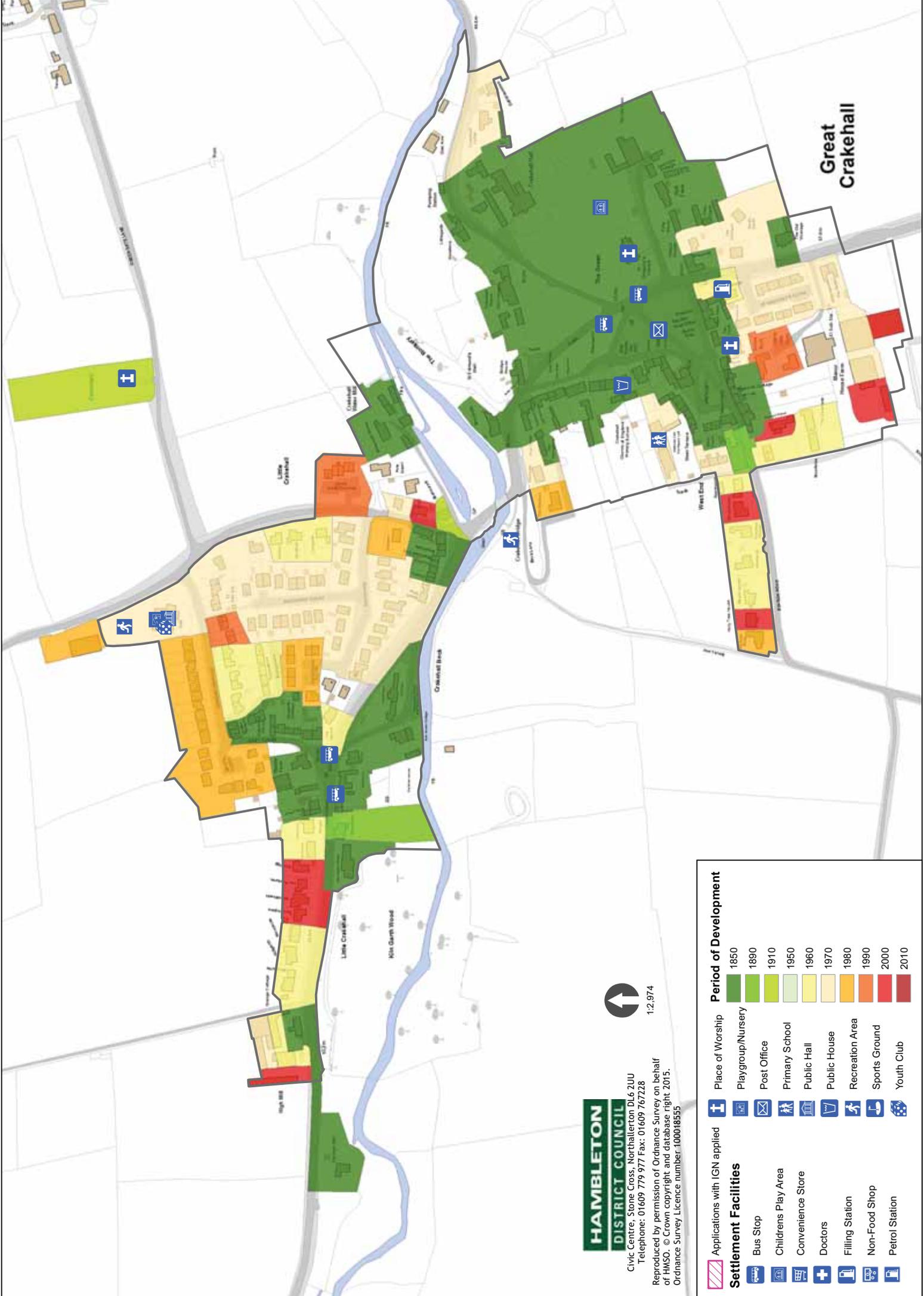
Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Centred around the large green • This is the earliest part of the settlement, oldest and most prominent building being Crakehall Hall • Crakehall beck to the north • Generally 18th & 19th century cottages • Raised from level of beck • High stone wall and raised walkway • 19th century church central position • Pantile and Welsh slate roofs with some stone slate • Stone construction and boundary walls • Established trees 	<ul style="list-style-type: none"> • Reinstate traditional pattern windows and doors where these have been lost • retention of buildings of local historic value • maintenance of green areas and continued management of car parking • opportunities for conversion of farm buildings
	<p>Constraints</p> <ul style="list-style-type: none"> • Crakehall Beck floodzone • landform • infill sites constrained by setting of listed building • part Conservation Area



B Little Crakehall

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Crakehall Beck is prominent in the setting of this character area • Stone walls and bridge • 18th & 19th century cottages • Green farmland to the south west • Raised land to north • Pantile and Welsh slate and some stone slate roofs • Mature trees • Disused quarries and lime kiln south of Kiln Garth Wood • Evidence of medieval strip field pattern to north, west of cemetery. 	<ul style="list-style-type: none"> • Reinstate traditional pattern windows and doors where these have been lost • retention of buildings of local historic value • extension of green infrastructure where possible • continued management of beckside • replacement railings at the end of lifecycle with traditional detail.
	<p>Constraints</p>
	<ul style="list-style-type: none"> • Crakehall Beck floodzone • Landform • Strip fields • Part Conservation Area





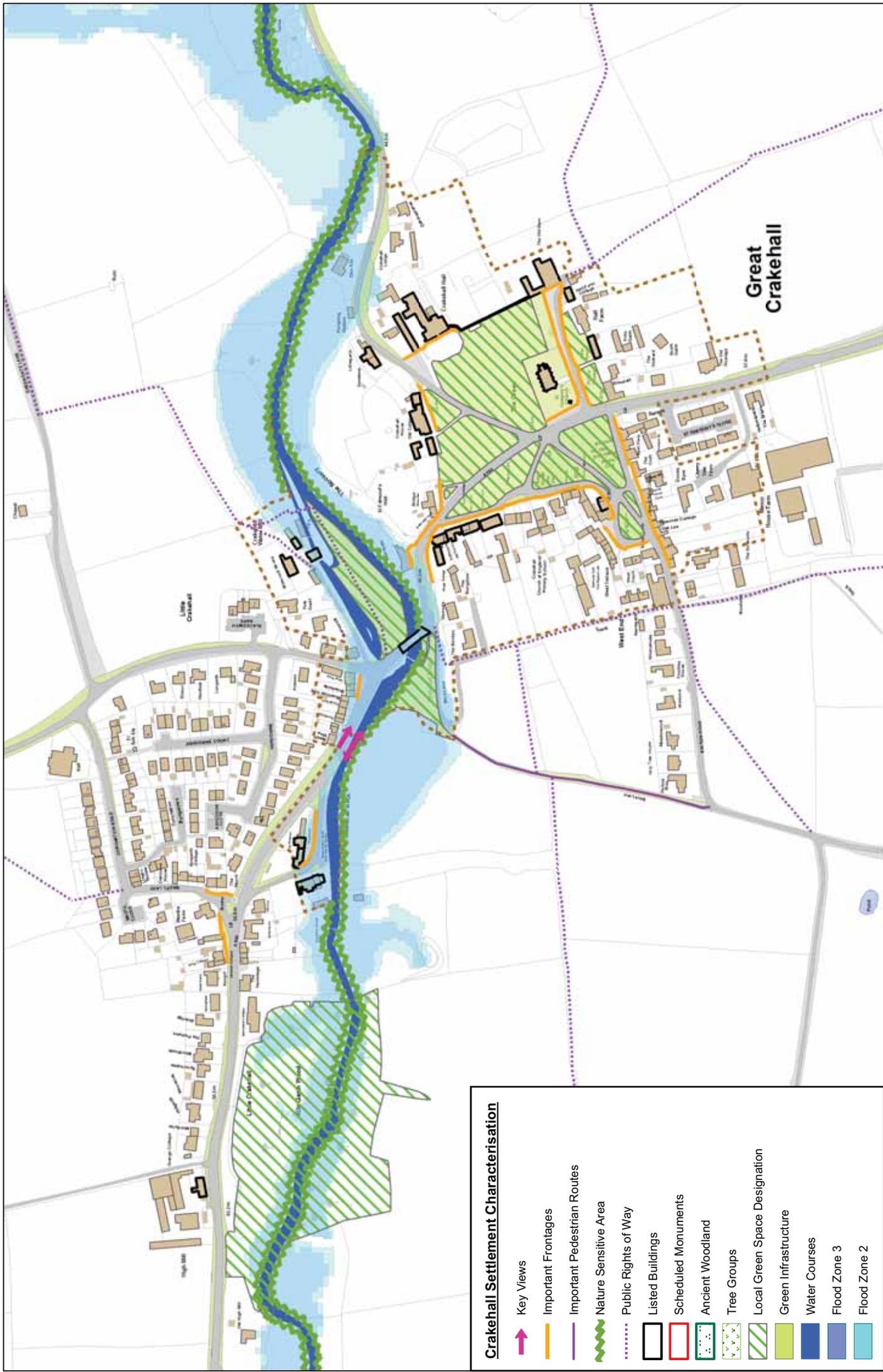
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	Applications with IGN applied	Period of Development	1850
	Settlement Facilities		1890
	Bus Stop		1910
	Childrens Play Area		1950
	Convenience Store		1960
	Doctors		1970
	Filling Station		1980
	Non-Food Shop		1990
	Petrol Station		2000
	Place of Worship		2010
	Playgroup/Nursery		
	Post Office		
	Primary School		
	Public Hall		
	Public House		
	Recreation Area		
	Sports Ground		
	Youth Club		



Crakehall Settlement Characterisation

- Key Views
- Important Frontages
- Important Pedestrian Routes
- Nature Sensitive Area
- Public Rights of Way
- Listed Buildings
- Scheduled Monuments
- Ancient Woodland
- Tree Groups
- Local Green Space Designation
- Green Infrastructure
- Water Courses
- Flood Zone 3
- Flood Zone 2



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Hambleton Local Plan

Settlement Character Assessments:

Easingwold

Easingwold

This document sets out the Settlement Character Assessment for Easingwold. Easingwold is a small market town to the south of Hambleton, 12 miles north of York. The town is mentioned in the Domesday Book as “Eisicewalt” and ownership of the manor passed through several hands before being granted to the Wombwell family who still live at Newburgh Priory. The town was formerly two separate areas, Uppleby and Lessimers (Lease-mires). The town was once surrounded by the royal Forest of Galtrees where King John once had a hunting lodge.

Easingwold is located on a strategic north-south coaching route. In 1753 an Act of Parliament saw Long Street constructed as a new alignment for the improvement of the turnpike from Northallerton to York. The oldest building in Easingwold is the Church of St John the Baptist, dating mostly from about 1400 although it retains evidence of an even earlier structure.

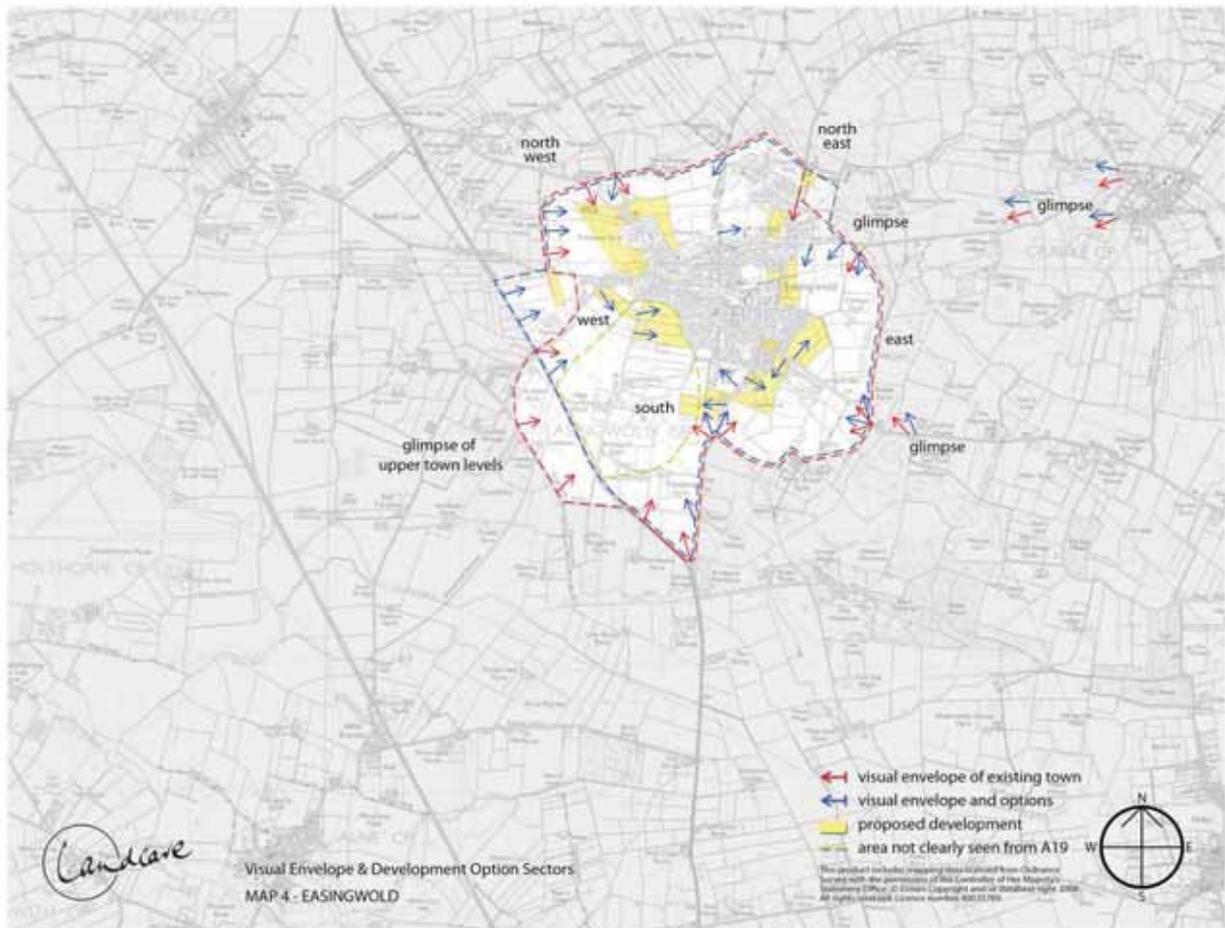
The North Eastern Railway came to the town in the late 19th century and the former Station Hotel remains at Station Court to the west of the town. The workhouse to the north of Uppleby has since been converted to housing and a 20th century housing estate constructed within its grounds. Modern housing has infilled land to the east and west of the town but the plan form has essentially been maintained. Key open space exists to the north at Millfields, to the east at the Memorial Park and cricket ground and to the west at Chase Garth.



Easingwold 1857

Surrounding Landscape Character and Views

Due to the relatively flat lying ground, there are no significant long range views of Easingwold from the surrounding countryside, however some glimpses of the higher ground are visible from the south west. The town is visible only on close proximity on each of the approaching roads.



Map showing assessment of views into the town during consideration of options in 2008

General description of form and character

The town consists of three character areas, Uppleby, Market Place and Long Street.

Uppleby is characteristic of a separate small village set around a long village green. The houses are at a raised level either side which accentuates the visual character provided by the green. Trees provide soft screening to this residential landscape. Turning the corner down Spring Street into the Market Place, the road narrows becoming more urban in character, served by Back Lane to the east. The cobbled Market Place is dominated by the Town Hall. The west side of the green is residential and complemented by the green verges which provide an escape from the urban market place. Long Street to the south west is a straight highway with more greenery to its south. This is the key link both north and south. Open countryside comes close to the built environs of the town centre, however there are very few views out of the town towards the wider countryside.

Character Areas

Easingwold has been divided into 4 distinct character areas:

1. North west

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Church of St John the Baptist II* • Nursery gardens at Church Hill/Long Street • Thin narrow plots running east-west dissected by Long Street in the 18th century • Views up and down Long Street 	<ul style="list-style-type: none"> • Maintain green setting at cross roads/roundabout. • Maintain and enhance the east-west plot layouts. • The north west area lacks public rights of way, any development could enhance connectivity.
Constraints	
<ul style="list-style-type: none"> • Conservation Area includes St John’s Mount and Long Street. • To the far north west are former strip fields where evidence of layout exists. • Primary school may in future require land for expansion. • Setting of Grade II* listed church to be preserved. 	



2. North east

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Uppleby has an individual village character with houses at a higher position above the village green. • Brick and pantile/slate terrace cottages with sash windows • Some larger detached 18th and 19th century properties interspersed. • Significant trees • Back Lane characteristic of rear plots to Market Place. • Open space at Millfields 	<ul style="list-style-type: none"> • Prevent further accesses eroding the village green. • Retain and enhance plot layout pattern running east-west. • Protect and enhance public open space and biodiversity at Millfields.
Constraints	
<ul style="list-style-type: none"> • The north-east contains a key area of woodland. Whilst this is relatively modern planting it provides a strong landscape buffer from the north. • Conservation Area at Uppleby and Back Lane. 	



3. South east

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • South part of Long Street is very green with verges and trees. • Thin narrow plot boundaries run north-south either side of Long Street • Modern development beyond Long Street. 	<ul style="list-style-type: none"> • Maintain green link with open countryside. • Incorporate green landscaping to the front of any development. • Retain north-south plot pattern.
Constraints	
<ul style="list-style-type: none"> • Conservation Area boundary along Long Street. 	

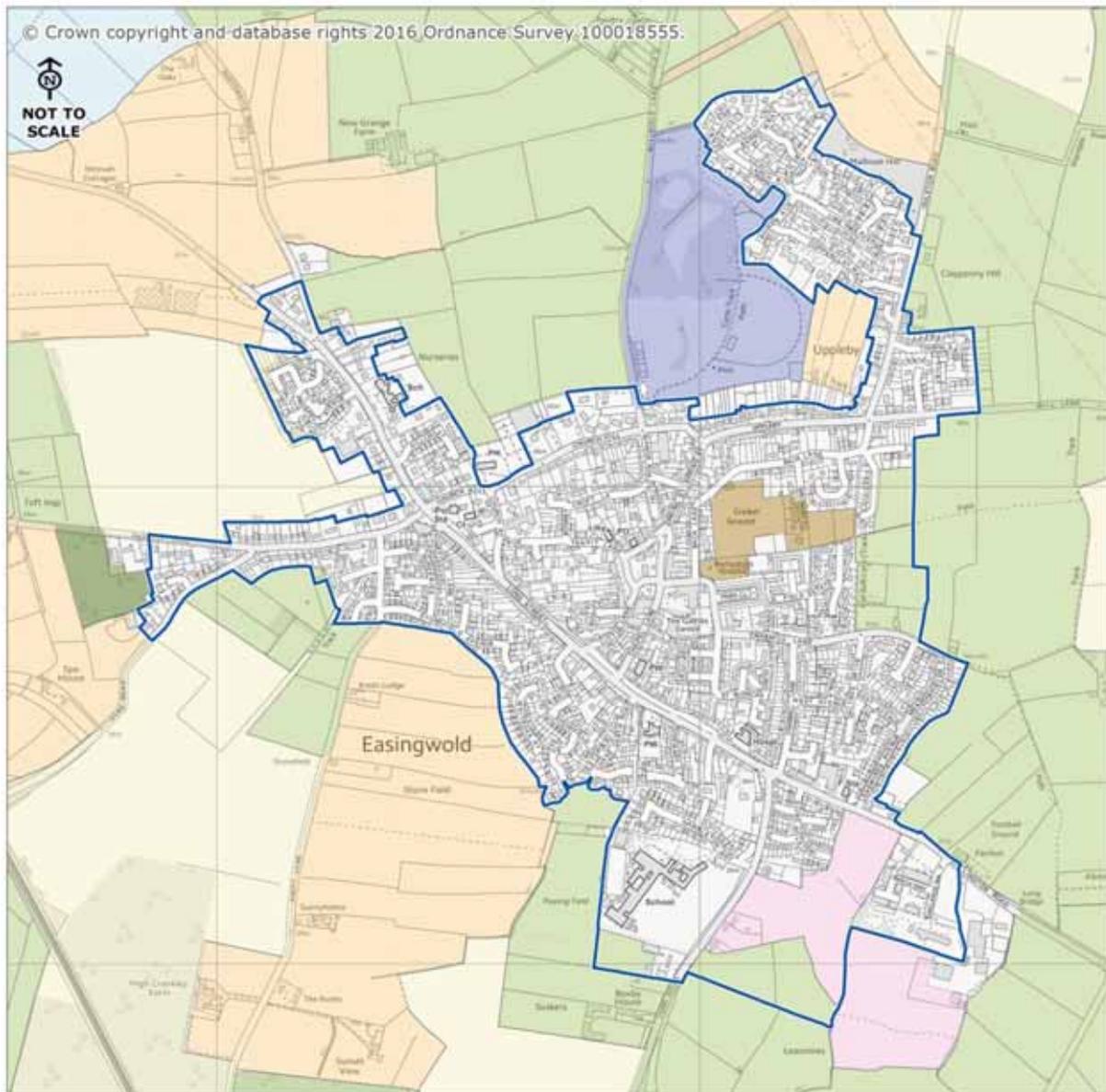


4. South west

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Strip fields identified east of Knott Lane. • 20th century development to south west of Long Street • Views of higher land in east looking from the west. 	<ul style="list-style-type: none"> • Enhance access and biodiversity at Chase Garth Woods. • Maintain green link at Knott Lane. • Retain legibility of former strip field system.
Constraints	
<ul style="list-style-type: none"> • School may require land for expansion in the future. • Historically sensitive landscape character. 	

Historic cultural landscape

The historic landscape retains some evidence of former medieval strip fields, which are large fields divided into many narrow strips of land for individual farmers or tenants, sometimes these retain evidence of ridge and furrow lines. Strip fields are evident to the north east, north west, west and south-west of the town, shown in orange on the plan below. The Church of St John the Baptist is set behind large trees to the roadside, however it is positioned within a wider rural context which means that its setting is of significance. The immediate site to the north is therefore also sensitive.



- | | |
|--|---|
| Easingwold | Enclosed land - Planned large scale parliamentary enclosure |
| Broad Type and Historic Landscape Character | Enclosed land - Strip fields |
| Designed landscape - Public park | Enclosed land - Unknown planned enclosure |
| Enclosed land - Modern improved fields | Recreational - Cricket ground |
| Enclosed land - Piecemeal enclosure | Woodland - Broad-leaved plantation |

Green Infrastructure & Connectivity

For a small market town, Easingwold does not have a great amount of green space. Long Street, Uppleby and the Market Place have green verges and significant trees. The Galtres Centre retains some green space, however the main three green spaces are Millfields to the north, the cricket ground and park in the centre and Chase Garth to the south. There is no connectivity between the three sites. There are many footpaths to the west and south of the town, however a distinct lack in the west and north. There is potential to create a circular network around Easingwold and to link existing rights of way with new ones to promote health and wellbeing. The lack of a watercourse diminishes the opportunity for connecting greenspaces through the town. See Map 1 for detail.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. Whilst school playing fields have a role to play in the provision of open space there are not considered to be at risk from development and are therefore not included.

There are 5 suggested Local Green Space designations in Easingwold. See Map 3 for detail.

Areas of archaeological potential

Mapping of archaeological events, monuments and National Mapping Programme data has been provided by NYCC. A 3km buffer zone around the Market Town was set so that data relating to the surrounding undeveloped area could be captured and interpreted. This data has been used to identify whether any of the 'call for sites' sites have archaeological potential. Within the assessment database a positive indication has been given where any of these records have been identified to raise awareness of potential for archaeological finds. A grouping of records within close proximity would indicate further potential.

The identified sites are of evidential value to the town and its heritage value and any development would need to take a considered approach. Sites with archaeological potential include:

1. Ditched crop marks evident north east of Knott Lane & south east of Stillington Road
2. Banked earthworks to the east and west.

Archaeological finds in Easingwold are clustered within the urban environment with some to the south east and south west of the town.

Refer to the National Mapping Programme and NYCC maps for further detail.

Summary

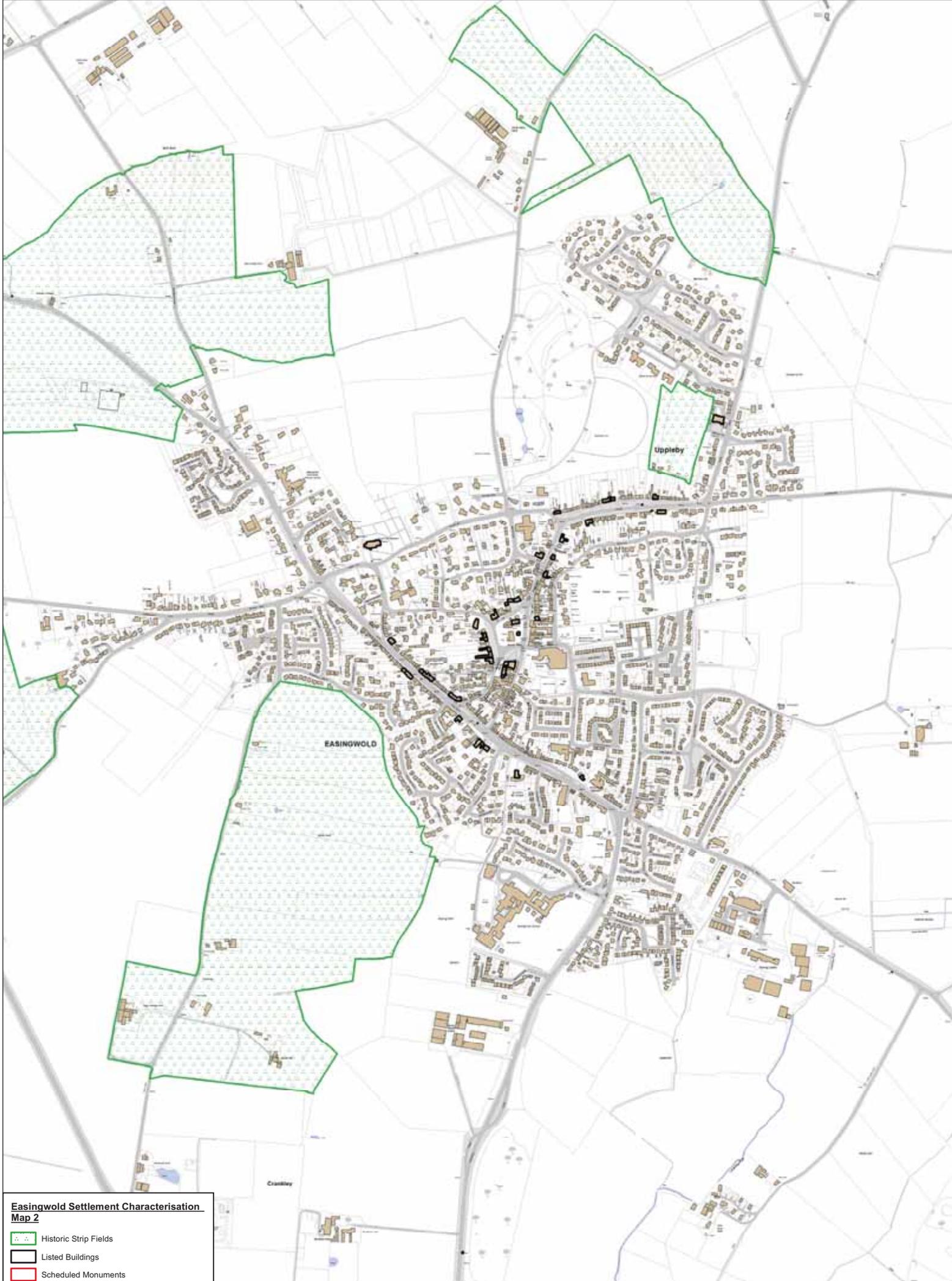
By looking at the historic OS map it is possible to see how the long, thin strips of land running east west have been dissected by Long Street in the 18th century. This had a major impact on the character of the town, adding an additional trading place from the Market Place. This key road linked Easingwold to Northallerton and York and brought trade and prosperity to the town. The field boundaries of Easingwold remain of significance where these reflect their historic layout. Any development will need to preserve this pattern and in the west of the town, improve connectivity with other sites and footpaths. There are some significant open spaces within the town and these should be preserved and enhanced where possible.

Due to the sensitivity of sites to the west and north of the town, consideration would need to account for any proposed development on the setting and significance of these assets. Any development to the east of the town would need to consider the key views from the higher land on the east.



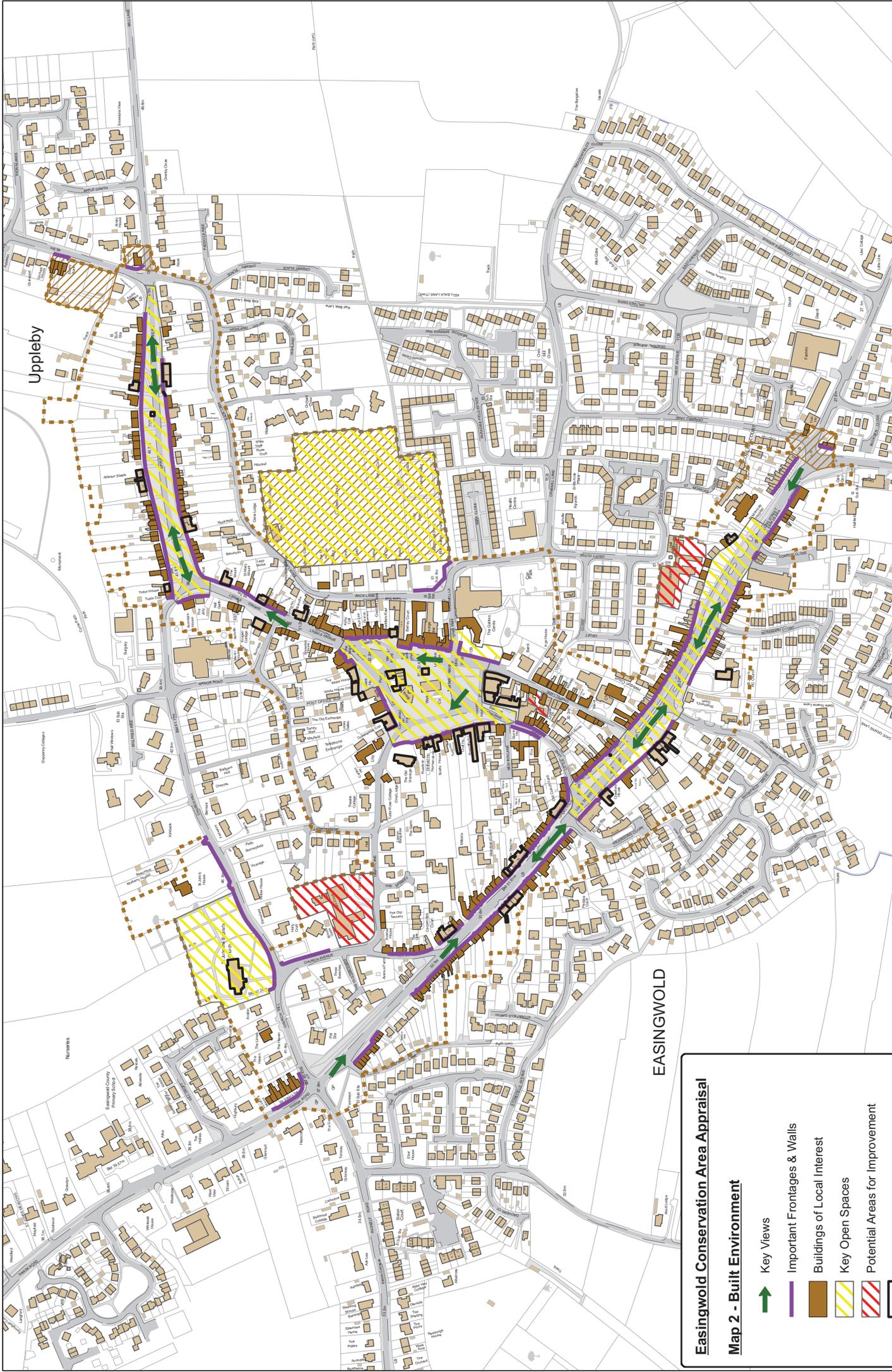
**Easingwold Settlement Characterisation
Map 1**

- Public Rights of Way
- Green Space/Infrastructure
- Flood Zone 3
- Flood Zone 2



**Easingwold Settlement Characterisation
Map 2**

-  Historic Strip Fields
-  Listed Buildings
-  Scheduled Monuments



Easingwold Conservation Area Appraisal

Map 2 - Built Environment

- Key Views
- Important Frontages & Walls
- Buildings of Local Interest
- Key Open Spaces
- Potential Areas for Improvement
- Listed Buildings
- Conservation Area
- Proposed Amendments

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Hambleton Local Plan

Settlement Character Assessments:

Great Ayton

Great Ayton

The historic village follows the linear form of the River Leven, set before the backdrop of the Cleveland Hills and the conical Roseberry Topping. The location along the river enabled the establishment of various industrial mills in the village, using both the river and tributary streams to service them. Although there are no longer any working mills here, their presence is still discernible from the street pattern, mill race and some remaining buildings. The village grew significantly in the mid-19th century following the arrival of the railway and the boom in the local mining trade. Being the boyhood home of Captain Cook, the village attracts tourism to the area.

Surrounding Landscape Character and Views

Roseberry Topping is visible from various viewpoints within the village and particularly when travelling north along Guisborough Road. Views into the village are limited by the bends in the road on each approach. On approach from the north the 1970s housing estate extension is visible against the backdrop of the Cleveland Hills.

General description of form and character

The majority of cottages in the village are of 18th and 19th century date. High Green is formed around a square green with a tannery and mill to the south. Later, the mill was converted to the Friend's School. The central, linear section follows the course of the River Leven down to Low Green. Low Green is open in character with a wide village green on the northern side. Properties here are detached and set back from the streetscene, the area around the bridge is set against the street frontage with stone built houses and the former industrial milling area to the south where remnants of the former industry are still present.

Historic cultural landscape

The landscape reflects the history of milling and mining, but also farming. Historic strip fields are evident to the north of Yarm Lane, south of Greenbank and north east of Little Ayton Lane. These field patterns represent a scarce historic landscape type in Hambleton and are therefore identified as being sensitive to change. The non-designated parkland of Cleveland Lodge is a key characteristic of the village and wider landscape.

Green Infrastructure & Connectivity

The historic core of the village is quite green, largely due to the river corridor running through the centre and the open space at High Green and the parkland trees at Cleveland Lodge. However, in general, new development has not incorporated green space or grass verges and therefore the village beyond the historic core provides no links through to the countryside beyond. Rural public footpaths are valuable in the village but there are opportunities for expansion of this network.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 6 areas suggested as green space designations in Great Ayton.

1. Low Green
2. Recreation land south of River
3. Bowling Green area
4. High Green
5. Guisborough Road
6. Allotments Guisborough Road

Sensitive sites

Great Ayton is significantly built-up in character, which means there are very few opportunities for infill development or extension without extending into the open countryside. The village has seen significant growth in the mid to late 20th century and its character has been affected in terms of its plan form, the amount of traffic on the narrow streets and pressure for new development.

Three sites have been identified as being of particular sensitivity where development could adversely impact upon the historic character of the Conservation Area these include;

1. The parkland of Cleveland Lodge – this is an undesignated designed landscape which is identified as a non-designated heritage asset adjoining the Conservation Area. Any development here is likely to have an impact on the significance of the parkland and the setting of the listed building.
2. Strip fields at Little Ayton Lane/Yarm Lane - this is an area of significant historical legibility with the enclosed land represented by a series of small strips (Each strip is approximately 40m to 60m wide). This sits in a landscape of wider strip fields (Approximately 100-120m wide).
3. Land south of Greenbank – an area of strip fields, defined internally and externally with hedges, the external boundaries are erratic while the internal are S curved. There has been a 50% loss of boundaries, however there is still significant legibility of the earlier HLC.

Listed Buildings & Scheduled Monuments in Great Ayton

Pair of boundary stones south of Home Farmhouse	II
Church of All Saints	I
Seaton House	II
Barn & cartshed north of Winley Hill Farmhouse	II
K6 Telephone Kiosk, High Street	II
14-16, High Green	II
Farmbuildings & walls south west of Airyholme Farmhouse	II
Captain Cook Memorial	II
Beech Grove, 69 High Street	II
25 & 27 Bridge Street	II
Ayton Hall	II*
6 & 8 (Lodge to Friends' School) and wall attached	II
5 & 6 (Hope Cottage)	II
Acorn, 4 High Street	II
Gazebo north west of Ayton Hall	II
Outbuilding to east of Manor House	II
Friends' School East Central Building	II
8 & 10 Park Square	II
Langton House and Outbuilding	II
Boundary Stone south of Home Farmhouse	II
Manor House	II
17 & 18 High Green	II
11, 12 & 12A, High Green	II
Cleveland Lodge	II
47 & 49 High Street	II

2, 4 & 6 with adjoining wall and outhouse, Bridge Street	II
Stable Block north west of Langbaugh Hall	II
Police Station	II
The Shooting Box, Roseberry Topping	II
Cook Headstone, Church of All Saints	II
Friends' School West Central Building	II
63 and area wall, High Street	II
The Royal Oak Hotel	II
Boundary stone south of Home Farmhouse	II
10 & 12 Yarm Lane	II
Former chapel in grounds of 4 High Street	II
Barn to north of Langbaugh Cottage	II
39-43, Bridge Street	II
Winley Hill Farmhouse and wall attached	II
Langbaugh Hall	II
Wall, gates, piers & fences to churchyard of All Saints	II
Wynford House	II
Boundary stone south of Home Farmhouse	II
Airyholme Farmhouse and attached outbuilding	II
1,2 & 3 High Green	II
Wall & stable buildings north east of Cleveland Lodge	II
Archway Cottage, 19 High Green	II
Gate piers & Garden Walls to Manor House	II
Christ Church	II
Rosehill Lodge	II
Garden wall north of Manor House	II
Barn and sheds west of Langbaugh Farm	II
7 Low Green	II
Stonelea, 13 & 15 Station Road	II
Captain Cook's Schoolroom & 105 High Street	II
The White House & attached walls	II
Orchard House, 10 High Green	II
Marwoods School 4 & 6 Low Green	II
Ivy Cottage & Nutshell Cottage	II
Langbaugh Cottage & Attached Barn	II
Friends' School East Building	ii
Boundary stone south of Home Farmhouse	II
Round barrows east of Ayton Bank Farm	II
Great Ayton Moor cairn cemetery and earthworks	Scheduled
Percy Cross bowl barrow	Scheduled
Round cairn on Newton Moor	Scheduled
Ayton Banks alum works	Scheduled
Round cairn on Newton Moor	Scheduled

Character Areas

A Low Green

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Wide linear village green • Prominent central River Leven • Footbridges/weir/wildlife • Ayton Hall 1690 • All Saints Church C12 nave C13 chancel • Manor House mid C18 with earlier core • 7 Low Green 1730 • C19 Marwood School • Former Tannery on Yarm Lane • Strip fields north of Yarm Lane and industrial character 	<ul style="list-style-type: none"> • Maintain views towards Christ Church spire • Maintain hedgerows and green approach to village • Preserve and enhance green setting along river • Improvements to landscaping of car park at The Buck to introduce more green space • Maintain rural feel of Yarm Lane
Constraints	
<ul style="list-style-type: none"> • Infill development would be inappropriate due to dominance of green setting. • Conservation Area • Flood Zone 	<ul style="list-style-type: none"> • Area of Sensitivity at Yarm Lane • Views towards Roseberry Topping and Church spire.



B Levenside & Bridge Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Stone and brick built terraces adjoining the footpath • Narrow street pattern • Green area at Mill Terrace with properties having front gardens • Site of former Ayton Corn Mill • Low Mill • Mill race • Key tree group along Easby Lane 	<ul style="list-style-type: none"> • Retain legibility of mill race • New development to be of either handmade brick or coursed sandstone with pantile roofs as appropriate. • Retain views of Christ Church spire • Regain traditional pattern windows and doors. • Retain key tree group and at Easby Lane and setting of Ayton House.
<p>Constraints</p>	
<ul style="list-style-type: none"> • Conservation Area • Flood Zone • Narrow streets • Significant on street parking. 	



C Central

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Narrow street with predominantly residential dwellings • Commercial properties in the central section. • Mixture of brick and earlier sandstone properties many built up to the footpath edge. • Green setting provided by river • Large green space south of river brings the wider countryside into the built environment. • Large 20th century development to the north • Any new development should be of local sandstone or appropriate brick. • Mill race from Ayton Mill south of Leven 	<ul style="list-style-type: none"> • Retain key green spaces which contribute positively to the streetscene • Maintain and enhance park by weir • Replace concrete railings with more appropriate solution at end of lifespan. • Conserve and enhance nature sensitive area.
<p>Constraints</p>	
<ul style="list-style-type: none"> • Conservation Area • Flood Zone • Key views south • Narrow streets • River to south and open space beyond 	



D High Green, Newton Road & Station Road

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Formal square plan with Friends School dominating the space • Contrast between retail area and residential areas • Rear gardens and orchards • Former tannery to south of Friend’s School • Former North of England Agricultural School • Views out to east and in towards built form • Almshouses and Lodge at Newton Road • Tree cover and enclosure of Newton Road 	<ul style="list-style-type: none"> • Retain enclosed open space • Improvements to shop front character • Retain historic pattern of rear gardens around the square • Maintain sense of enclosure created by trees and wider landscape
Constraints	
<ul style="list-style-type: none"> • Conservation Area • Enclosed space • River to south • Heavily wooded landscape to east 	<ul style="list-style-type: none"> • Flood Zone • Views from North York Moors • Glimpse views through to wider countryside



Source: <http://maps.nls.uk/view/102344245>



Applications with IGN applied

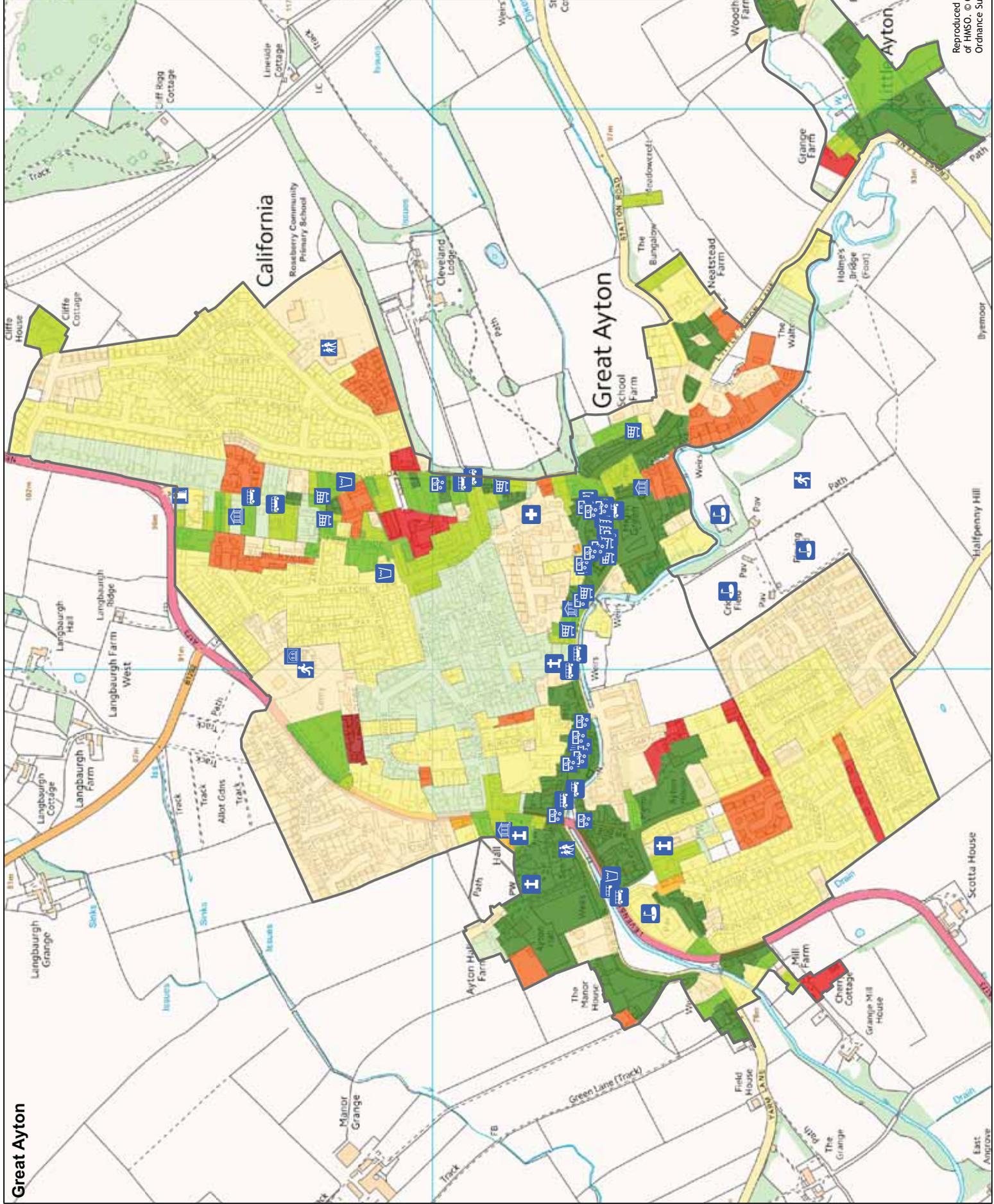
Settlement Facilities

Type

- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Non-Food Shop
- Petrol Station
- Place of Worship
- Playgroup/Nursery
- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club

Period of Development

- 1850
- 1890
- 1910
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010



Great Ayton Settlement Characterisation

 Historic Strip Fields

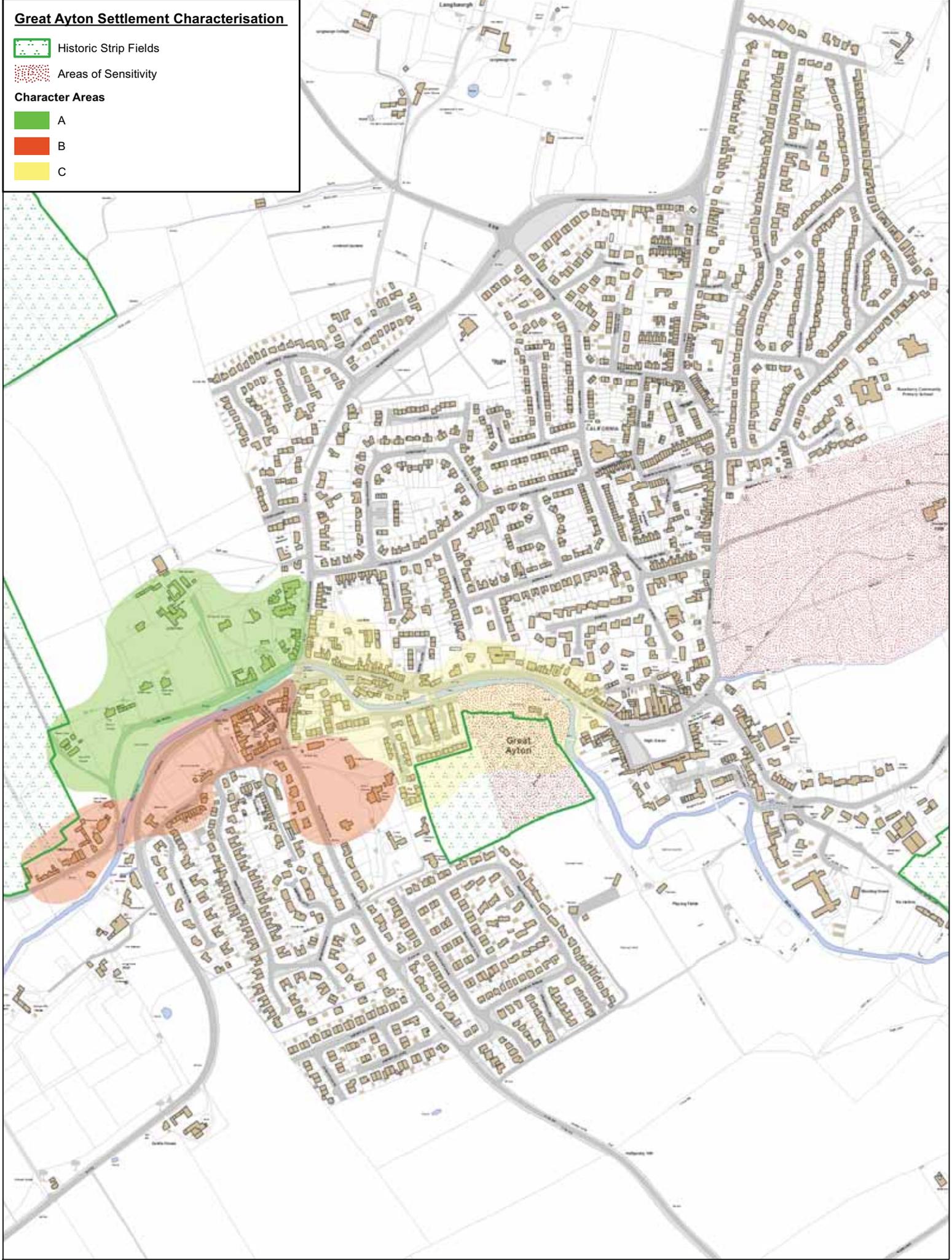
 Areas of Sensitivity

Character Areas

 A

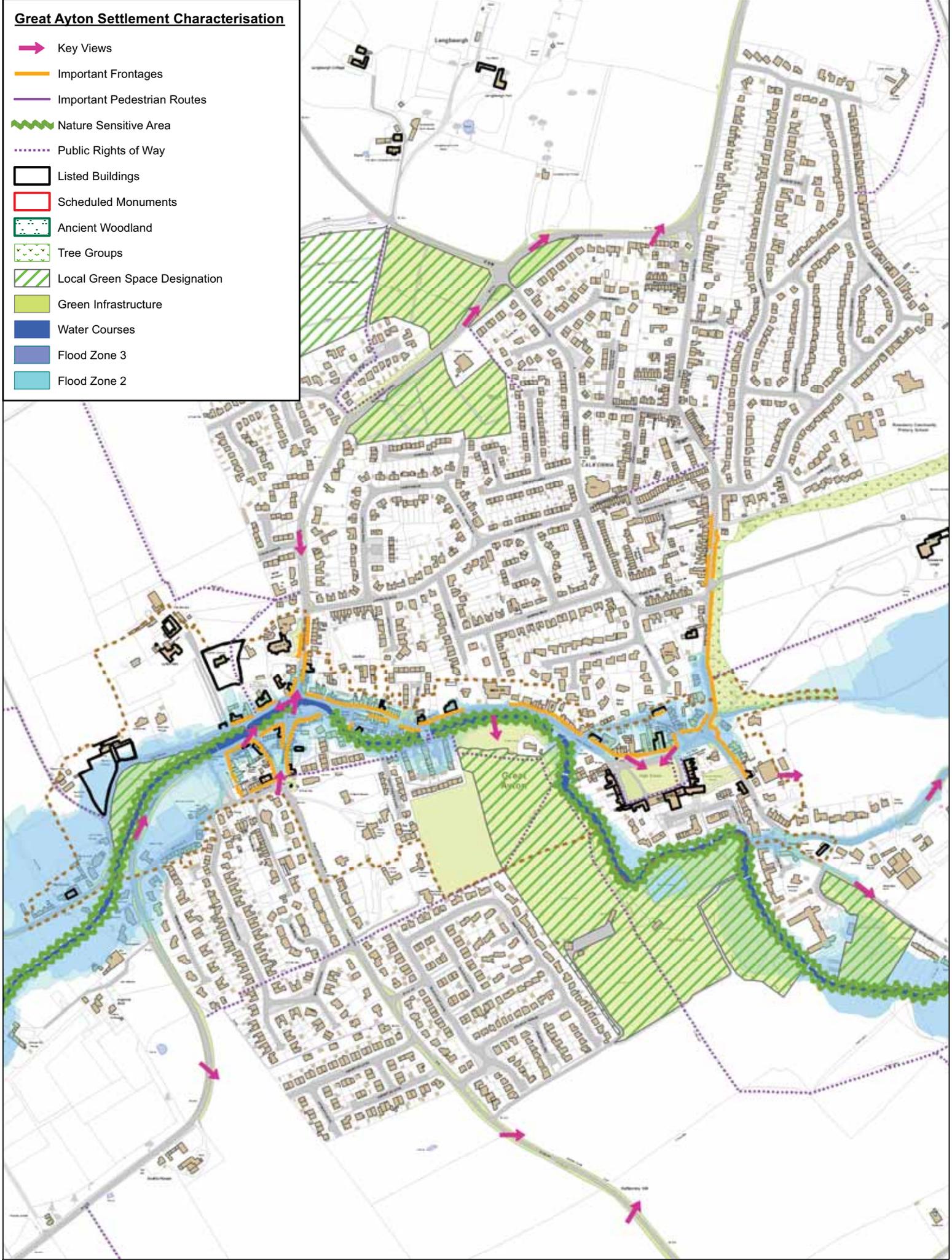
 B

 C



Great Ayton Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Scheduled Monuments
-  Ancient Woodland
-  Tree Groups
-  Local Green Space Designation
-  Green Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2



Hambleton Local Plan

Settlement Character Assessments:

Great Broughton

Great Broughton

The village is located to the north east of Hambleton at the foothills of the Wainstones, a rocky outcrop of the North York Moors National Park. Jet mining in the area was once prevalent which is reflected in the name of a local public house. Broughton Beck flows through the village joining the River Leven towards Stokesley which adds character to The Holme behind the main street.

Surrounding Landscape Character and Views

The village is enclosed to the south and east by the hills of the national park which allow views out of the village towards the wider landscape. Views from the surrounding hills can be had of the village however the dense tree cover provides a landscape buffer. Approaches from each direction are screened by trees.

General description of form and character

Great Broughton has historically been a linear settlement of low density, dwellings lying mainly to the south of the cross roads. Significant development in the 1960 and 70s saw infilling of the gaps between the historic buildings to create a much higher density settlement. At this time, the large village green area was significantly reduced to just a corner site at the cross roads.

Historic cultural landscape

An area of historic strip fields has been identified to the east of the village. Strip fields account for less than 4% of landscape types in Hambleton and therefore they are relatively scarce and should be given careful consideration in the local plan process.

Three areas of historic tofts have been identified to the east, south and west of the settlement. Tofts were small, closely packed farms relating directly to the principle dwelling and would have enabled an income for the family. The retention of these historic plot layouts is essential to the significance of the Conservation Area.

Green Infrastructure & Connectivity

The Holme Beck runs north-south through the village to its western side providing a green network aligned with trees. There is a distinct lack of green verges within the built environment, however front gardens do provide an element of infrastructure. A good network of footpaths links the centre of the village to the wider countryside.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 4 suggested Local Green Space designations in Great Broughton.

1. Play Area, Kirkby Lane
2. Former Quaker Burial Ground, Kirkby Lane
3. Grassland and trees along The Holme
4. Central Green at cross roads

Sensitive sites

Great Broughton is surrounded by evidence of its field pattern boundaries and for this reason a 5 sites have been identified as being sensitive to development.

- 1 & 2. Strip fields east of settlement – An area of probable strip fields consisting of medium sized fields in a semi-irregular pattern. It is defined by regular external and internal overgrown

hedgerow boundaries and has significant legibility with less than 10% boundary loss since 1850.

3. Crofts to east of Jet Miners' Inn - An area of crofts associated with the settlement with significant legibility and up to 30% boundary increase since 1850. Defined by regular external and internal overgrown hedgerows and consists of small fields in a regular pattern.
4. Crofts to south of village – An area of crofts associated with the settlement consisting of small fields in a semi-irregular pattern. Defined by regular external and internal overgrown hedgerow boundaries and has significant legibility with less than 10% boundary loss since 1850.
5. Crofts to west of The Holme – An area of crofts associated with the settlement consisting of small fields in a semi-irregular pattern. Defined by regular external and internal overgrown hedgerow boundaries and has significant legibility with less than 10% boundary loss since 1850.

Character Areas

A The Holme & Kirkby Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Beck side setting with verge and trees • Mixture of brick and sandstone buildings. • Enclosed space enhanced by narrow streets and footways, trees and watercourse. • Distinct lack of listed buildings, only 1 being Blue Hall, 14 The Holme. • Early 1900s character dwellings along Kirkby Lane of a similar style. • Further ribbon development in 1960s towards Kirkby. 	<ul style="list-style-type: none"> • Retain and enhance green setting of village. • Retain views to south of North York Moors. • Reinststate traditional pattern windows and doors where these have been lost
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Historic crofts to rear of The Holme • Flood zones 2 & 3 along Beck side • Coalition issues towards Kirkby • School site produces significant on street parking



B North High Street & Ingleby Road

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • On approach the village is screened by trees with the hills dominating the view in the backdrop. • Listed Manor House surrounded by modern large detached properties • Temperance Hall • Former Chapel • Rural character of Back Lane • Views to the east • 19th Century Grove Hill and sandstone farm buildings 	<ul style="list-style-type: none"> • Preserve rural character of Back Lane and setting of village from the east. • Maintain screened approach from north. • Retain form of strip fields to east of Back Lane and south east of Ingleby Road.
	<p>Constraints</p> <ul style="list-style-type: none"> • Key views to and from the east • Historic strip fields • Historic crofts to east of Jet Miners’ Inn • Conservation Area



C South High Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Predominantly sandstone cottages in terraces fronting the street to west. • Row of cottages set back from street with long front gardens to east. • Historically dispersed settlement pattern, later infilled in 20th century. 	<ul style="list-style-type: none"> • Retain trees on south of village. • Any new development to follow form of existing building pattern. • Reinstate traditional pattern windows and doors.
	<p>Constraints</p> <ul style="list-style-type: none"> • Historic crofts to south and east of High Street. • Conservation Area.



(1853) Ordnance Survey Plan

Source: <http://maps.nls.uk/view/102344242>



Applications with IGN applied

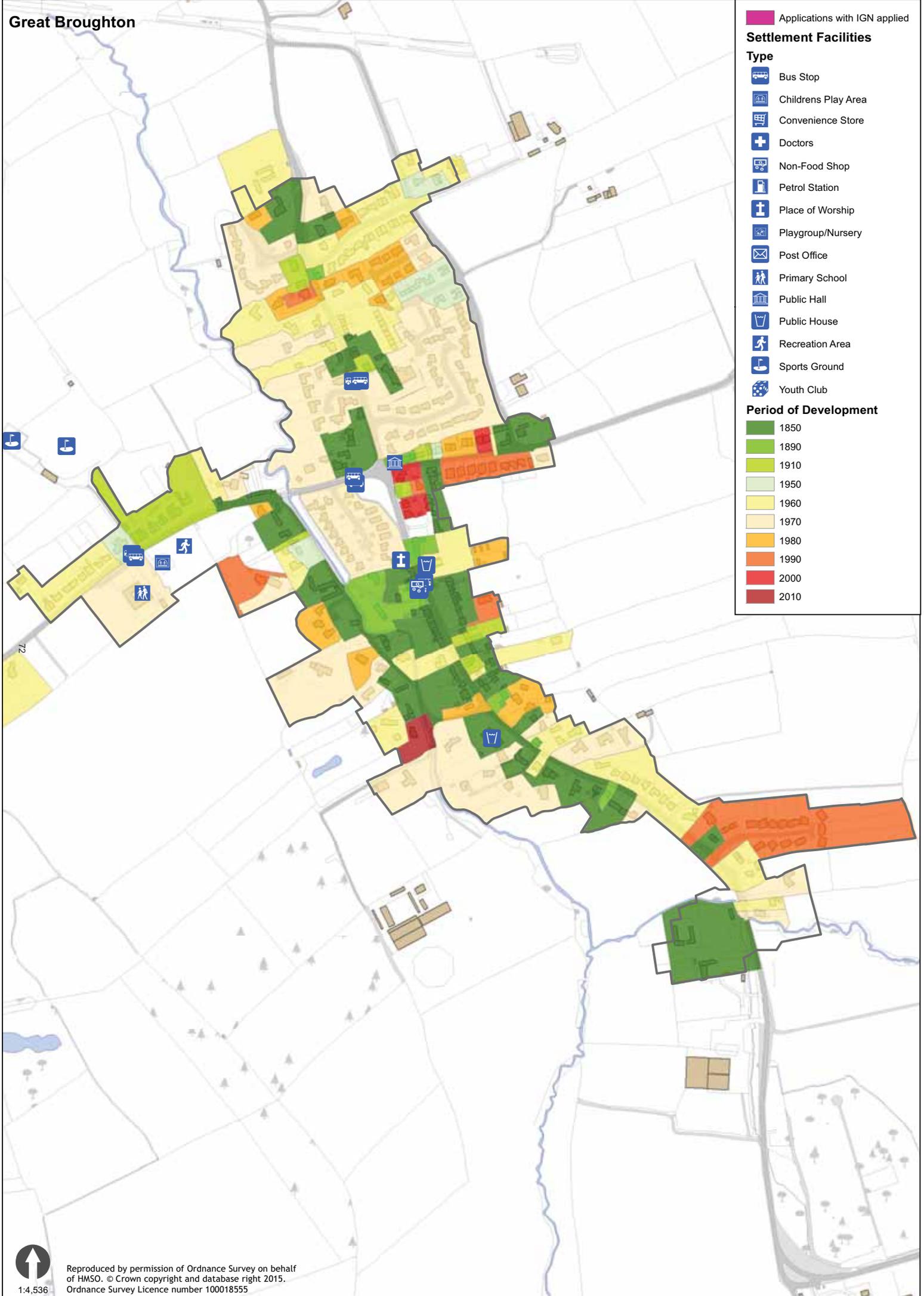
Settlement Facilities

Type

-  Bus Stop
-  Childrens Play Area
-  Convenience Store
-  Doctors
-  Non-Food Shop
-  Petrol Station
-  Place of Worship
-  Playgroup/Nursery
-  Post Office
-  Primary School
-  Public Hall
-  Public House
-  Recreation Area
-  Sports Ground
-  Youth Club

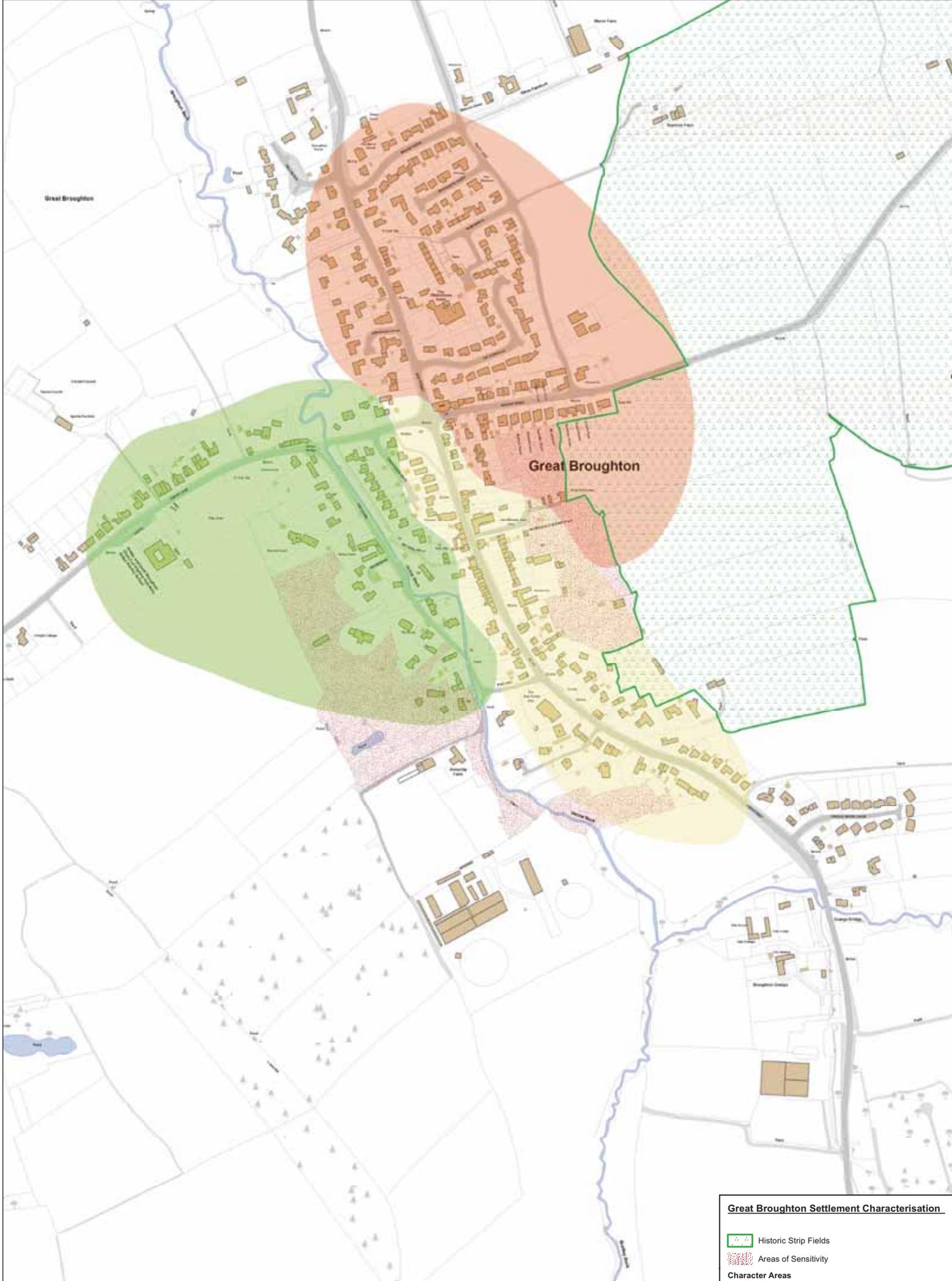
Period of Development

-  1850
-  1890
-  1910
-  1950
-  1960
-  1970
-  1980
-  1990
-  2000
-  2010



72



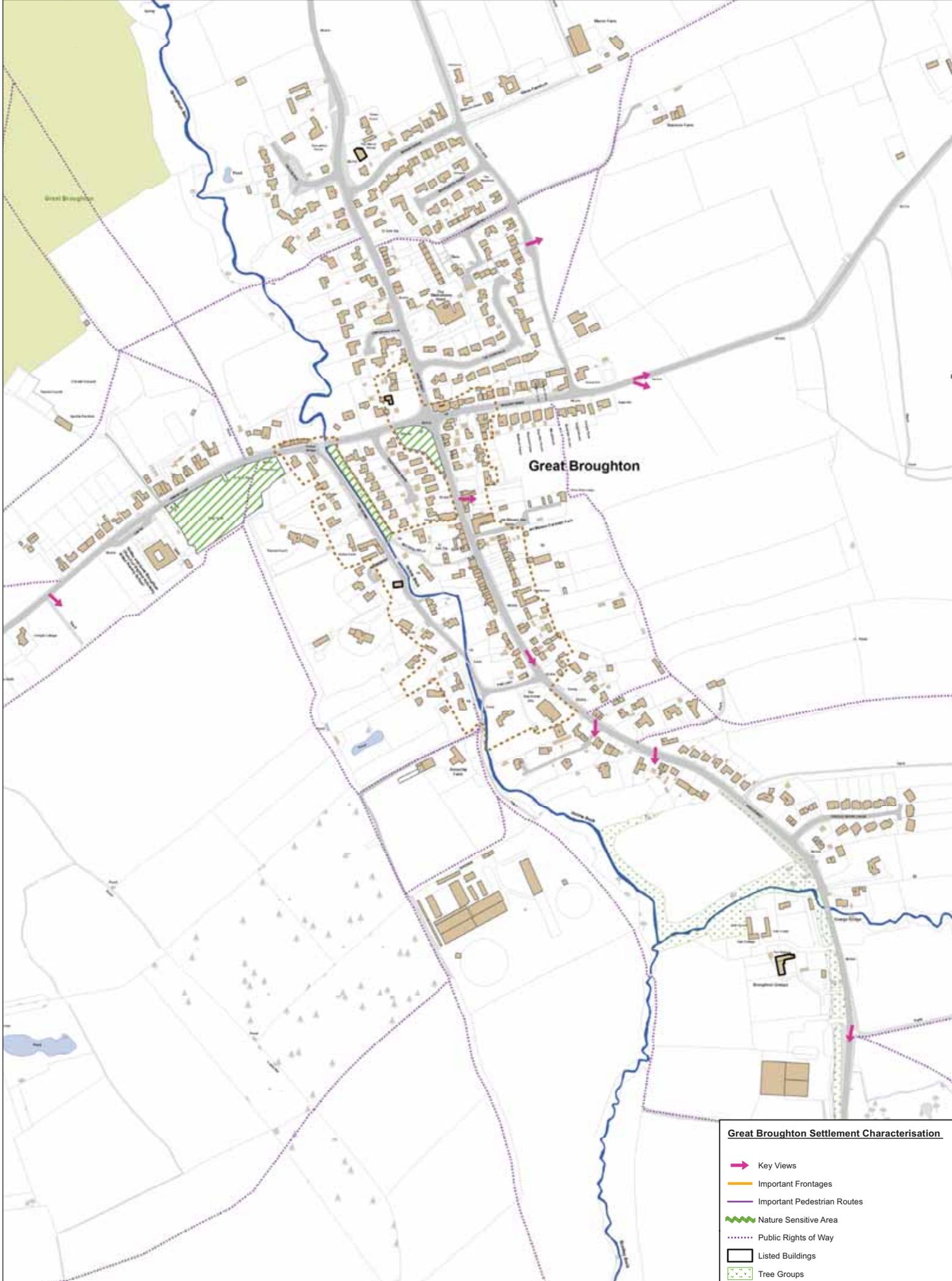


Great Broughton Settlement Characterisation

-  Historic Strip Fields
-  Areas of Sensitivity

Character Areas

-  A
-  B
-  C



Great Broughton

Great Broughton Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Tree Groups
-  Local Green Space Designation
-  Green Space/Infrastructure
-  Water Courses

Hambleton Local Plan

Settlement Character Assessments:

Huby

Huby

Huby is a linear village formed on a south west to north east axis with two spur roads to either end. The houses are set back from the main street with front garden enclosures to the fore and long thin plots to the rear. The oldest buildings date from the 17th century, namely Huby Old Hall and New Parks, however most within the historic core are of 18th and 19th century date. Significant infilling has taken place to the north since the 1950s and along Stillington Road in the 70s. There is no Conservation Area designation in Huby although it is the desire of the Neighbourhood Plan group to designate one.

Surrounding Landscape Character and Views

Huby is quite discreet within the landscape and only becomes visible on close approach from any of the 4 main roads through the village. There are no significant views within the village or to the wider countryside.

General description of form and character

Huby is a linear village which has developed around the historic central core. These properties tend to be of 18th and 19th century date with some later infill. Properties in the core tend to be detached double fronted cottages or former farmhouses and converted outbuildings. The properties are all of brick construction and roofs are a mixture of clay pantile or later Welsh slate.

Historic cultural landscape

To the rear of properties along Main Street, both east and west are long narrow strips of land, historically referred to as 'tofts'. Tofts were small, closely packed farms relating directly to the principal dwelling and would have enabled an income for the family. The retention of these historic plot layouts is essential to the significance of the village character. An area to the north of Robin Lane is marked on historic plans as 'Cabin Lands', this is said to be where residents of the village went to escape the Plague in 1625.

Green Infrastructure

The village is linear with no formal village green. The main street lacks in green infrastructure, however all roads on the outskirts have grass verges and hedgerows. The established hedgerows and abundant grass verges in these outlying areas serve as excellent corridors for wildlife and should be retained. Grass verges should be incorporated into any further development.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There is 1 suggested Local Green Space designations in Huby at Cabin Lands, Robin Lane. This site is considered to be within reasonably close proximity to the community it serves; is of local historic significance; and is local in character, retaining its historic field boundaries and should be protected from future development or alteration.

Sensitive sites

Huby has mainly detached dwellings and whilst there are gaps between the buildings it is unlikely that many opportunities for infill could be found without compromising the character of the built form. As the village has expanded significantly to the north, further development here would begin to alter the form of the village further creating detachment from the historic core. As the main character is its linear form it would also be harmful to extend the built form to the west or east. Significant development to the south could lead to coalescence with the ribbon development to the south east.

One area has been identified as being of particular sensitivity where development could adversely impact upon the historic character and significance of the Conservation Area to the west of the village

1. As well as the local significance of this site mentioned above, the NYCC Historic Landscape Characterisation states: This is an area of planned enclosure which consists of small regular fields defined by straight hedges. This area has significant legibility with about 20% boundary loss, and dates to the post medieval period.

Huby has been divided into three distinct character areas:

- A Central Core
- B North
- C South

A Central Core

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Developed along linear street • Front gardens facing street and houses set back • Brick boundary walls or hedgerows • Toft land to rear of plot • Old fish ponds to east • Former site of a church to north east • Clay pantile and Welsh slate • Brick construction 	<ul style="list-style-type: none"> • Reinstatement of historic window and door details • Reinstatement of front boundary brick walls or hedges • Maintain and plant native trees
	<p>Constraints</p> <ul style="list-style-type: none"> • Limited opportunity for infill without altering character • Linear garden patterns to east and west of historic core are of significance.



B North

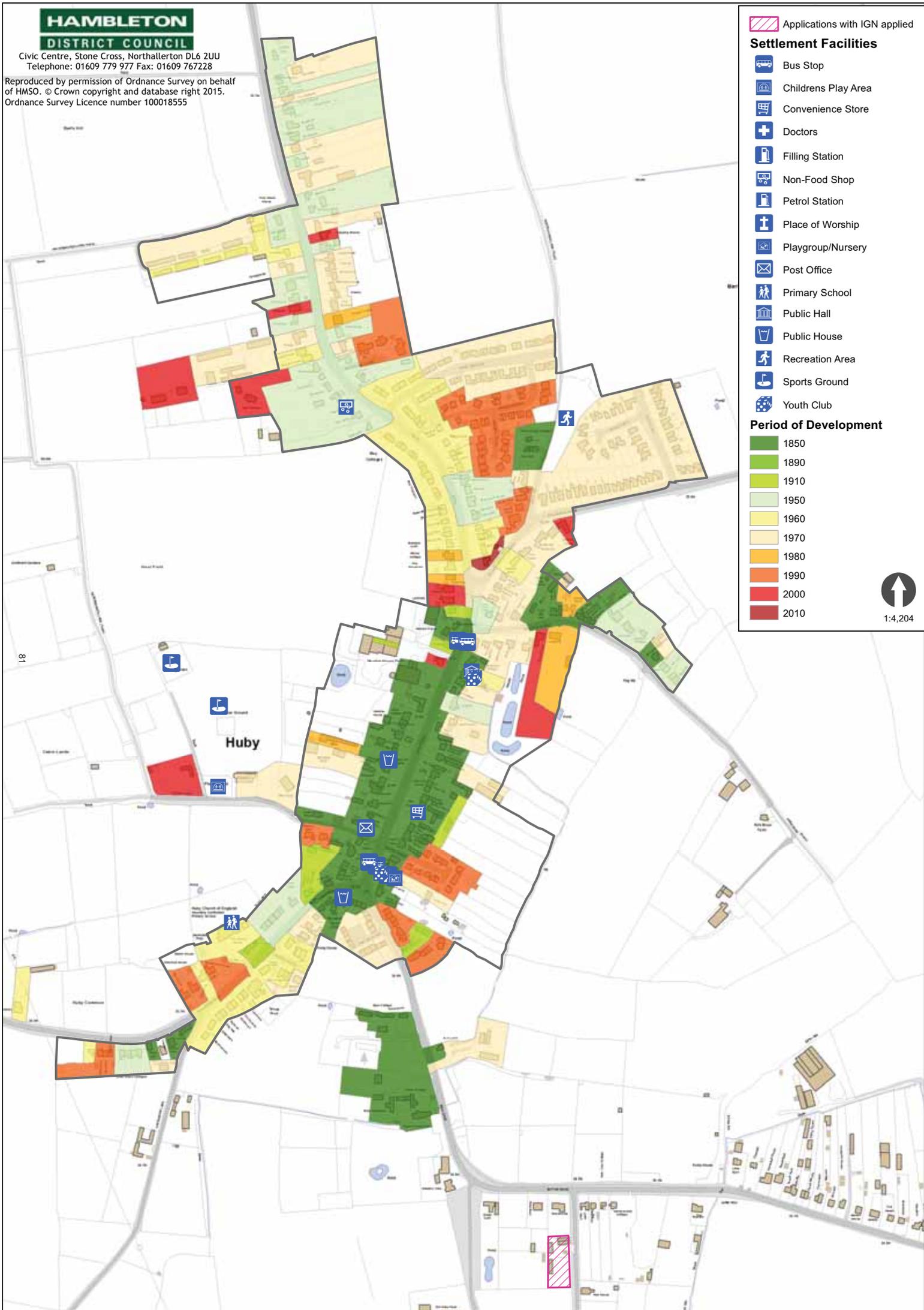
Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Mainly of 1950-70s construction • Predominantly detached • Wide street • Grass verges • Hedgerows • Brick construction • Clay and concrete tiled roofs • Mixture of bungalows and 2 storey 	<ul style="list-style-type: none"> • Incorporate grass verges in any new development • Increase native tree planting
	<p>Constraints</p>
	<ul style="list-style-type: none"> • Limited opportunity for infill • Already a significantly extended linear village

C South

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Historically open countryside with buildings fronting village which contribute to a 'visual stop' from north • Later infill 60s and 70s. • Former poor houses to south east • Modern development outside the village along Bell Lane, Tollerton Road and Sutton Road 	<ul style="list-style-type: none"> • To improve the green space at the south of the Main Street, former position of maypole and Parochial School. • To introduce further native planting into streetscape • To incorporate grass verges in new development • Potential to create a village green
	<p>Constraints</p>
	<ul style="list-style-type: none"> • Any new development must be well related to the existing built form



1856 Map of Huby
Source: <http://maps.nls.uk/view/102344671>



Applications with IG applied

Settlement Facilities

- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Filling Station
- Non-Food Shop
- Petrol Station
- Place of Worship
- Playgroup/Nursery
- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club

Period of Development

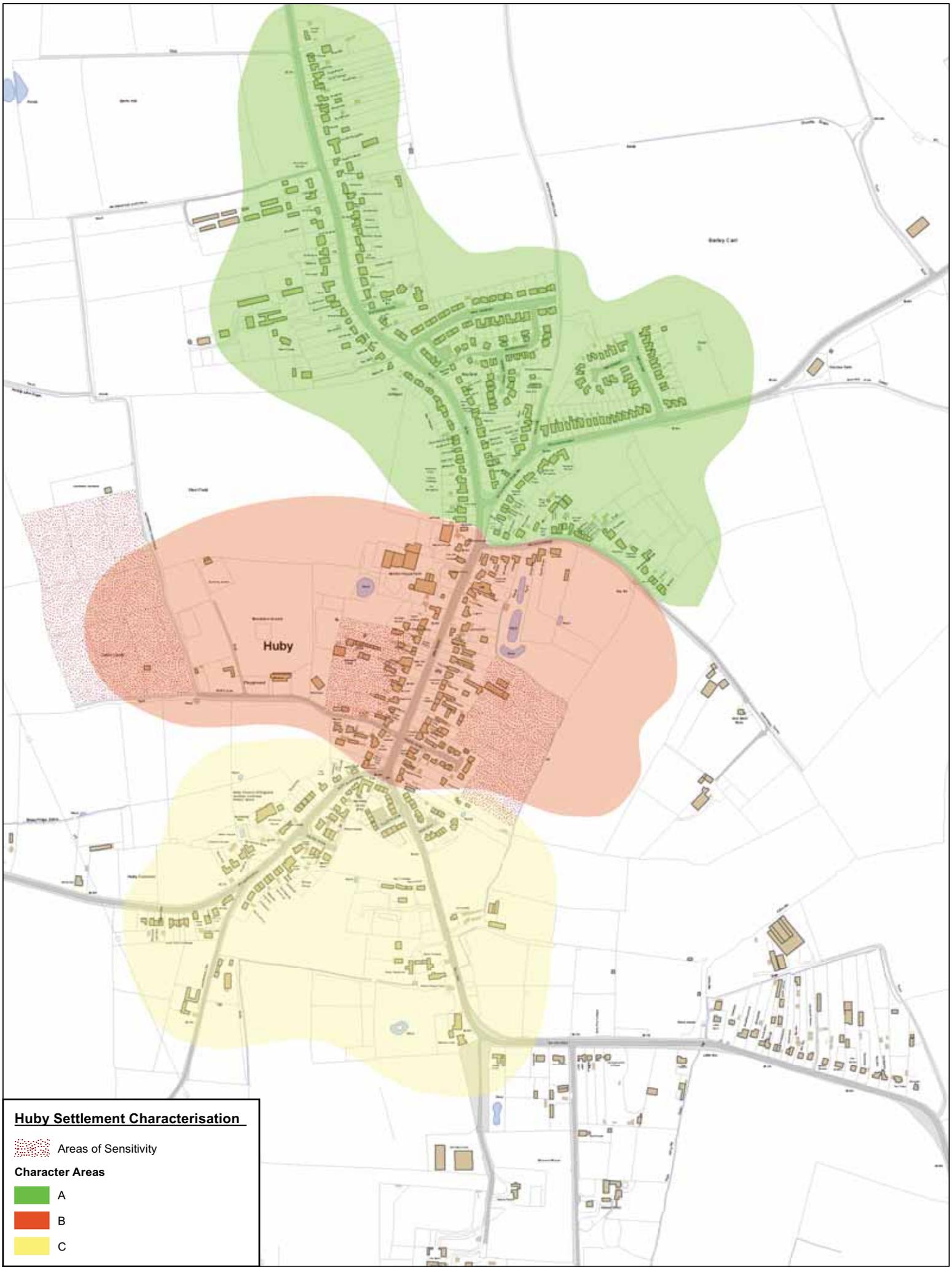
- 1850
- 1890
- 1910
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010



1:4,204

81

Huby



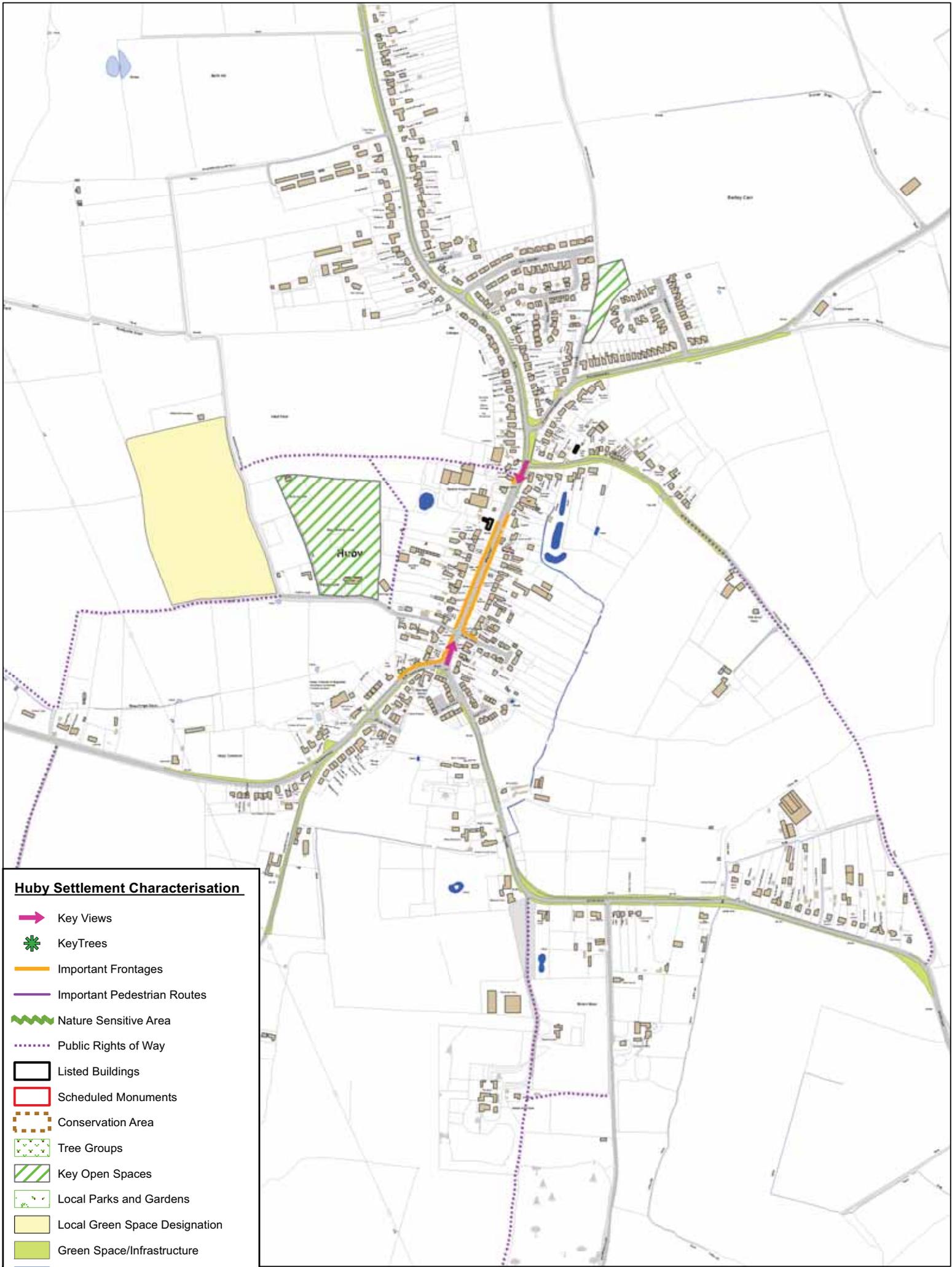
Huby Settlement Characterisation

 Areas of Sensitivity

Character Areas

-  A
-  B
-  C





Huby Settlement Characterisation

-  Key Views
-  Key Trees
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Scheduled Monuments
-  Conservation Area
-  Tree Groups
-  Key Open Spaces
-  Local Parks and Gardens
-  Local Green Space Designation
-  Green Space/Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2

HAMBLETON DISTRICT COUNCIL

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Hambleton Local Plan

Settlement Character Assessments:

Husthwaite

Husthwaite

Husthwaite is located to the south east of Carlton Husthwaite between which ran the Thirsk and Malton branch of the North Eastern railway, which had a station named Husthwaite Gate. Almost parallel with the former railway is the Elphin Beck which formerly served Baxby Corn Mill.

Surrounding Landscape Character and Views

The north of the village can be seen on approach from Elphin Bridge Lane as the village is at a higher position in the landscape. From the south, Beal Close is prominent within the landscape and further views can be had from Highthorne Lane, particularly of St Nicholas Church set with the background of the North York Moors.

Within the village there are a number of key views, particularly where these take in the church. Views are however much restricted by the alignment of the roads and built up nature of the streetscape, although some glimpse views remain. From the north of the village there are open views towards the white horse and north York moors.

General description of form and character

Husthwaite is a nuclear village, formed essentially around the small village green and Church of St Nicholas. The church dates to the 12th century which would have served the former medieval settlement here. The long village street (Low Street and High Street) runs east west with the church in the centre. Views can be had from the central green north towards the open countryside which is at a higher level.

Historic cultural landscape

Historic maps show a number of linear garden plots extending on the north south axis to the north east of the village and some to the south west. Whilst the Historic Landscape Characterisation Study does not identify the sites as tofts, the first edition OS plan shows that this pattern has been retained over time.

Green Infrastructure & Connectivity

Whilst front gardens tend to be green, there is a distinct lack of green infrastructure along the streets, evident from the annotated plan. The Elphin Beck runs to the north west of the village with field drains to the south and west of the village which indicate the direction of land fall. New development should retain green space where this is currently evident and contributes to the character of the street scene. The village is well connected with formal and informal footpaths and these should be protected and enhanced by any new development.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are three suggested Local Green Space designations in Husthwaite which include the central village green and amenity spaces.

Sensitive sites

There are several gap sites within the village and some of these may be suitable for infill development. However, there are also gap sites which play a positive role in the creation of streetscene character and these should be retained. One area has been identified as being of particular sensitivity where development could adversely impact upon the historic character of the Conservation Area, immediately north of Black Bull Cottage.

Character Areas

A Low Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Glimpse views of the hills to the north • Rural views to the west • Brick terraced properties Welsh slate or pantile roofs • Rise in landform towards centre of village • Modern infill development of various types • Views east towards the church 	<ul style="list-style-type: none"> • Any further infill should respect the scale, height and massing of historic properties. • Glimpse views to be retained. • Any new development should incorporate green space between it and the street frontage. • Reinstatement of traditional pattern windows and doors
	Constraints
	<ul style="list-style-type: none"> • Rising landform to the east • Conservation Area



B The Green & The Nookin

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Central village green • Prominent listed buildings • Positive contribution by surrounding green spaces • Views to south • Historic cottages along The Nookin • Modern developments as the land rises to the south 	<ul style="list-style-type: none"> • Retain views of open countryside and listed buildings • Preserve and enhance the green setting of the village centre • Reinstate traditional pattern windows and doors
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Rising landform to south • Setting of listed buildings



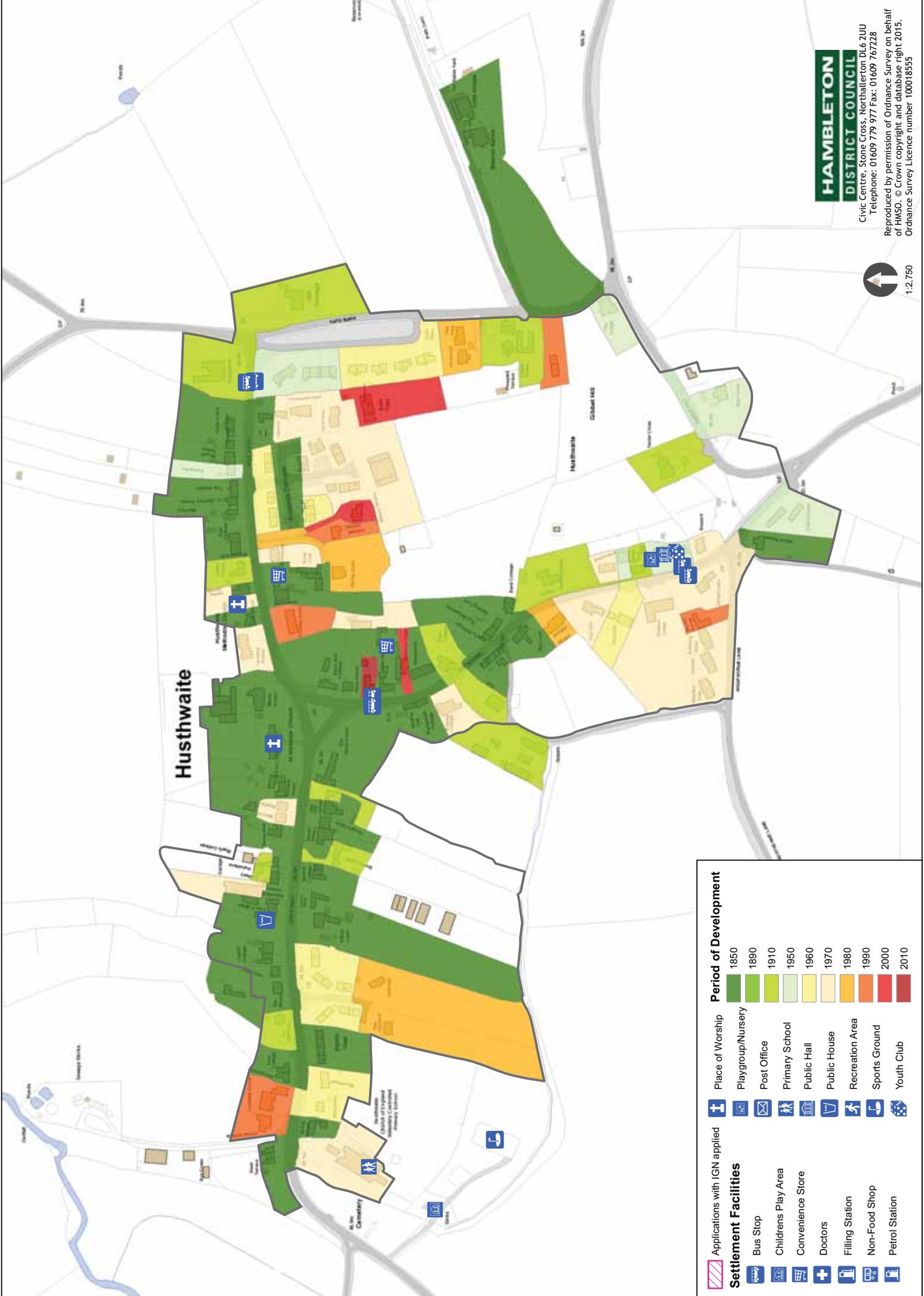
C High Street & Kays Bank

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Narrow street with houses set slightly higher and set back from the road. • Brick walls and hedging or railings. • 19th century dwellings with large bay windows • Former and current Methodists Chapels • Roofscapes in views towards church of interest. 	<ul style="list-style-type: none"> • Retain views towards east of Church • Any new development to have gardens and suitable boundary treatment. • Any new development to reflect scale, height and mass of existing traditional development.
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Views towards church and countryside to north



Source: <http://maps.nls.uk/view/1023444527>



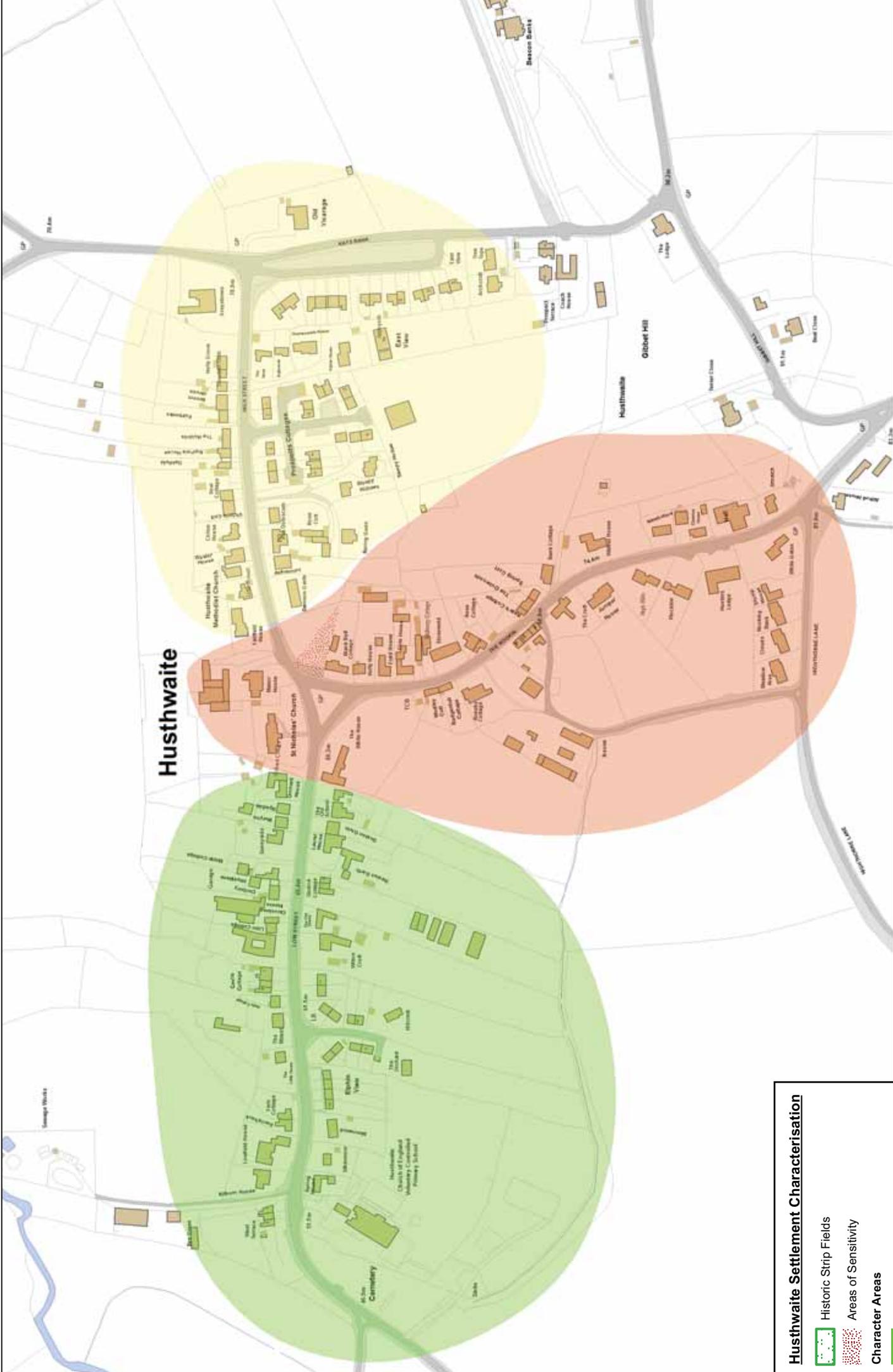


Husthwaite

Settlement Facilities		Period of Development	
	Applications with IGN applied		1850
	Bus Stop		1890
	Childrens Play Area		1910
	Convenience Store		1950
	Doctors		1960
	Filling Station		1970
	Non-Food Shop		1980
	Petrol Station		1990
	Place of Worship		2000
	Playgroup/Nursery		2010
	Post Office		
	Primary School		
	Public Hall		
	Public House		
	Recreation Area		
	Sports Ground		
	Youth Club		

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Husthwaite

Husthwaite Settlement Characterisation

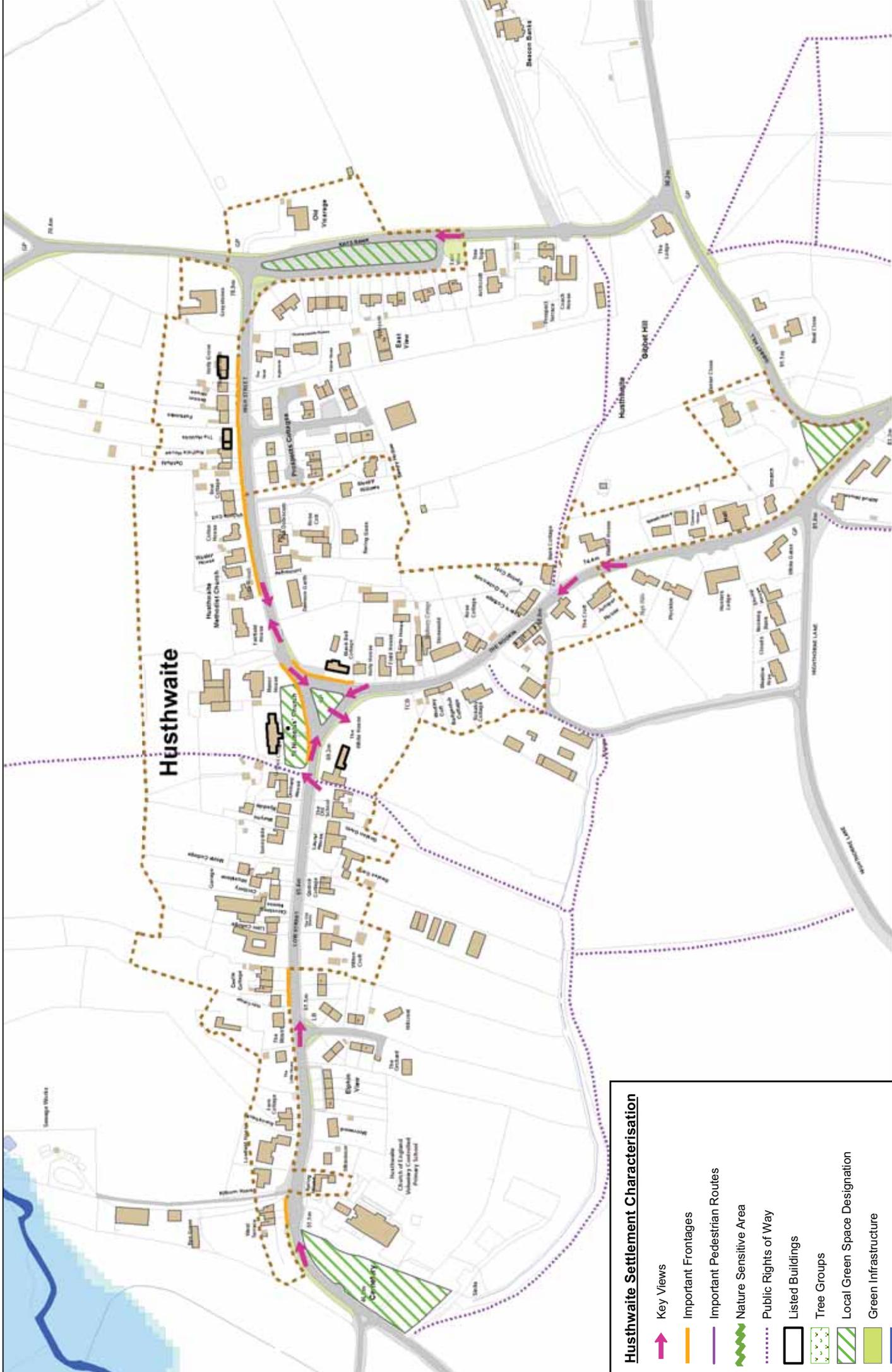
- Historic Strip Fields
- Areas of Sensitivity

Character Areas

- A
- B
- C

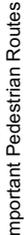
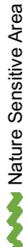
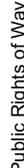
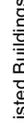
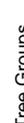
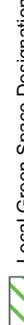


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Hushwaite

Hushwaite Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Tree Groups
-  Local Green Space Designation
-  Green Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2



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**HAMBLETON
 DISTRICT COUNCIL**

Civic Centre, Stone Cross, Northallerton DL6 2UU
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Hambleton Local Plan

Settlement Character Assessments:

Hutton Rudby

Hutton Rudby

The village developed around The Green and North End in the 17th and 18th centuries. Whilst being a location for agriculture and the production of corn, the village soon became a focus for the spinning of flax and the weaving of linen. Weavers cottages line the street at North End and some of the cottages were used for the spinning of yarn, evident in the small windows adjacent to the fireplace. A paper mill was constructed in 1757 by the river, which was converted to produce linen in the 1850s.

Surrounding Landscape Character and Views

Hutton Rudby is located within a valley and a flat surrounding landscape, therefore views into the settlement are limited. Dense tree cover surrounds the village to the north, east and west which prevents views of the built form. Views of the Cleveland Hills to the east can be had from various vantage points and various glimpse views can be had between properties. However, most views are restricted within the built area.

General description of form and character

Hutton Rudby lies on the south bank of the River Leven which flows east to west through the valley. To the north of the River is the settlement of Rudby which is largely 20th century dwellings. Whilst the two settlements are linked by the buildings along the riverside, they remain two different settlements. Significant 1970s development has seen Hutton Rudby expand to the west and south west and within the grounds of listed Linden Lodge.

Historic cultural landscape

The Historic Landscape Character Study shows that the settlement is surrounded by modern field patterns and enclosed land. Broad leaved plantation woodland features along the river bank, however there are no areas of crofts or remnant strip fields within the vicinity.

Green Infrastructure & Connectivity

The village has an abundance of green infrastructure which extends from the river corridor up the banks and into the central village. There are many green footpaths and links between the urban and rural parts of the village. Parts of the woodlands and river sides are designated as Sites of Interest for Nature Conservation (SINC).

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. The village greens at The Green and North End are suggested as green space designations as well as the allotments to the south of Coldie Hill, Land alongside the river, the churchyard and moated site and playing fields.

Sensitive sites

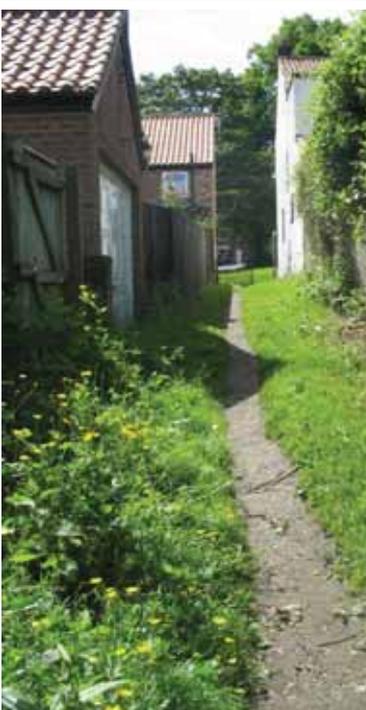
There are no identified sites of historic landscape type, however a number of sites are considered sensitive:

1. the site to the south east of Drumrauck Hall has high visual landscape value, providing a setting to the village and to Drumrauck Hall (NDHA).
2. The non-designated parkland setting of Linden Grange is of significance. Some of this former parkland setting has been eroded through 1970s development at Linden Crescent.
3. SINC sites along river corridor require consideration in any proposals for development in close proximity.

Character Areas

A The Green and North End

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Cottages of brick construction with pantile roofs of varying heights • Bay windows and front canopies are characteristic • Wide village green with significant avenue of trees • Landform rises to west • Cobble and brick cottages of North End • Landform stretches down towards river 	<ul style="list-style-type: none"> • Reinststate traditional pattern windows and doors • Retain and manage trees
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Limited opportunity for infill



B Levenside

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • River Leven flows east to west • 18th century stone bridge • 14th century church • Site of former paper mill/linen mill • Former moated site rear of church • Limited views south from Rudby due to tree cover 	<ul style="list-style-type: none"> • Limited opportunity for development • Conserve and enhance biodiversity • Maintain gap between two settlements • Enhance footpaths
	<p>Constraints</p> <ul style="list-style-type: none"> • Flood zones 1 & 2 • SINC sites • Dense woodland • Watercourse



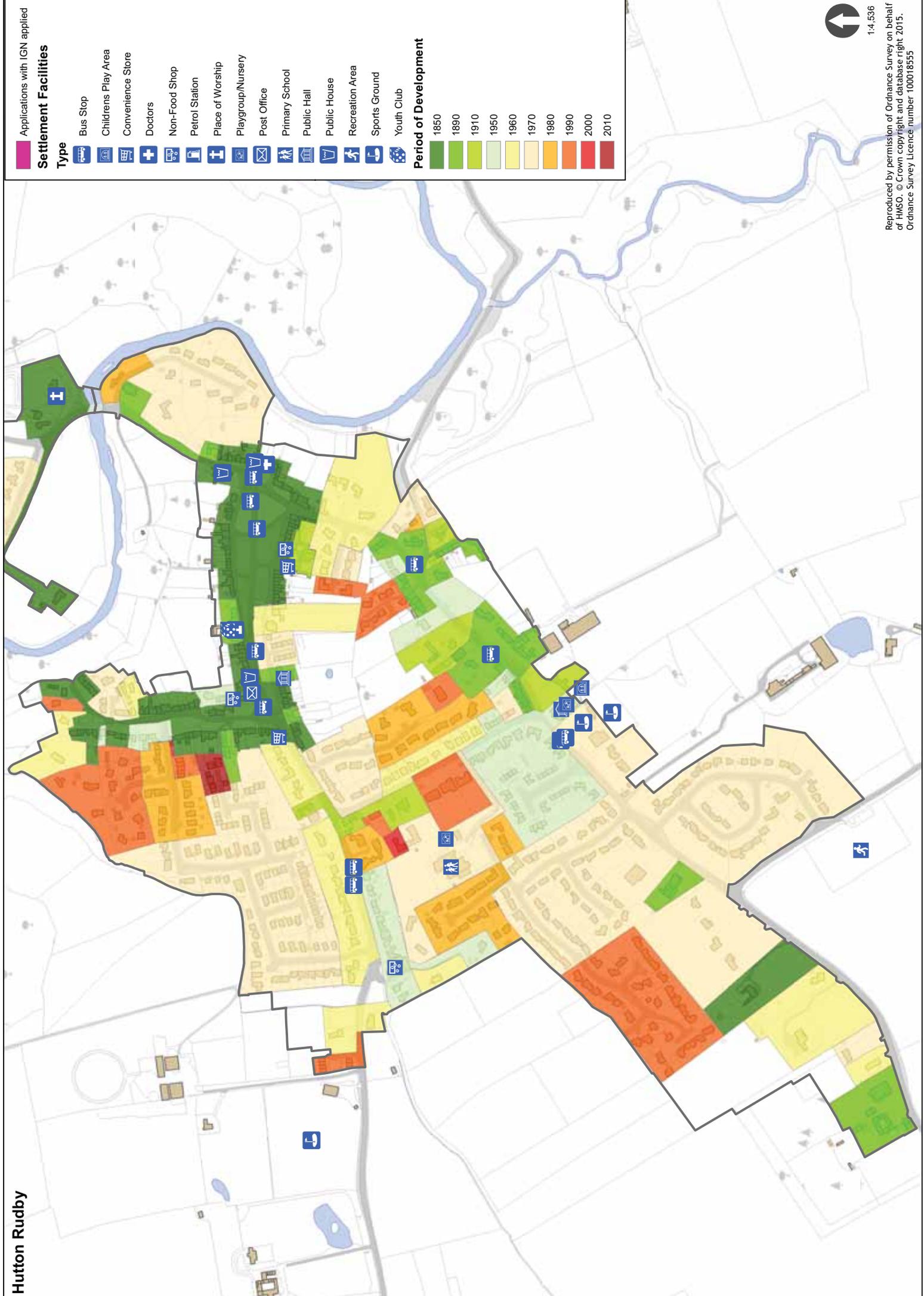
C Enterpen and Belbrough Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Larger detached dwellings set back from roadside • Tree cover • The former National School • Stone or brick boundary walls or hedges 	<ul style="list-style-type: none"> • Preserve and enhance green setting • Retain views of Cleveland Hills to south east.
	<p>Constraints</p> <ul style="list-style-type: none"> • Non-designated park and garden at Linden Grange • Conservation Areas

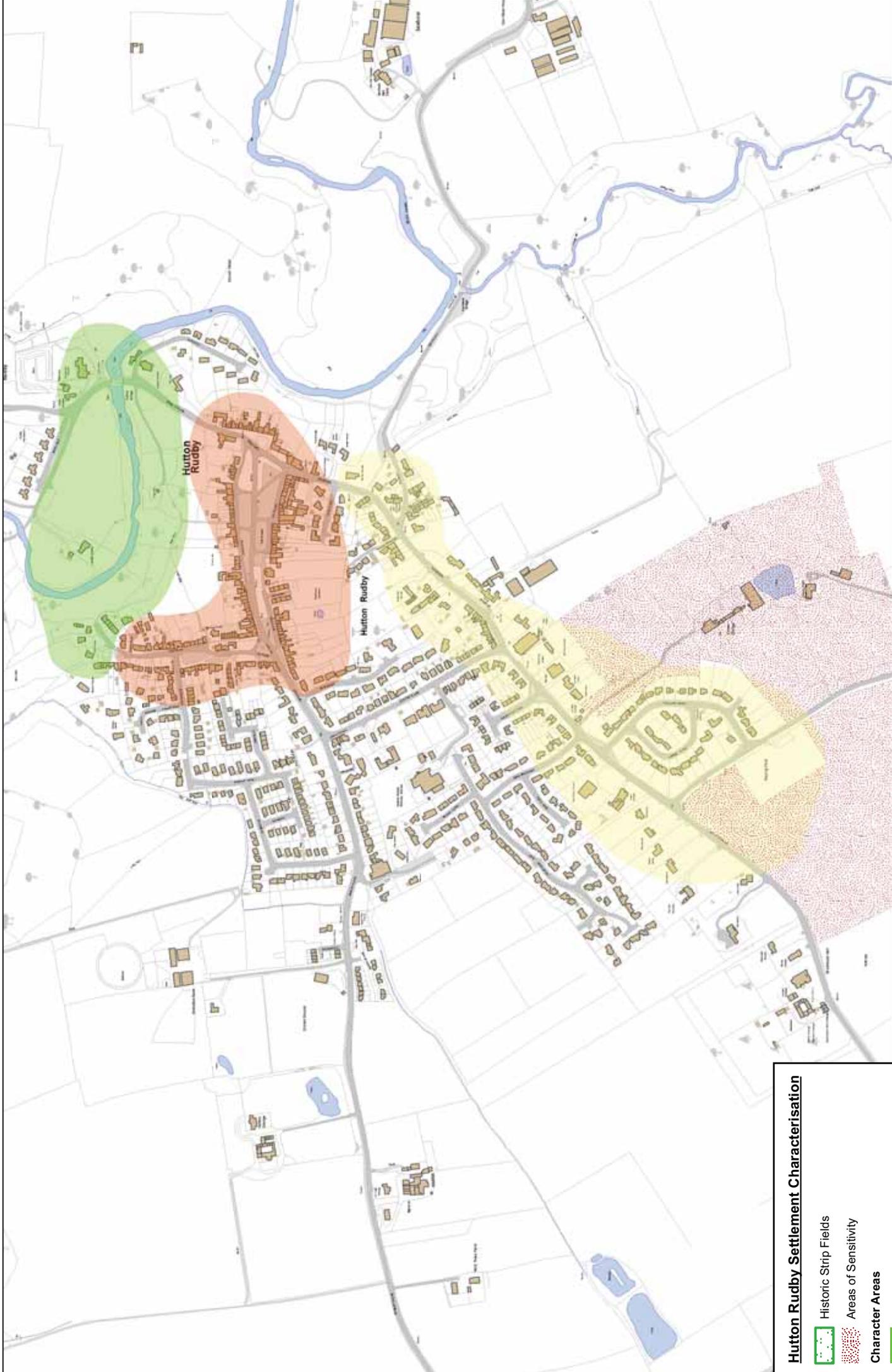


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Hutton Rudby Settlement Characterisation

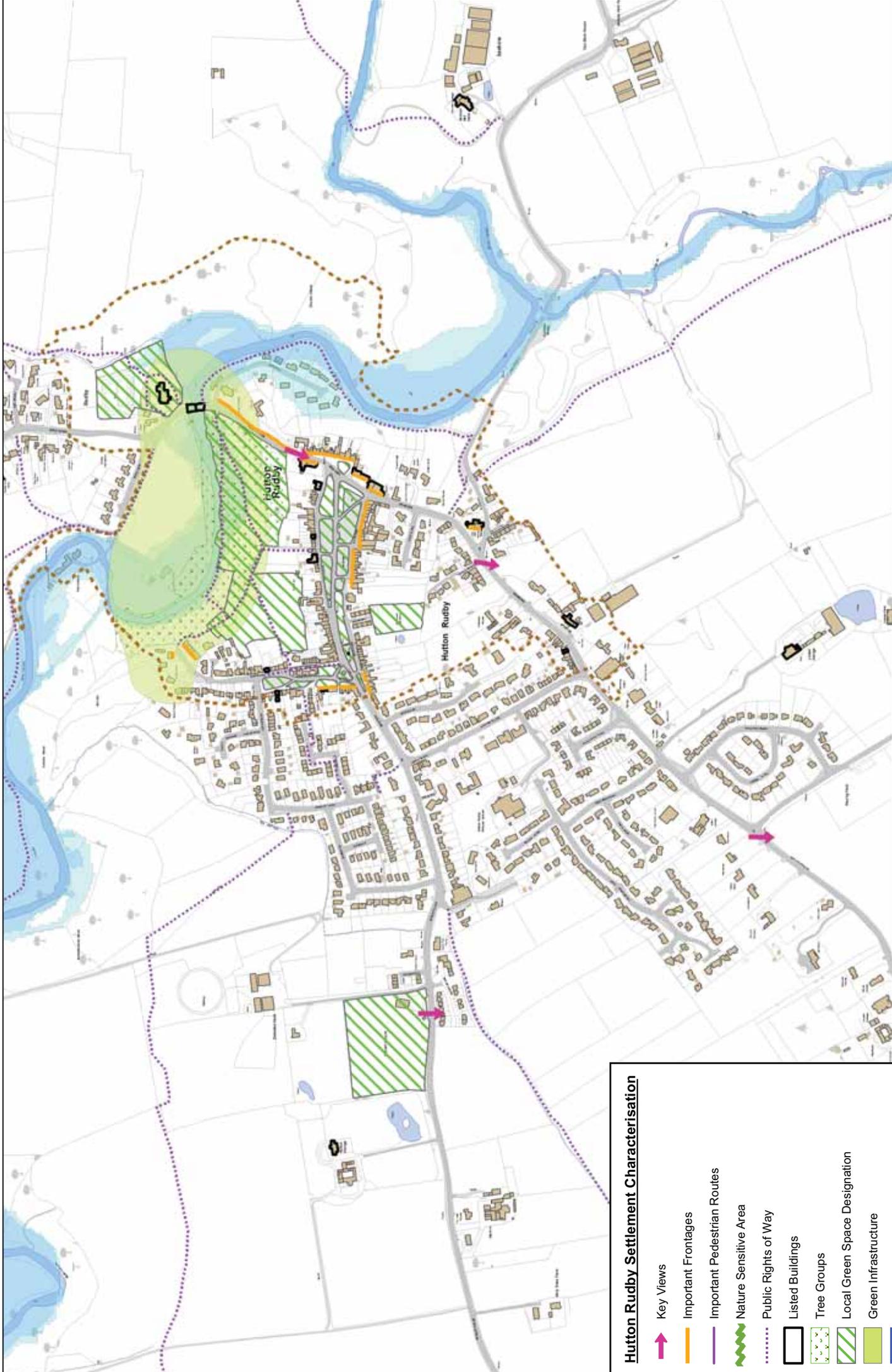
- Historic Strip Fields
- Areas of Sensitivity

Character Areas

- A
- B
- C



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Hutton Rudby Settlement Characterisation

- Key Views
- Important Frontages
- Important Pedestrian Routes
- Nature Sensitive Area
- Public Rights of Way
- Listed Buildings
- Tree Groups
- Local Green Space Designation
- Green Infrastructure
- Water Courses
- Flood Zone 3
- Flood Zone 2



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Hambleton Local Plan

Settlement Character Assessments:

Kirkby Fleetham

Kirkby Fleetham

At the time of the Domesday Survey in 1087, Kirkby and Fleetham were distinct places with separate manors. In the 14th century a motte and baily was constructed from a natural rise to the east of a low lying area. This was the seat of a manor house to which crenellations were added in 1314 to add defences to the building as a result of the threat of Scottish raiding in the early 14th century.

Today the historic core of the village consists of mainly 19th century cottages of brick and cobblestone construction with a mixture of Welsh slate, pantile and concrete tile roof coverings. There are only two listed buildings within the core of the village, these are the Vicarage and Lancaster House.

Surrounding Landscape Character and Views

Like most villages in Hambleton, Kirkby Fleetham is not prominent within the landscape. This is due mainly to the flat surrounding land form and significant woodland cover. To the north of the village is Kirkby Fleetham Hall set within its own designed landscape. This area is a non-designated park and garden and its design is attributed to John Aislabie who was also responsible for Studley Royal and Hackfall in the mid 18th century. The Aislabie family owned the manor of Kirkby Fleetham from 1740 to 1845.

General description of form and character

Kirkby Fleetham is a nuclear village centred around a large village green which is traversed by the minor road network. Later 1960s and 1980s development expanded the village to the north west but has enabled the retention of the village green and its surrounding historic buildings.

Historic cultural landscape

There are no strip field remnants in the village but ancient woodland plays a key role. The centre of the village feels very enclosed to the north due to the proximity of the tree belt. On approach from all directions the farmland is undulating with hedgerows forming the boundaries and animals grazing the land. NYCC proposals for quarrying to the north of Kirkby Fleetham Hall has implications for the wider landscape setting.

Green Infrastructure & Connectivity

The River Swale runs west to east, north of the village as well as Fangdale Beck. The large tree belt of Kirkby Fleetham Hall and the ancient woodland connect into the village at its right hand side along with other trees and hedging down Kirkby Lane. The large areas of green space within the village and grass verges contribute to the green infrastructure. There is a very good public footpath network around the village linking to Fencotes and allowing circular routes. Any new development should protect these green routes and enable further connections.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special

circumstances. There are 5 suggested Local Green Space designations in Kirkby Fleetham including the village green, a footpath route from Kirkby Lane and the Scheduled site.

Sensitive sites

Kirkby Fleetham is a rural village characterised by its village green setting. Long range views across the central open spaces are of high significance. The setting of the green provided by the farmland to the east is of significance and allows a contrast from the western end of the village which is enclosed by development.

1. The curved field to the south east of The Green is considered sensitive to any new development due to its potential impact on the character, appearance and setting of the Conservation Area.

Character Areas

A Lumley Lane and Village Way

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Brick and stone buildings set close to the roadside • Stable building conversions • Lancaster House and Dovecote • Long range views over farmland to south 	<ul style="list-style-type: none"> • New development to follow the building line of adjacent properties • Materials to be of brick or stone with pantile or slate roofs incorporating traditional details. • Green space at key junctions important • Some scope for small scale development to south of existing buildings on Lumley Lane
Constraints	
<ul style="list-style-type: none"> • Views to the south should be maintained. • Retain agricultural nature of approach from west. 	



B The Green

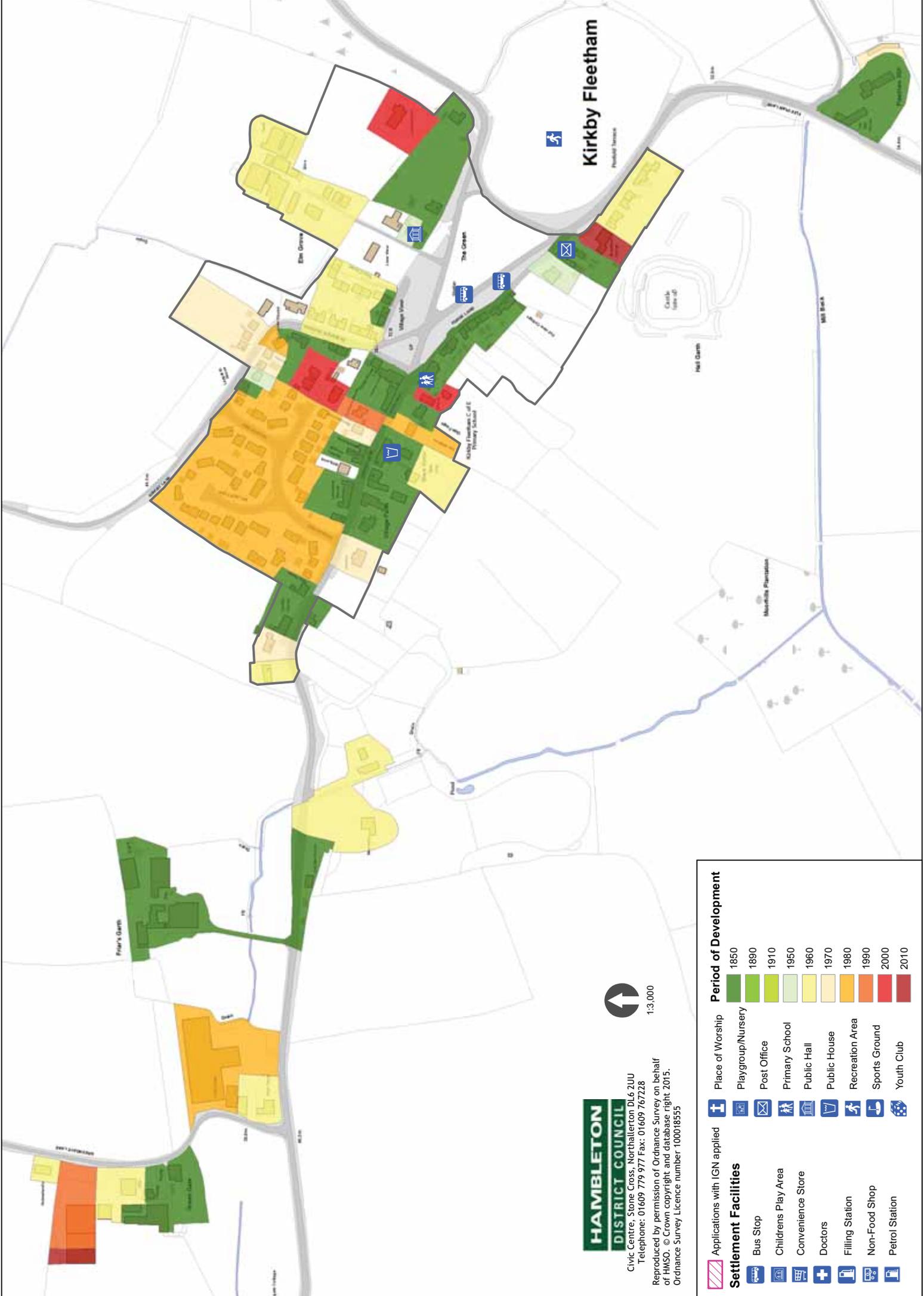
Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Vast village green • Key trees • Sense of enclosure from tree belt to north and narrow roads into/out of main space. • Key curved green space to south east • Undulating scheduled site with public access. • Brick built terraces with pantile and slate roofs • Some larger, detached dwellings 	<ul style="list-style-type: none"> • New dwellings to retain historic character by use of appropriate materials and siting in relation to street pattern. • Good example of appropriate new built at Stapleton House. • Retain views across village green • Retain key space to south west of village • Maintain access to scheduled site and provide interpretation. • Some opportunity for infill
Constraints	
<ul style="list-style-type: none"> • This area is constrained by key space and a scheduled monument. • Tree to north and east are of historic significance. • Tight and narrow bends on approach to village. 	



C Kirkby Lane, St Mary's Terrace

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Kirkby Lane leads to Kirkby Fleetham Hall • Dense tree cover and grass verges • Historically development was contained to the south of the bend to St Mary's Terrace 	<ul style="list-style-type: none"> • Maintain trees to north west of Kirkby Lane • Maintain rural footpath from Kirkby Lane to Lumley Lane. • Any development should retain a green verge/frontage and trees.
Constraints	
<ul style="list-style-type: none"> • Land form higher to north of Kirkby Lane • Boundary of non-designated park and garden being defined by YGT. 	





HAMBLETON DISTRICT COUNCIL

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Applications with IGN applied

Settlement Facilities

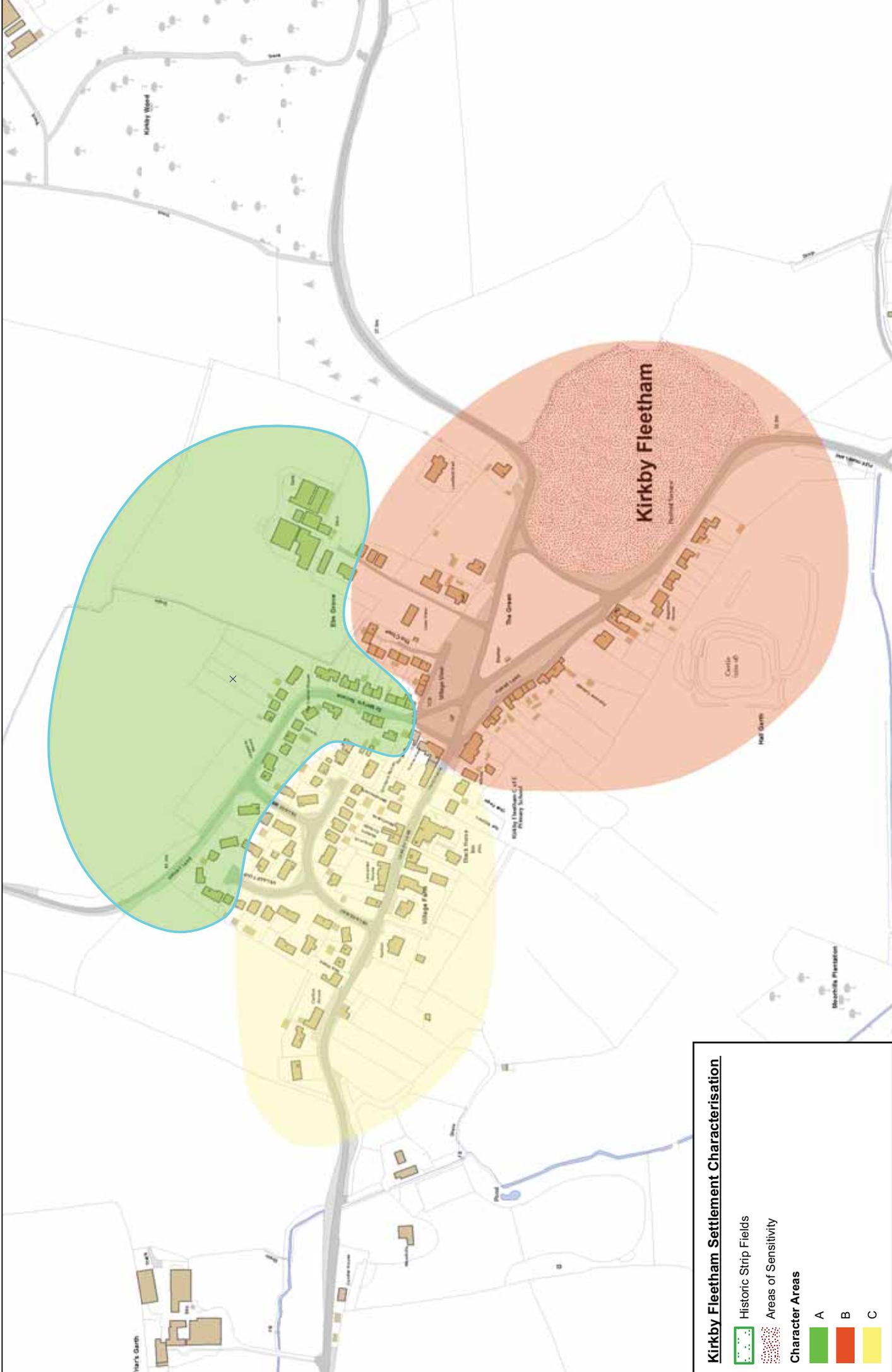
- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Filling Station
- Non-Food Shop
- Petrol Station

Period of Development

- 1850
- 1890
- 1910
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010

Facilities Legend:

- Place of Worship
- Playgroup/Nursery
- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club



Kirkby Fleetham Settlement Characterisation

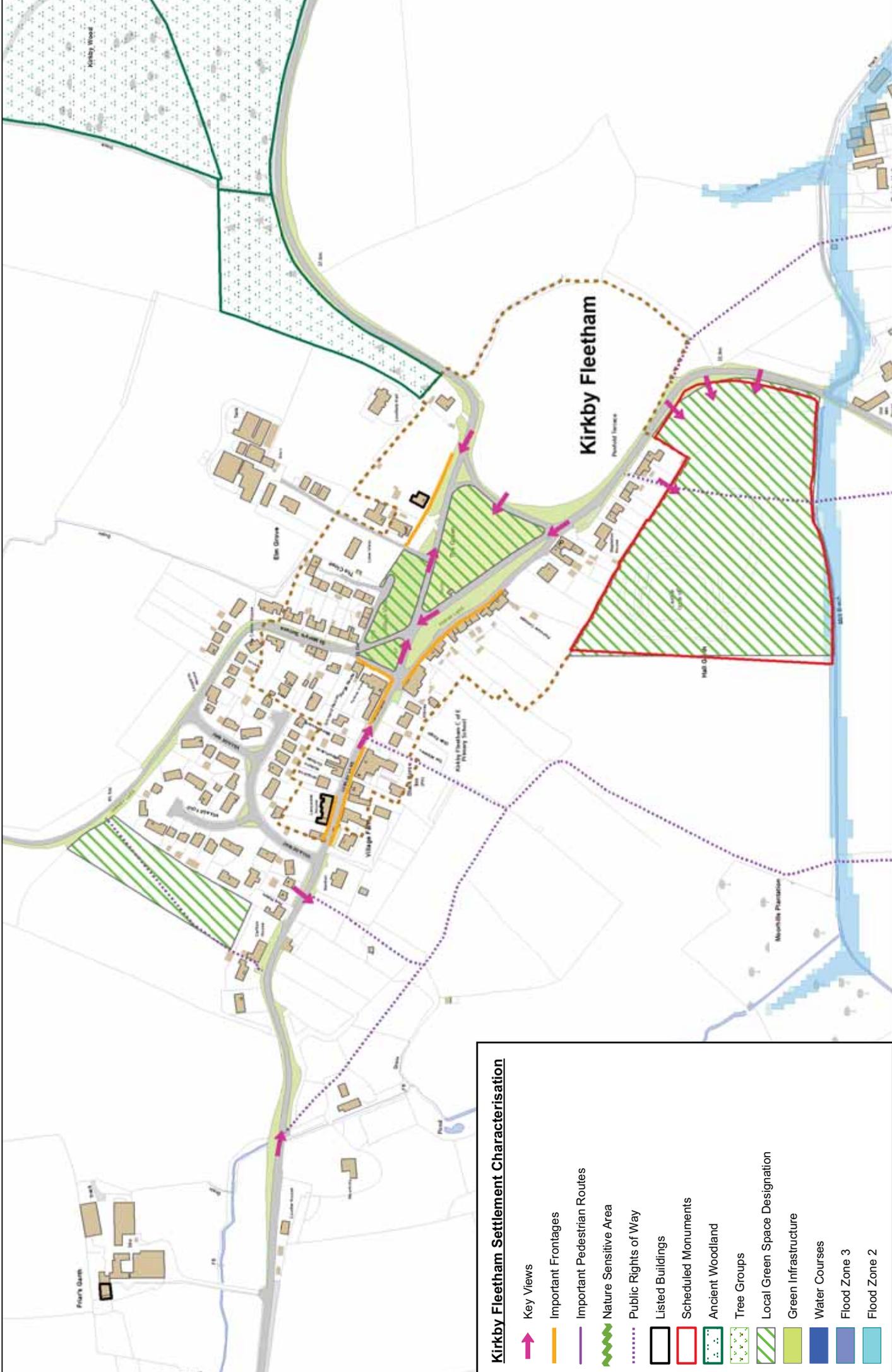
- Historic Strip Fields
- Areas of Sensitivity

Character Areas

- A
- B
- C



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Kirkby Fleetham Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Scheduled Monuments
-  Ancient Woodland
-  Tree Groups
-  Local Green Space Designation
-  Green Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2



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Hambleton Local Plan

Settlement Character Assessments:

Northallerton

Northallerton

This document sets out the Settlement Character Assessment for Northallerton. It looks at the green infrastructure of the town, the historic significance of the surrounding landscape and the particular character of the settlement edge. The aim of this document is to guide decision making and site allocation within the emerging Local Plan.

Northallerton is situated within the centre of Hambleton, 8 miles north of Thirsk. There is good access to the A19 and a key railway station on the East Coast Main Line, connecting Northallerton with Newcastle to the north and York to the south. Northallerton has been a county town since the late 9th and 10th centuries when the Viking invasion established the town at the centre of the Wappentake.

Northallerton has a number of historically significant sites. In the 16th century the former castle was razed to the ground and the mound to the west of the town is the only trace of the former structure. Following this, the Bishops of Durham built a well-fortified palace nearby to serve a similar function, however by the mid 17th century the palace was in decline and the stone was being used to repair other buildings nearby. The site of the former palace is now the town cemetery. Other sites include the former Carmelite Friary and the site of the former St James hospital (1208-1540) along Thirsk Road.

Northallerton is characterised by its long High Street which passes the parish church into North End. The railway line provides a key boundary marker along the western side and the green space includes the former castle site, the Bishop's Palace and Castle Hills. To the south, Victorian development along South Parade now links the town to the parish of Romanby. Significant 20th century developments to the east and south have extended the boundary of the town into the wider countryside.

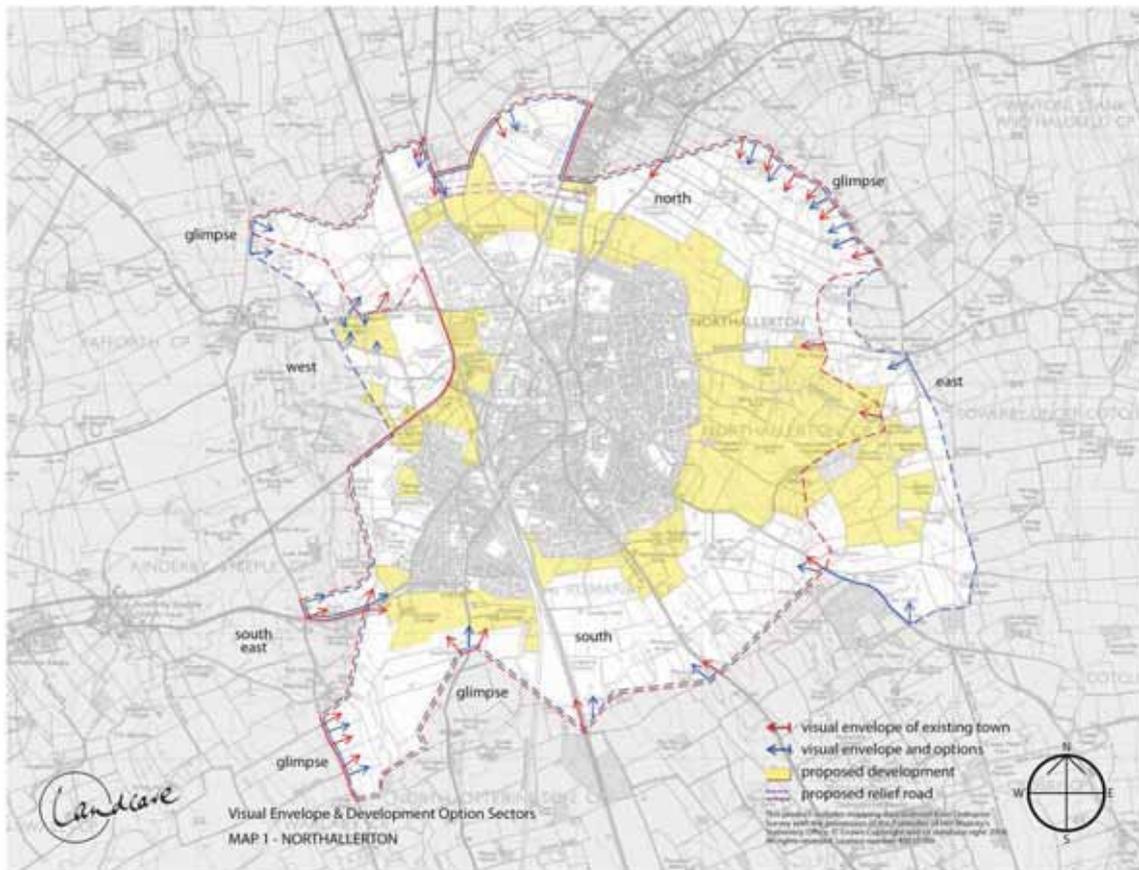


Northallerton First Edition OS Plan 1857

Surrounding Landscape Character and Views

This plan is taken from a visual landscape assessment of the land surrounding the market towns in 2008, which was commissioned as part of the Local Development Framework site assessments.

The plan shows that there are many glimpses of the town from the surrounding countryside to the north east. The ground here is higher and therefore the position allows a wide ranging view. Much of this comprises the 20th century developments on the outskirts, however the church is prominent from the east and you can also see across to the Yorkshire Dales.



Map showing assessment of views into the town during consideration of options in 2008

General description of form and character

The High Street runs north south through the town with the medieval burgage plot system evident running east west. To the rear of the High Street many of the narrow rows of cottages and outbuildings have been demolished but in places these remain of character and of significance within the Conservation Area. To the north over the railway line is the industrial estate and significant development is planned for the north of the town which has yet to be started on site. A number of becks run through the urban landscape, providing a network of green infrastructure.

North

Character

- Former medieval strip fields
- Route of Willow Beck
- John Carr listed bridge at North End
- Views down North End towards Church

Opportunities

- Safeguarding the route of Willow Beck and improvements to access and biodiversity.
- Maintain and improve the green landscape setting between Brompton and Northallerton.
- Enhancement of green space/landscaping within urban environment.

Constraints

- Railway line makes new crossings/footpaths difficult to implement.
- Traffic congestion at North End.
- Gap between Brompton and Northallerton must be protected.
- Railway line to west.
- Land form rising to the east allowing views toward the town.



East	
Character <ul style="list-style-type: none"> • The eastern fringe is entirely enveloped by 20th century housing. • Views from the east across to Yorkshire Dales in west over the top of the town. 	Opportunities <ul style="list-style-type: none"> • Maintain and enhance green links with wider countryside beyond. • Maintain and enhance views across to west.
Constraints <ul style="list-style-type: none"> • Land form rises to east and views toward and the town and beyond can be had from Bullamoore and Hailstone Moor. 	



South	
Character <ul style="list-style-type: none"> • Spittal House – Grade II listed building on site of former St James Hospital • South of town enveloped by 20th century housing. • Northallerton becomes visible from a distance along the Thirsk Road. 	Opportunities <ul style="list-style-type: none"> • Maintain and enhance green landscape setting on approach from the south. • Maintain and enhance setting of Grade II listed building.
Constraints <ul style="list-style-type: none"> • Railway line running north-south. • Setting of listed building. • Prominent approach from Thirsk. 	



West

Character

- Site of Bishop's Palace scheduled monument.
- Site of former castle.
- Town cemetery.
- Site of former Roman camp at Castle Hills
- Wetlands associated with River Wiske east of Yafforth.
- Howe Hill Motte scheduled monument north east of Yafforth

Opportunities

- Protect and enhance historic sites.
- Provide better links to the rest of the town by improving access through Applegarth car park and other developments.
- Provide interpretation to historic sites.
- Improvements to biodiversity along River Wiske.

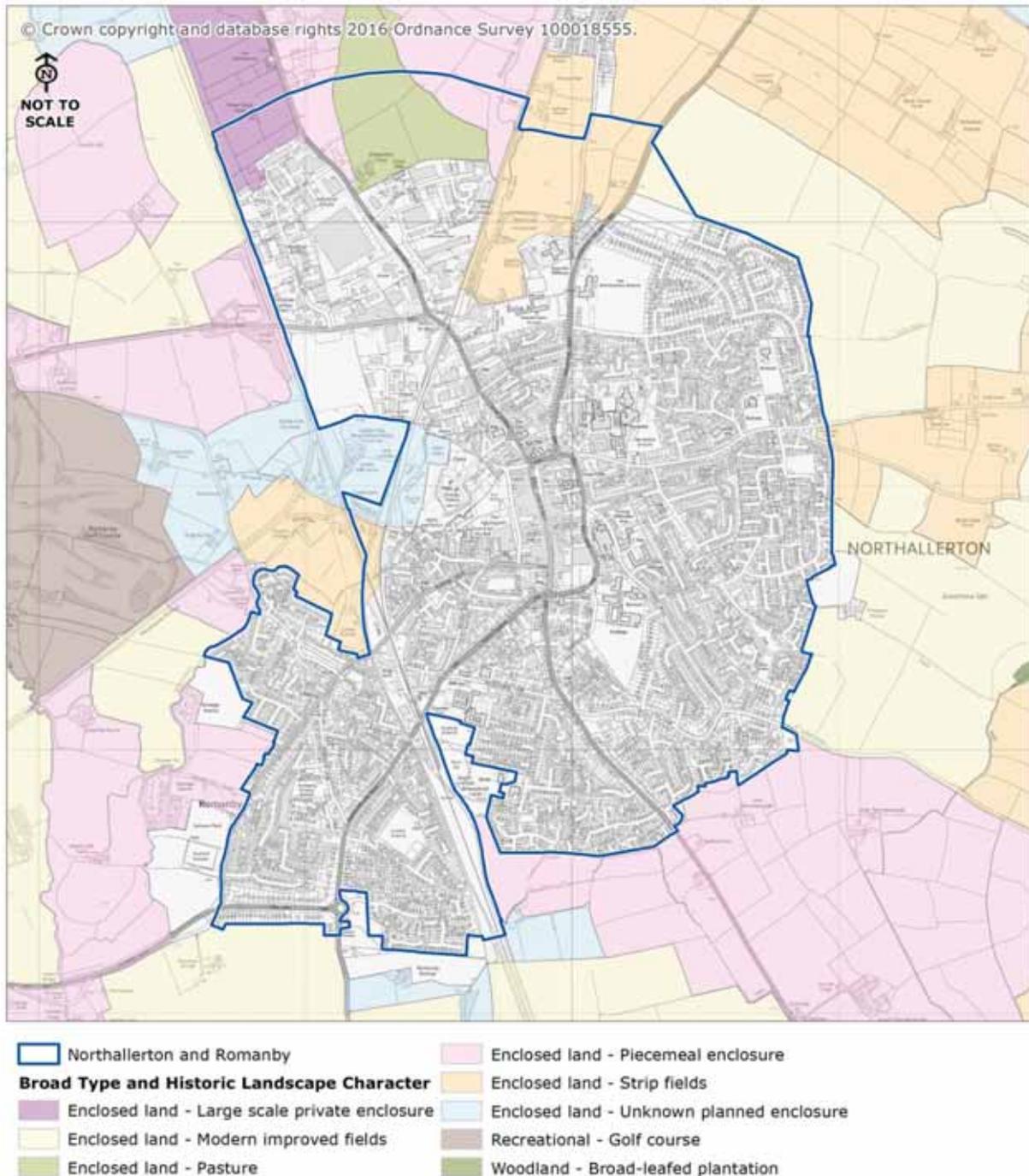
Constraints

- Scheduled monuments
- Castle Hills ringwork and bailey
- Railway line running north-south
- River Wiske wetlands



Historic cultural landscape

The historic landscape retains some evidence of former medieval strip fields, which are large fields divided into many narrow strips of land for individual farmers or tenants, sometimes these retain evidence of ridge and furrow lines. Strip fields are evident to the north of the town towards Brompton, west towards Romanby and to the east towards Hailstone Moor (see orange areas below).



Green Infrastructure & Connectivity

Northallerton has a series of becks with traverse the town. Turker Beck comes from the east and runs underneath Friarage Street where it becomes Sun Beck and extends through the Applegarth car park. Willow Beck comes from Brompton and under the bridge at North End to join with Sun Beck into Romanby. The becks provide a green infrastructure network but they are not prominent visual features within the urban landscape. It will be important for future development to safeguard the routes of these watercourses and to improve the appearance and biodiversity along the route. Green space associated with the former castle and the site of the Bishop's Palace are also not prominent within the landscape of the town being hidden behind the main urban environment with poor footpath links.

The Northallerton Green Infrastructure Group are preparing a Green Infrastructure Strategy for the town and the preliminary map indicates the sites for landscape protection and buffer areas which are of importance to the character and setting of Northallerton (Map 4). Please refer to the most up to date work on this strategy as it progresses.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 15 suggested Local Green Space designations in Northallerton. See map 3 for detail.

Areas of archaeological potential

Mapping of archaeological events, monuments and National Mapping Programme data has been provided for Hambleton by NYCC. A 3km buffer zone around the Market Town was set so that data relating to the surrounding undeveloped area could be captured and interpreted. This data has been used to identify whether any of the 'call for sites' sites have archaeological potential. Within the assessment database a positive indication has been given where any of these records have been identified to raise awareness of potential for archaeological finds. A grouping of records within close proximity would indicate greater potential.

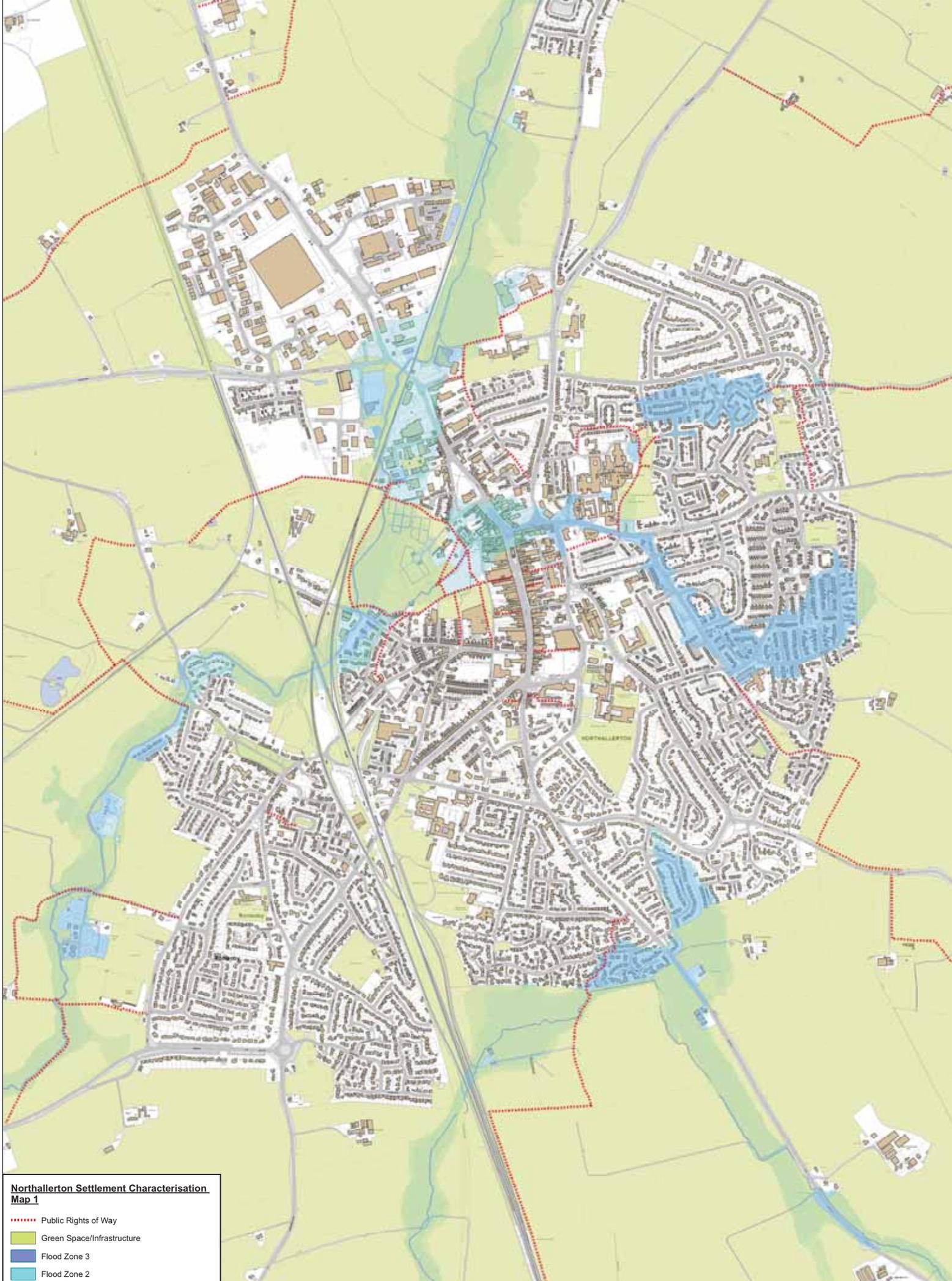
NMP data was unavailable for Northallerton, however from the events noted by NYCC it is possible to see that most archaeological finds have been located within the urban environment with a grouping to the east and south east. Several sites in the north and east have had surveys undertaken which should be referred to within the site assessments.

Refer to NYCC maps for further detail.

Summary

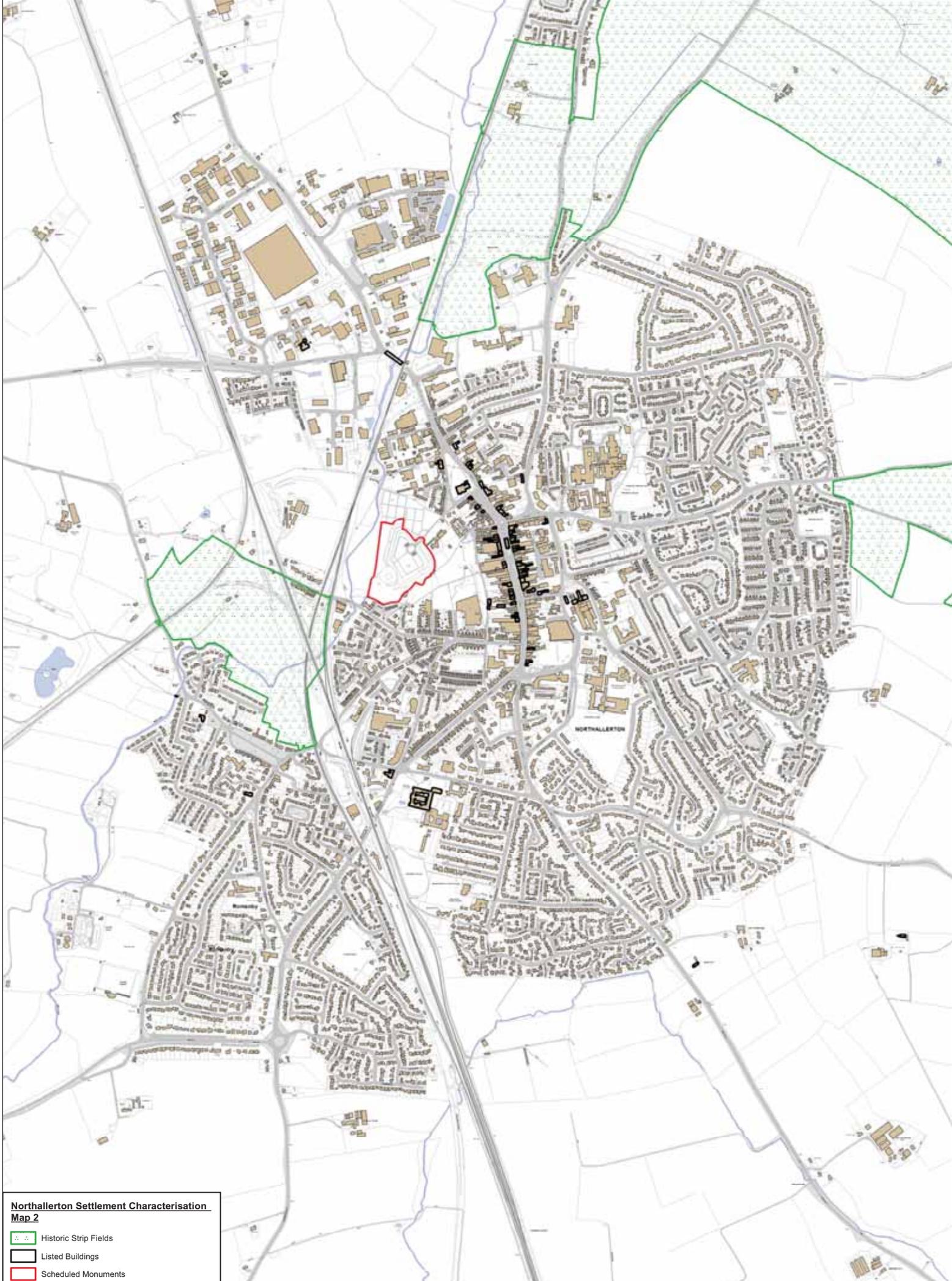
The town itself has retained much of its original plan form with the key north-south High Street and Back Lane, now East Road. The medieval burgrave plot layout is of high significance within the Conservation Area. Development to the rear of the Rutson Hospital has been designed to respect this plot pattern using narrow strips of building within individual pitches. The redevelopment of sites to the rear of the High Street should use this approach as a model to conserve or reinstate this pattern wherever possible.

Due to the sensitivity of sites to the west and north of the town, consideration would need to account for any proposed development on the setting and significance of these assets. Any development to the east of the town would need to consider the key views from the higher land on the east and the identified strip field pattern.



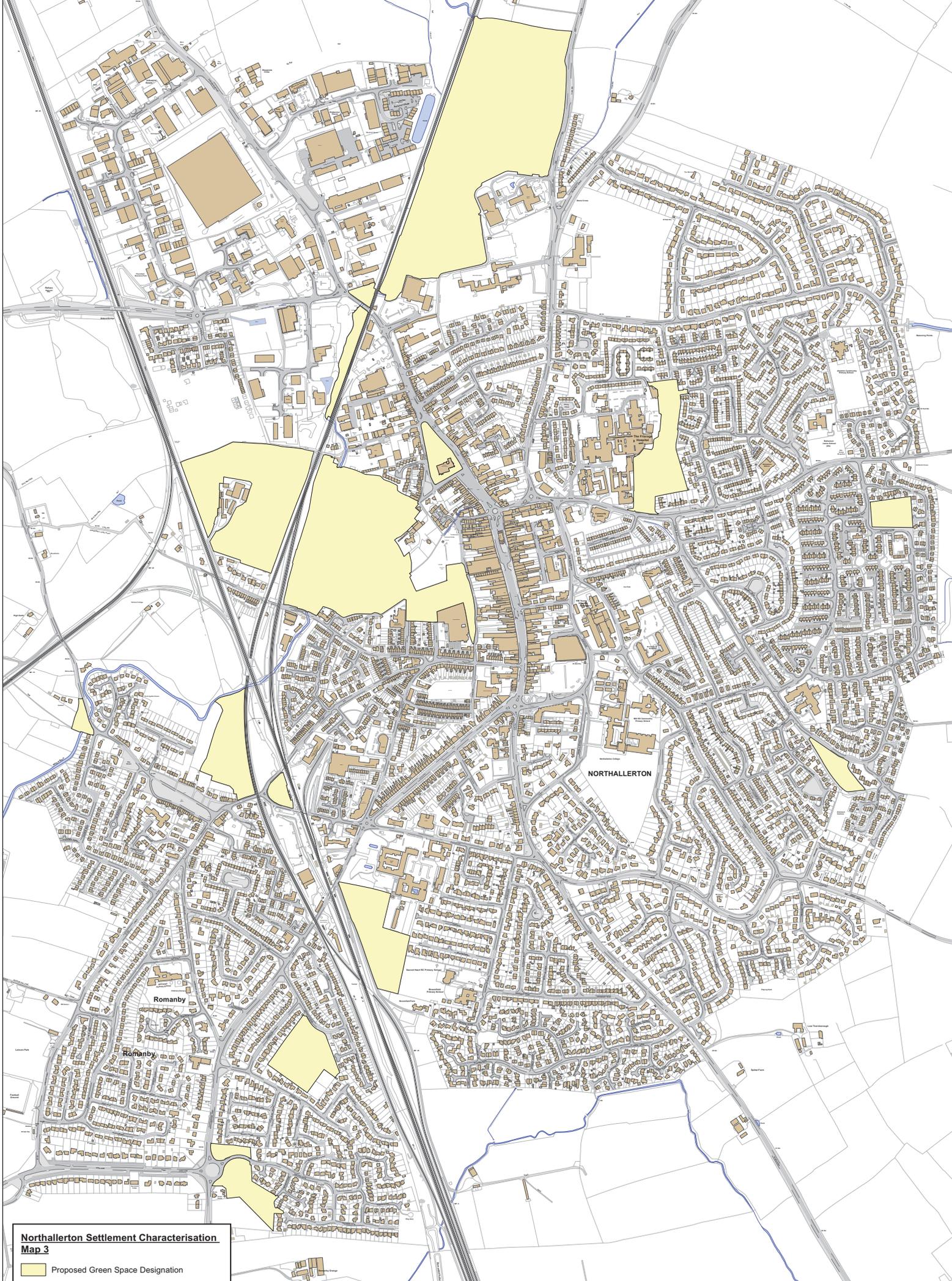
**Northallerton Settlement Characterisation
Map 1**

- Public Rights of Way
- Green Space/Infrastructure
- Flood Zone 3
- Flood Zone 2



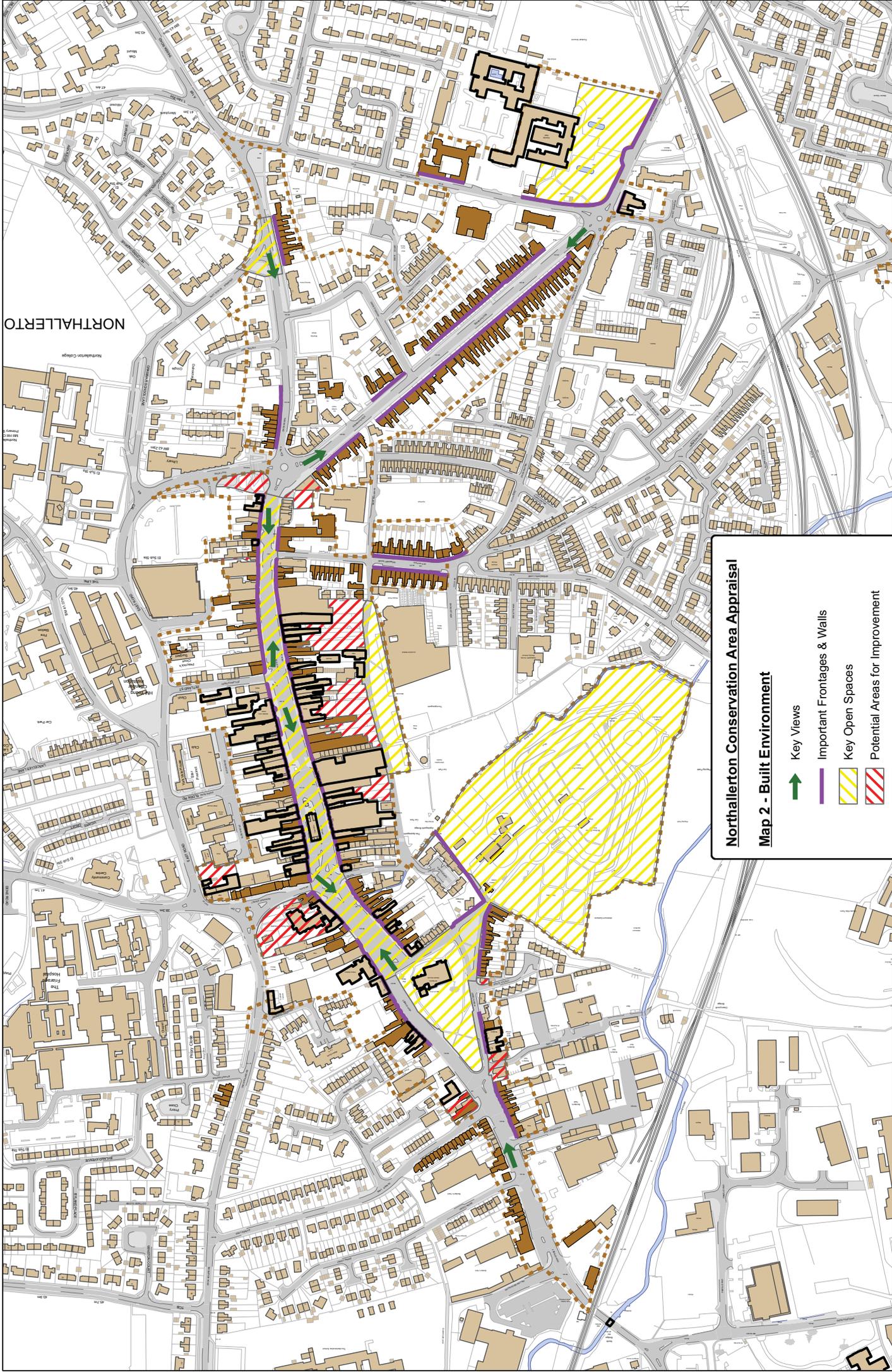
**Northallerton Settlement Characterisation
Map 2**

- Historic Strip Fields
- Listed Buildings
- Scheduled Monuments



**Northallerton Settlement Characterisation
Map 3**

 Proposed Green Space Designation



NORTHALLERTON

Northallerton Conservation Area Appraisal

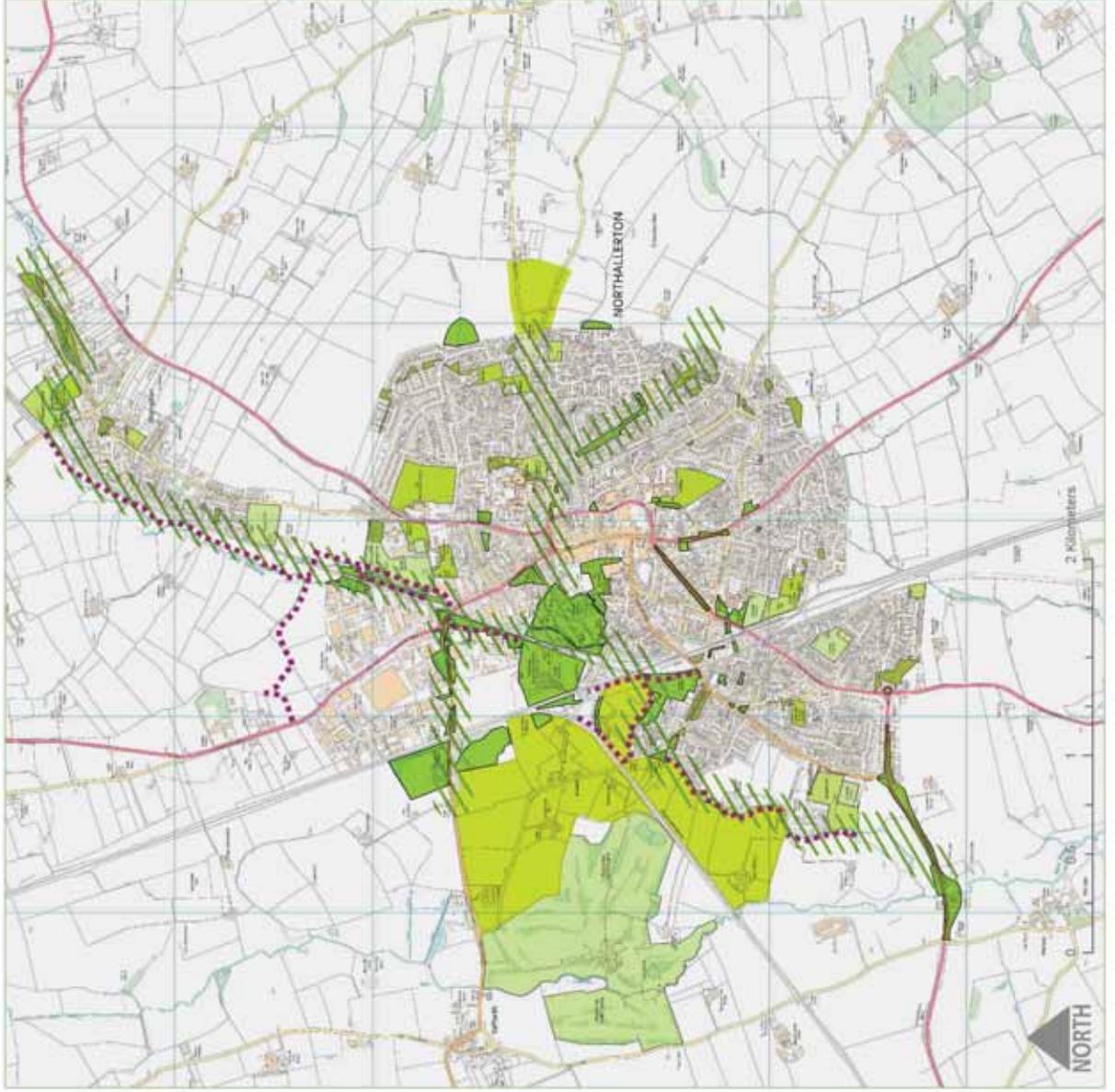
Map 2 - Built Environment

- ↑ Key Views
- Important Frontages & Walls
- ▨ Key Open Spaces
- ▨ Potential Areas for Improvement
- Buildings of Local Interest
- Listed Buildings
- ⋯ Conservation Area

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EXISTING GREEN SPACE

-  Allotments
-  Amenity Public Open Space
-  Children's Play Areas
-  Family Leisure Space
-  Playing Fields
-  School Grounds

PUBLIC ACCESS

-  Proposed public footpath/cycle route

ADDITIONAL GREEN SPACE

-  Proposed Green Space

LANDSCAPE CHARACTER CONSERVATION

-  Proposed Landscape Character Conservation

PROPOSED GREEN INFRASTRUCTURE CORRIDOR

-  Proposed Green Corridor

Hambleton Local Plan

Settlement Character Assessments:

Sessay

Sessay

Sessay is an ancient farming settlement mentioned in the Domesday Book as Sezai; it is known to have had an established church by the C11th. Remnants of the ancient manor house still exist as undesignated archaeology at Little Sessay to the South. Here an extensive and early ridge and furrow field system still dominates the landscape. By the 1600s the village had moved North to its present day location, the village green now contains Sessay's Village hall and Playing Fields. The Parish was part of the Dawnay family estate for over 400 years before being split and sold at auction in 1918. The 7th Viscount Lord Downe commissioned the eminent Victorian architect William Butterfield to design a new church, school, bridge and several estate cottages for Sessay in the mid C19th during the construction of the East Coast railway which runs nearby. Most of Butterfields buildings and structures survive and contribute to the special character and appearance of the village.

Surrounding Landscape Character and Views

Little Sessay to the South contains the meandering Birdforth Beck set within an undulating landscape, carpeted by deep sandy alluvial soils and edged with native hedgerows. The richness of the land with a ready source of water will have contributed to the location of the manor with its associated ridge and furrow fields. Today, many of the field margins are lined by attractive and mature trees. Around 1800 part of the ancient landscape was incorporated into a designed landscape associated with the remodelling of the rectory. There are a number of significant views out from the rectory and at various locations along the village street across to the White Horse of Kilburn.

In general the geology to the North of the village changes from fertile sandy soil to boulder clay; here can be found the site of the old Sessay Brickworks and an extensive area of fishponds, the land in this area is prone to flooding. The topography throughout the village centre and to the North is generally flat, rising gently West to East towards Highfield Farm. Drainage to the North is towards Scarfe Shay Beck.



Mature trees line the village street and form a sylvan entrance to the rectory



Trees enclose and define space adjacent to the village school



General description of form and character

Sessay has developed as a linear plan; most properties are set back facing onto a village street with a fairly consistent building line. Mature street trees overshadow and reinforce edges although there is a generally open aspect to the village street with vistas out to the landscape beyond. The centre of the village with its cricket field is open in character with extensive views out over open farmland towards the White Horse at Kilburn. The northern end of the village contains mostly modern housing developments of limited character or local distinctiveness.

Historic cultural landscape

Ridge and Furrow field systems are becoming rare in the county as hedgerows are removed to create larger fields and the land is ploughed level to make it easier to farm with modern machinery. Sessay contains a relatively intact ancient farming landscape with elements of an early C19th designed landscape; many street trees are fully mature with some showing signs of disease and require management for the future. The conservation of the landscape in Sessay would be desirable.

Green Infrastructure and Ecology

Sessay does not appear to have recently been assessed for green infrastructure, biodiversity, ecology, or wildlife significance. Further ecology information is available under Hambletons licence from the North Yorkshire Ecological Data Centre www.nyevedc.co.uk. There are recordings of Great Crested Newts, Tansy Beetle, and bats in Sessay village. An area of land to the North of the village that has been flooded for several years needs to be assessed for biological, ecological/wildlife significance along with historic dew ponds, ridge and furrow fields and potentially other sites in the village that may be subject to change or development. There are presently just 3 TPO'd street trees in Sessay.

Designated green space and public footways

The main area of local Green Space in the village lies around the Village Hall and contains the village cricket field, bowling green and play area. The community have planning permission to extend this area by several acres to build a new Village Hall, 5 new homes and an additional cricket pitch etc. The existing playing fields along with a parcel of land close to the village school and church (known as Church Green) are registered Common Land. There is a good network of footpaths in Sessay but many need attention (one runs across the cricket pitch and another through the village hall and could benefit from being re-routed).

Sensitive sites

There are very few opportunities for infill development or significant housing growth in Sessay without extending into open countryside. The Community Plan recognises a need for 10 new family homes and affordable accommodation for existing and future residents, this number has already been exceeded by permissions since the Plans publication in 2012. Part of Village Farm is listed and urgently in need of repair, the entire farmstead is vacant and unused; the site has not been put forward as a potential housing site allocation. All of the draft sites in Sessay presented under the recent call for housing site allocations lie to the Northern end of the village in areas prone to flooding; one of these sites is permanently water-logged. Sessay PC is working with NYCC Flood Risk Management Team to develop a Surface Water Management Plan for the village to better understand the cause of flooding and potential solutions, this document, when available, will inform future site allocations if and when more are made.

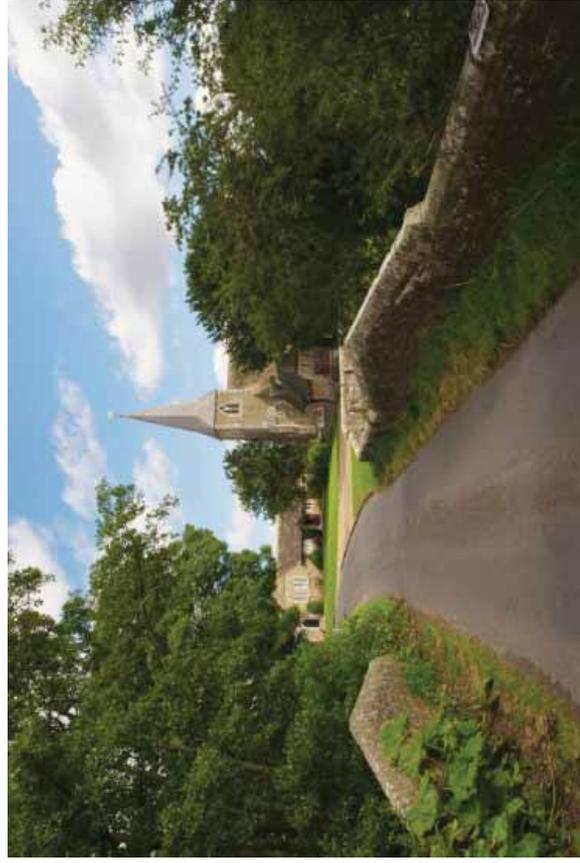
Character Areas

Sessay has been divided into 3 distinct character areas:

- A Little Sessay (including the old rectory)
- B Sessay Village
- C Little Hutton

A Little Sessay

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Developed from the C12th as manorial estate • Historic landscape still evident, including ridge and furrow field system (deep and fertile sandy soils) • Archaeological remains evident with fragments from the ancient manor. • 2 farmsteads developed on the site of manor, the settlement then moved to its current location around a village green from the C17th. • William Butterfield designed St Cuthbert's Church and school in mid C19th • Many of the surrounding fields are now part of a fruit farm which draws visitors to Sessay in the summer. • Local red brick and pantile, including shingles on the church spire and modern materials associated with farming. • High concentration of listed buildings and heritage significance 	<ul style="list-style-type: none"> • Sessay and Hutton Sessay Community Plan (Sept 2014) proposes consideration of a Conservation Area • Church requires WC/Kitchen to extend its public use. • Non-designated heritage assets survive (incl field system) need to acknowledge and protect. • Extent and nature of the ancient manor and early horse racing course is little understood. • Scope for archaeology potential. • Significant trees, ancient landscape and hedgerows are unprotected. Village Plan proposes an audit and potential CA. • Need to address car parking, traffic management and drop off for the school and church (including appropriate signage). <p>Constraints</p> <ul style="list-style-type: none"> • Fields prone to flooding- Birdforth Beck • No opportunity for infill development & outside village development limits.



St Cuthberts church, school and bridge by W Butterfield



Map indicating site of Hall & late C18th horse race

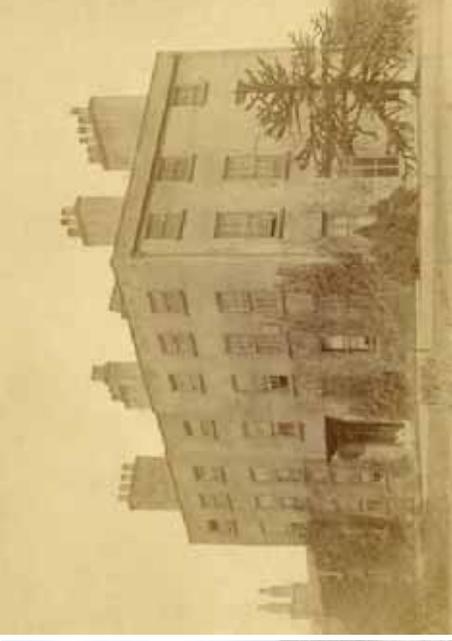


Ancient window fragments at Rooper Hill Farm, font/mortar at Church Farm, plus ridge and furrow field systems picked out in the snow





Sessay community re-enacting Edwardian garden party at the Old Rectory in 2012; and the Rectory pre 1920



B Sessay Village

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Strong linear plan and recessed building line • Still remnants of historic irrigation ponds many now silted up. • Settlement has grown incrementally and in a dispersed fashion as infill development. • Several William Butterfield cottages and 2 C19th farmsteads still exist • Short terraces and detached cottages (generally 2 stories) often set back in mature gardens and characterised by linear single story lines of outbuildings (originally designed to hold livestock that would have been grazed at the village green). • Historically handmade red brick and pan tile, now interspersed with a range of modern building materials and finishes. 	<ul style="list-style-type: none"> • New development should encourage elements of local distinctiveness and character. • Area prone to flooding and requires a Surface Water Management Plan. • Historic ponds are silted up and could be restored to help bio-diversity/ecology/wildlife and flood management. • Significant trees and hedgerows could be protected. Village Plan proposes an audit/potential TPOs and CA. • Opportunity to reinstate and introduce lost architectural features and details (including to designated heritage assets.) • Develop a pavement to the North of the village. • Promote approved plans for a new community hall, including enhanced sports and play provision

	<p>Constraints</p> <ul style="list-style-type: none"> Community Plan 2014 identifies a need for 10 new homes (this has already been exceeded by recent permissions).
--	--



William Butterfield cottage close to Old Cricket Field Lane



Historic cottages with mature gardens facing the village street



Recent new homes utilising red brick and pan tiles



Building line and local character is diminished to the North of Sessay



Downe House (GdII).



Mature street trees contribute a strong sense of enclosure and add character to all parts of the village.



C Little Hutton

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • largely 19th century detached cottages intermixed with modern bungalows, WW2 buildings and light industrial/farm related structures • Originally the site of former Sessay Brickworks and clay extraction • Houses become more separated as they extend out from the village centre. 	<ul style="list-style-type: none"> • Area prone to significant flooding • Land between The Gables and Montrose is flooded for most of the year, it is now an established wet land, it may have biodiversity/ecology/wildlife significance. • Highway and utilities dominated area, with poor edge definition and landscape; pylons and overhead wires are very noticeable, consider potential to screen or bury alongside any new development. • Scope for new build infill and edge development at the junction into the village to create a more attractive and defined gateway.

	<ul style="list-style-type: none"> • No footways in this area • New build should respect traditional elements of local distinctiveness including massing, layout, form, height, choice of natural building materials, value of street trees and native hedgerows.
Constraints	
<ul style="list-style-type: none"> • Area subject to flooding • Highway intersection with vehicle access constraints 	



Herons Way and the Grange



Scarthroyd Cottage



Sessay Fish Ponds, a popular leisure and visitor facility

Further historic and current images of Sessay can be downloaded from the Sessay Archive at:

http://sessayarchive.macmate.me/Sessay_Archive/Photo_Archive/Photo_Archive.html



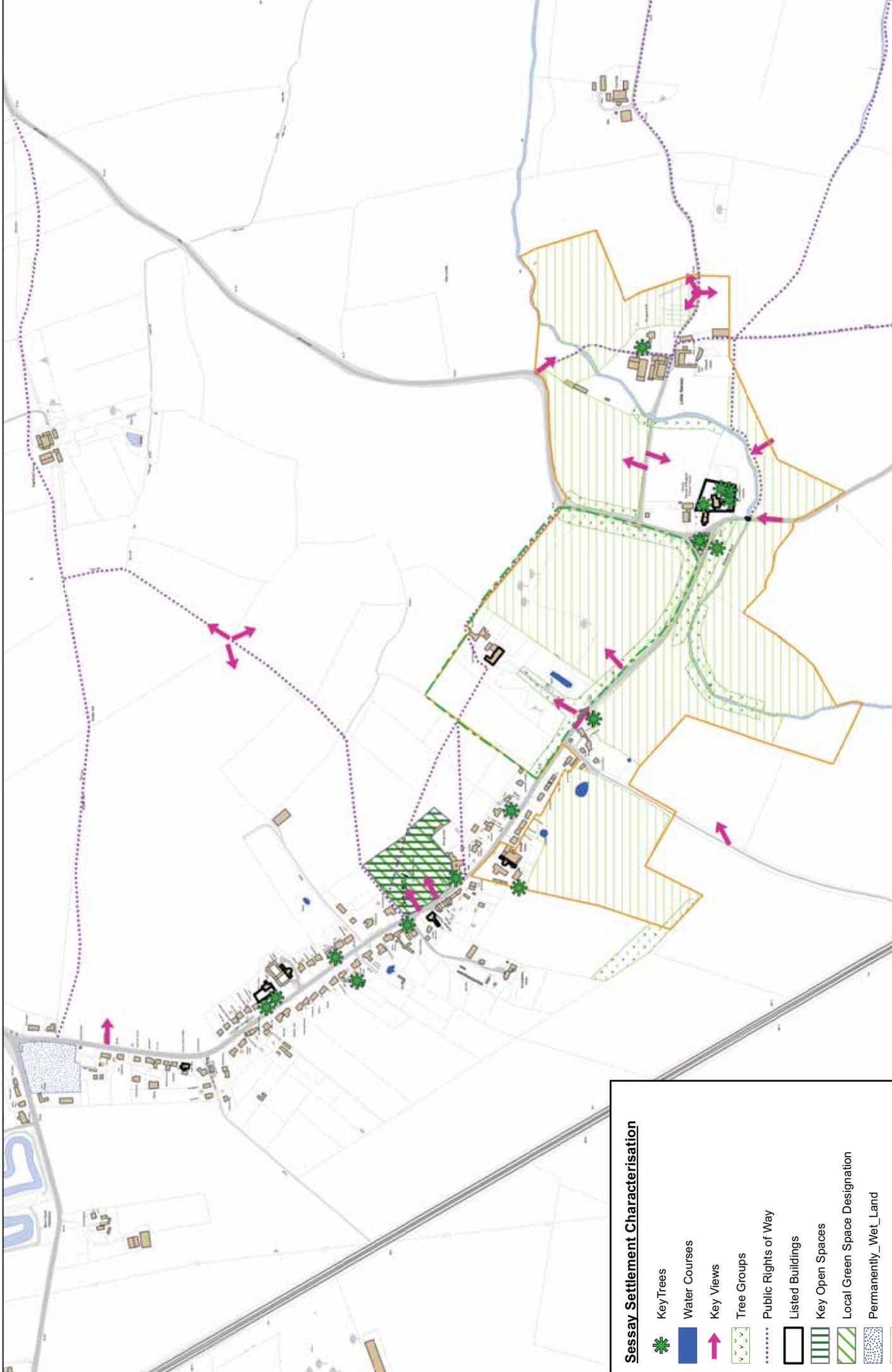
Period of Development

Dark Green	1850
Light Green	1890
Yellow-Green	1910
Light Green	1950
Yellow	1960
Light Orange	1970
Orange	1980
Dark Orange	1990
Red	2000
Dark Red	2010

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Sessay Settlement Characterisation

- Key Trees
- Water Courses
- Key Views
- Tree Groups
- Public Rights of Way
- Listed Buildings
- Key Open Spaces
- Local Green Space Designation
- Permanently Wet Land
- Sig_Ridge_and_Furrow_Fields
- Potential_Conservation_Area_Assessment
- Undes_Designed_Landscape



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 DISTRICT COUNCIL**

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Hambleton Local Plan

Settlement Character Assessments:

Snape

Snape

The first manor is thought to have been built by 1250 with Snape Castle replacing the original manor in the 15th century. Several famous occupants are associated with the castle, one of which being Katherine Parr who married her first husband in the chapel in 1530 and later left Snape to marry Henry VIII. Limestone quarrying was undertaken locally and accounts for the number of stone built properties in the village.

Surrounding Landscape Character and Views

The splendid tree lined approach to Snape from the west along the Avenue allows glimpses of the village and castle between the lime trees across the intervening fields. The castle stands at the entrance to the village within walled gardens. The stables and dovecote were formally part of the castle estate.

General description of form and character

The main focus of the village is the wide elongated central village green and Snape Beck which runs the entire length of the village and is crossed by several stone and modern bridges. Properties are generally of stone construction fronted by gardens, stone boundary walls and grass verges with long narrow rear garden plots. The attraction of the buildings lies in the grouping effect, textures and colours of the buildings as well as the quality of individual examples. Several buildings contain original cruck frames, namely The Blacksmiths Cottage and Lilac Cottage.

Historic cultural landscape

Evidence from field markings to the north of the village suggests the location of a Roman fort along one of the minor Roman roads which ran parallel to the main Deer Street and into the Dales. The narrow rear garden plots are evidence of former tofts which occupants would farm in connection with their property. The Historic Landscape Characterisation study identifies medieval strip fields behind properties to the north and south.

Green Infrastructure & Connectivity

The Snape Beck and village green form the main green infrastructure corridor, linking the west to the east of the village and the farmland beyond. Thorpe Perrow Arboretum is also a key link to the north west. There is a distinct lack of public footpaths around Snape. Any new development could help to improve connectivity between the village and the wider countryside.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 4 suggested Local Green Space designations in which include the avenue of trees, the beck side, allotments and village green.

Sensitive sites

Snape is linear in nature and buildings are quite close together, which means there are very few opportunities for infill development or extension without extending into the open countryside. 5 areas have been identified as being of particular sensitivity where development could adversely impact upon the historic character of the Conservation Area and the significance of listed buildings and the registered park and garden.

1. North of Cedar Garth
The proximity of this site to the registered Park & Garden makes it sensitive in visual landscape terms. This area is also a small area of highly degraded but probable strip fields

that consists of small irregular fields defined by regular hedgerows. These seem of medieval origin, however the character is unclear.

2. To the rear of properties on the north side of the village, strip fields are identified which consist of small regular fields defined by hedgerows. This area has seen a lot more boundary loss than some of the strip fields and has only partial legibility.
3. South and west of Snape Castle
This area is key to the setting of Snape Castle. Any development here could be of significant harm to the setting of the listed building and the registered Park and Garden.
- 4 & 5. West and east of Salmon Lane are both probable strip fields consisting of small regular fields defined externally by regular hedgerows and internally by s curved overgrown hedgerows. This area has significant legibility and dates to the medieval period.

Listed Buildings in Snape

Listed Building	Grade
Snape Castle, the chapel and ruined portions	Scheduled
Snape Castle	I
2 Gateways to Snape Castle	II
Stables east of Snape Castle	II
Dovecote east of Snape Castle	II
Lilac Cottage	II
The Old Blacksmiths Cottage	II
West Garth House	II
The Castle Arms (Jasmine Cottage)	II
Cruck Barn adjacent to The Castle Arms	II
Springfield House	II

Character Areas

A Snape Castle

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Avenue of lime trees • Glimpse views to castle and village • Stream • Allotments • Stone walls • Flat landscape • Listed buildings, Castle, Chapel and outbuildings • Trees to Thorpe Perrow • Wider landscape of former medieval deer park 	<ul style="list-style-type: none"> • Protect and enhance beck side ecology • Potential for Greenspace designation • Maintain rural setting of Snape Castle and views north and south.
	<p data-bbox="810 600 954 629">Constraints</p> <ul style="list-style-type: none"> • Within setting of Snape Castle • Part Registered Park & Garden • Part Conservation Area • Part Flood Zone



B The Green Central

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Nurse Well from north west runs into Snape Beck • Linear village green • Memorial to west • Bridges across beck • Single storey leading to two storey • Traditionally stone cottages with pantile roofs 	<ul style="list-style-type: none"> • Maintain and enhance beck side and green corridor • Replacement of modern bridges when these reach the end of their lives with traditional designs
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Flood Zone • Limited options for infill development

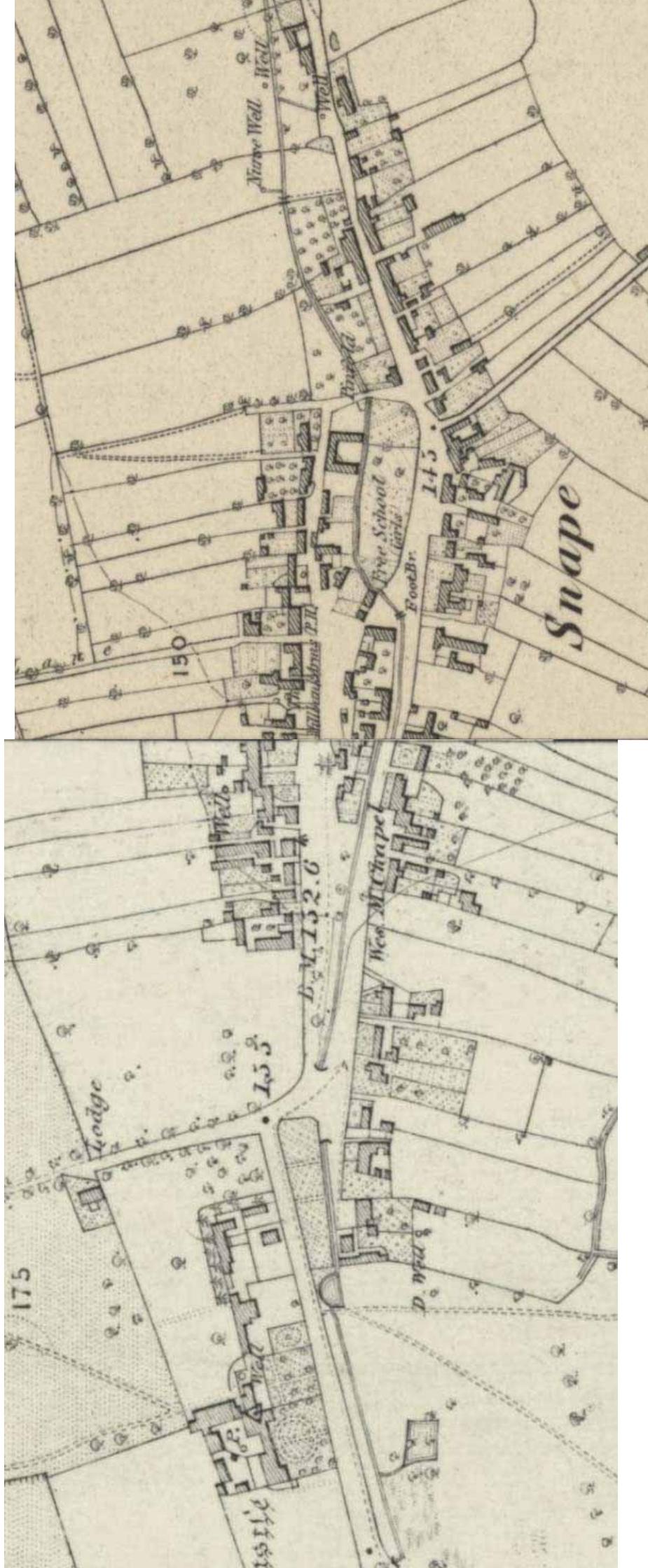


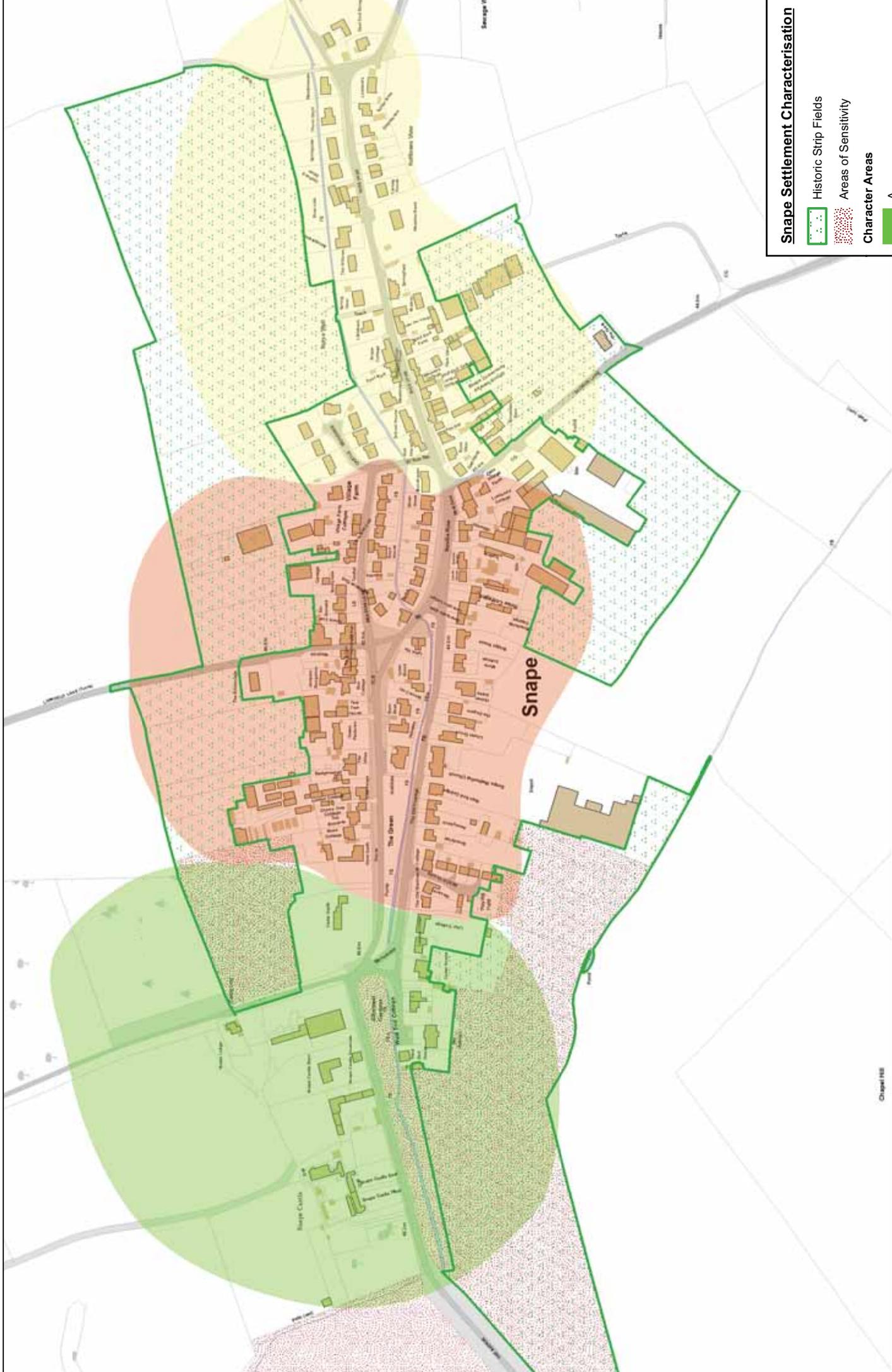
C Ings Lane and Salmon Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Traditionally stone cottages • Pantile roofs • Small front gardens or some up to street front • Narrow streets • Working farms • Long narrow plots to east of Salmon Lane 	<ul style="list-style-type: none"> • reinstate traditional pattern windows and doors • Potential for conversions to rear of plots
	<p>Constraints</p> <ul style="list-style-type: none"> • Limited opportunity for infill • Part Conservation Area



Snappe OS Plan 1856





Snape Settlement Characterisation

Historic Strip Fields

Areas of Sensitivity

Character Areas

A

B

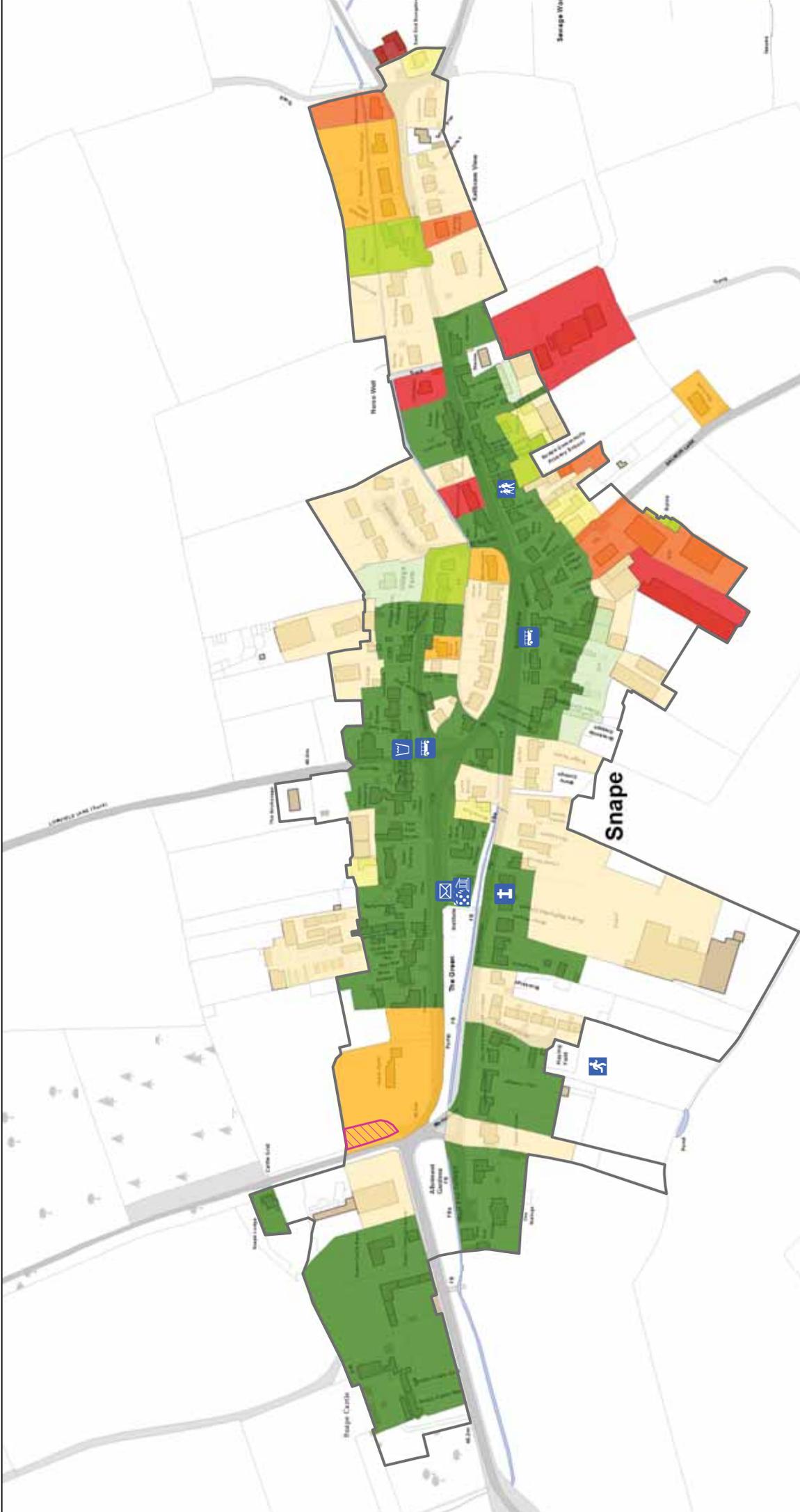
C

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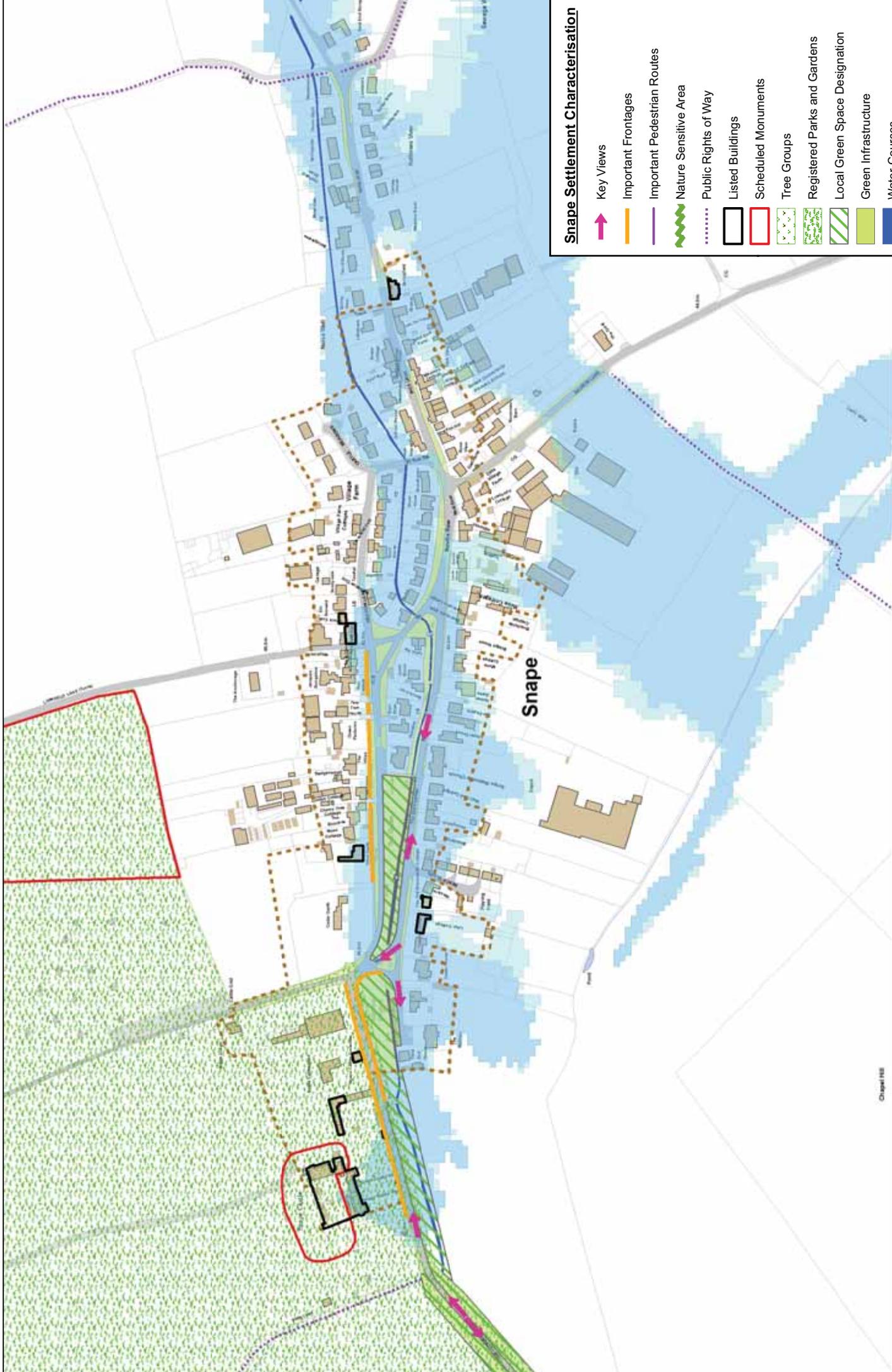
	Applications with IGN applied		
Settlement Facilities	<ul style="list-style-type: none"> Bus Stop Childrens Play Area Convenience Store Doctors Filling Station Non-Food Shop Petrol Station 	<ul style="list-style-type: none"> Place of Worship Playgroup/Nursery Post Office Primary School Public Hall Public House Recreation Area Sports Ground Youth Club 	Period of Development <ul style="list-style-type: none"> 1850 1890 1910 1950 1960 1970 1980 1990 2000 2010

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Snape Settlement Characterisation

- Key Views
- Important Frontages
- Important Pedestrian Routes
- Nature Sensitive Area
- Public Rights of Way
- Listed Buildings
- Scheduled Monuments
- Tree Groups
- Registered Parks and Gardens
- Local Green Space Designation
- Green Infrastructure
- Water Infrastructure
- Water Courses
- Flood Zone 3
- Flood Zone 2



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Hambleton Local Plan

Settlement Character Assessments:

Stillington

Stillington

The manor of Stillington was bought by Christopher Croft in 1649 which began a long association with the Croft family who later built Stillington Hall in the 18th century. The Hall was later demolished in 1966 to make way for the Parkfield estate.

The Church of St Nicholas is the oldest surviving building in the village with its north vestry and chancel dating to the 15th century. The Mill to the east of the village was once fed by the River Foss and a dam or sluice created to the north. Historic photographs show a much different scene today where the mill is not prominent within the landscape and the bridge is largely hidden. Historically, a number of ponds were present to the south of the village which have been lost, however the ground here remains wet due to the elevated position of the village.

Surrounding Landscape Character and Views

The village occupies a slightly elevated position above surrounding countryside and gains much of its distinctive character from the changes in level and steeply banked verges along its main street. It is visible on approach from the south where views can be had of the Church, but views are restricted from other directions due to the level land form.

General description of form and character

Stillington is an attractive linear village, comprising mainly of brick cottages in the vernacular tradition together with a number of grander 18th and 19th century houses. For the most part the streetscene is harmonious however there are some anomalies where modern additions have proved unsuccessful at integrating with the historic character. The rise and fall of the main road itself along with the wide verges, which are steeply banked in places make an important contribution. Significant development has taken place along North Back Lane in recent years which has resulted in a change to character. However the sense of the Back Lane remains, largely due to the remaining outbuildings on the south side, many of which have been converted to dwellings.

Historic cultural landscape

The traditional layout of the village with long narrow plots linking the main street frontage properties with the parallel back lanes has remained largely intact. Any further development in the village must pay close attention to the retention of these field boundaries where they still exist and to potentially reinstate them where they have been lost.

Green Infrastructure & Connectivity

Grass verges and greens are particularly characteristic of the village and provide abundant green links from east to west. Links between North Back Lane and Main Street connect the north and the south of the village. To the east the River Foss is a key green corridor and this has changed over time, being diverted from its former route serving the mill.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 8 suggested Local Green Space designations in Stillington including the pond, the graveyard, land west of St Nicholas' Church, The Green, land south of Souterfield, The Stripe, land west of The Stripe and verges along Carr Lane.

Sensitive sites

Stillington is surrounded by evidence of its field pattern boundaries and for this reason a number of sites have been identified as being sensitive to development. The loss of these legible boundaries would be harmful to the significance of the Conservation Area.

1. North of The Green and North Back Lane
This area contains some legible historic field boundaries which should be retained as far as possible. Summary from NYCC Historic Landscape Characterisation: This is an area of strip fields which consists of medium sized semi irregular fields defined by s curved hedges. This area has partial legibility and is medieval in date. There has been a fairly high degree of boundary loss since the first edition.
2. South of White Bear/South Back Lane
Summary from NYCC Historic Landscape Characterisation: This is a small area of probable strip fields which consists of small semi irregular fields defined by regular external and overgrown internal s curved hedges. This area has significant legibility and seems to be medieval in origin.
3. South west High Street
Summary from NYCC Historic Landscape Characterisation: This is an area of planned enclosure which consists of medium sized regular fields defined by regular external and straight internal hedges. This is in the parish of Stillington and seems to date to the period between 1766 and 1767.

Character Areas

Stillington has been divided into 4 distinct character areas:

- A North Back Lane
- B High Street/Main Street
- C South Back Lane
- D The Green/Parkfield

A North Back Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • The north side was open farmland until the 1950s, 60s and 70s. • Now enclosed rather than open • Several brick outbuildings on south side, some converted, all integral to character • Glimpse views to countryside beyond • Glimpse views of church tower • Footpath link to Main Street • Modern dwellings pay no reference to former outbuilding character of these rear plots 	<ul style="list-style-type: none"> • Sensitive conversion of traditional buildings • Maintain and enhance green verges • New dwellings on the south side should reflect the vernacular style to maintain the rural character
	<p>Constraints</p> <ul style="list-style-type: none"> • Part Conservation Area • Limited opportunity for infill



B High Street/Main Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • 18th & 19th century terraced cottages • Larger detached examples interspersed • High sloping linear green falling to low point at central road junction where greens are flat • Brick with pantile and some Welsh slate • Modern dwellings at odds with traditional character • Chimneys important in roofscape vistas • Trees limited to church area • Limited number of front gardens 	<ul style="list-style-type: none"> • Maintenance and reinstatement of cobble surfaces • Reinstatement of traditional pattern windows and doors
	<p>Constraints</p> <ul style="list-style-type: none"> • Limited opportunity for infill development. Where these exist they should be retained as they are rare examples • Conservation Area



C South Back Lane

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Elevated position overlooking farmland to south • Rear garden plots, glimpse views to rear of Main Street buildings • Unmade track to west • Historic land pattern visible • To east the Back Lane is a made road and houses constructed to rear of Main Street properties • New development taking place to south which will infill this open space with modern design 	<ul style="list-style-type: none"> • Maintain and enhance green verges • Retain historic field patterns • Retain views of countryside beyond • Maintain unmade track as at present • Maintain views from the south northwards to junction
	<p>Constraints</p> <ul style="list-style-type: none"> • Part Conservation Area • Landform • Historic field boundaries



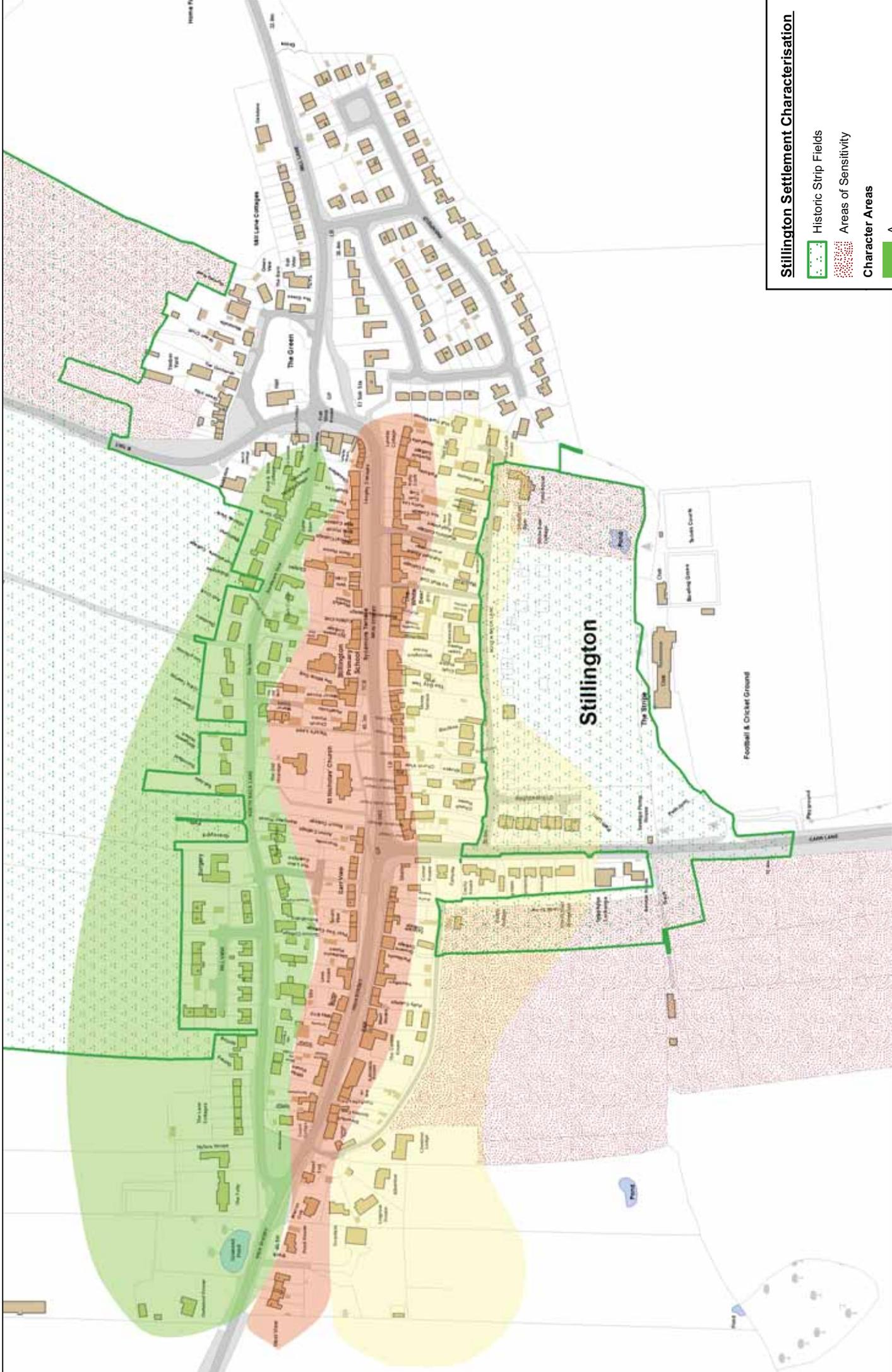
D The Green/Parkfield

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Large flat village green • Views to elevated countryside beyond • Significant trees to south, part of former Stillington Hall • Village Hall character harmed by single storey extension to front • Individual cottages of high streetscape value • Pantile roof with some later Welsh slate and inappropriate concrete tile • Gateposts and wall to Stillington Hall remain • Parkfield follows the site boundary of the former Hall and garden 	<ul style="list-style-type: none"> • Reinstatement of traditional pattern windows and doors and roofing material • Any new development to respect local vernacular style • Maintenance of stone wall to Parkfield and crown lifting of trees to improve ground cover and appearance
	<p>Constraints</p>
	<ul style="list-style-type: none"> • Glimpse views to be retained • Conservation Area



1856 Ordnance Survey Plan
Source: <http://maps.nls.uk/view/102344671>





Stillington Settlement Characterisation

Historic Strip Fields
 Areas of Sensitivity
Character Areas
 A
 B
 C

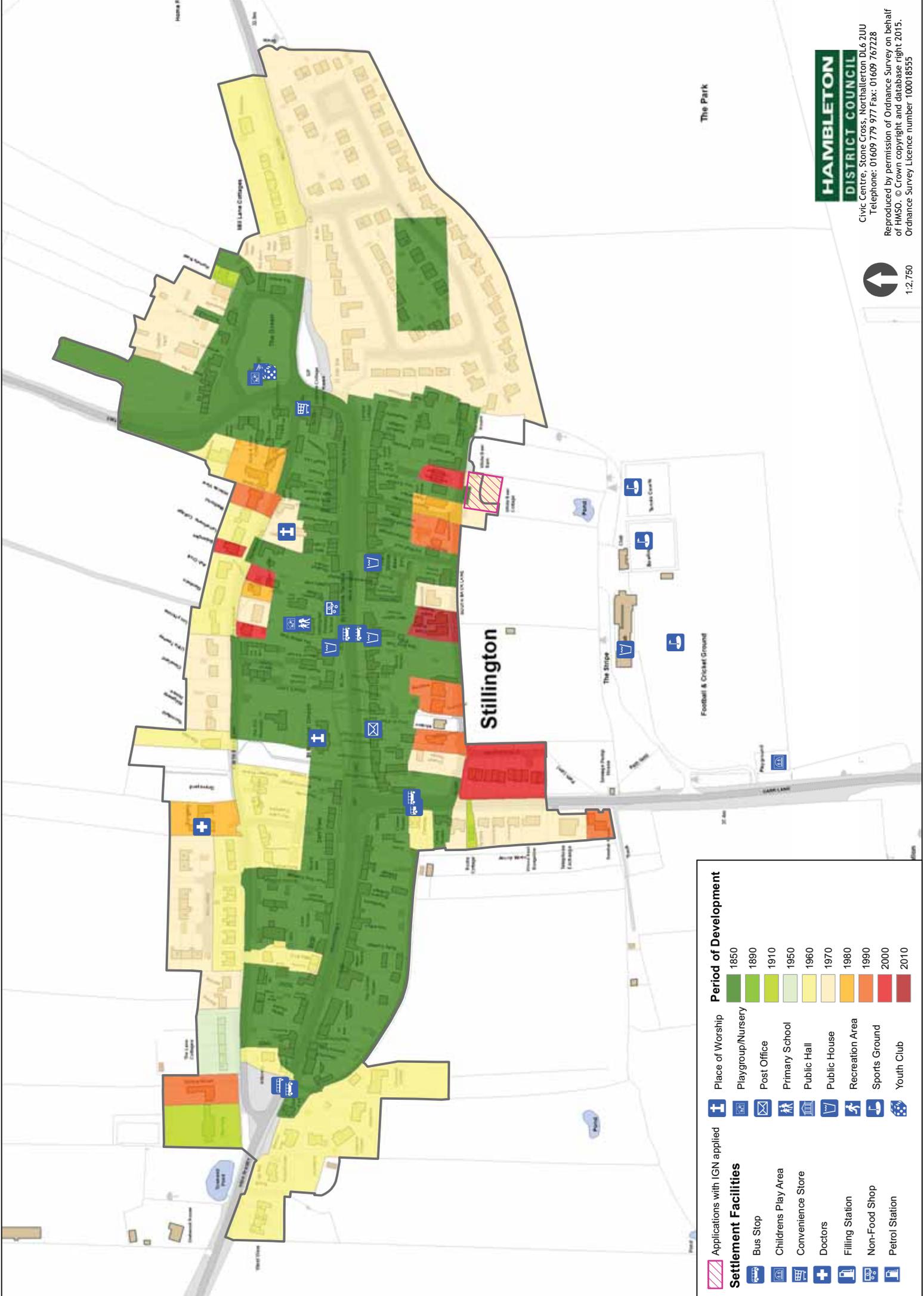


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Applications with IGN applied

- Applications with IGN applied

Settlement Facilities

- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Filling Station
- Non-Food Shop
- Petrol Station

Period of Development

- 1850
- 1890
- 1910
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010

Facilities Legend:

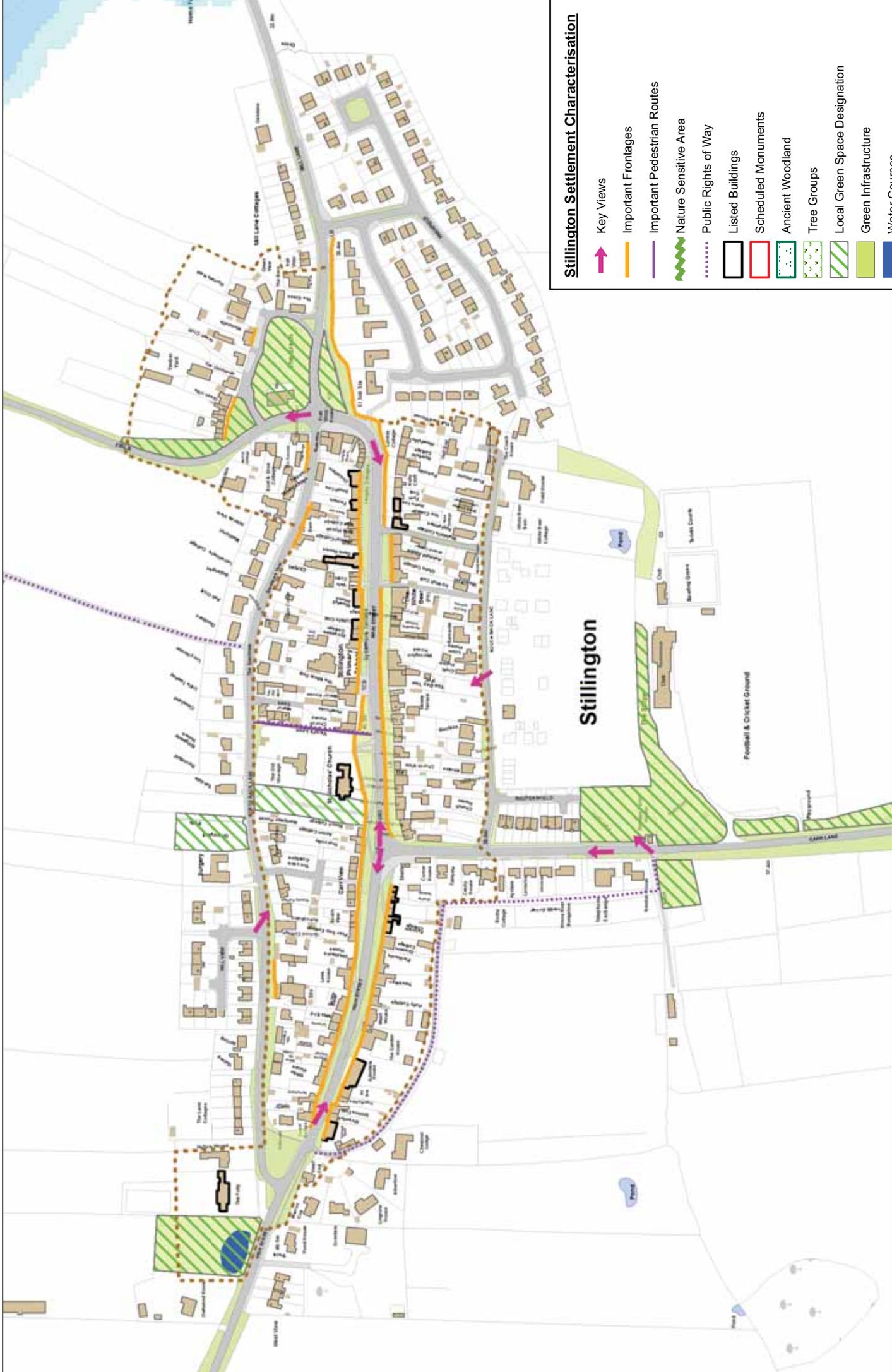
- Place of Worship
- Playgroup/Nursery
- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club

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Stillington Settlement Characterisation

- Key Views
- Important Frontages
- Important Pedestrian Routes
- Nature Sensitive Area
- Public Rights of Way
- Listed Buildings
- Scheduled Monuments
- Ancient Woodland
- Tree Groups
- Local Green Space Designation
- Green Infrastructure
- Water Courses
- Flood Zone 3
- Flood Zone 2



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Hambleton Local Plan

Settlement Character Assessments:

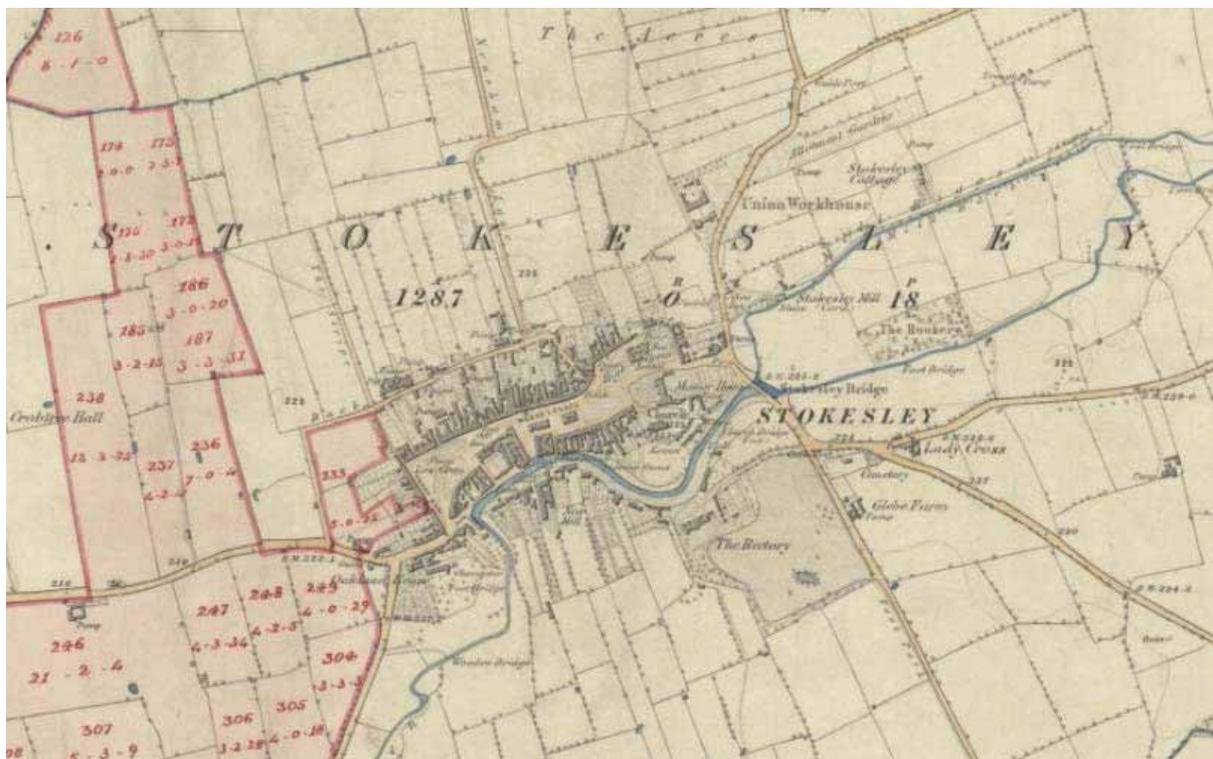
Stokesley

Stokesley

Stokesley appears in the Domesday book of 1086 which included a church on or near the current Church of St Peter and St Paul which dates to the 14th century. A Charter to hold fairs was given by Henry II in 1223 which contributed to the prosperity of the town. Stokesley was a local trading centre serving the wider areas of the Tees Valley. Prosperity came from the textile trade with the mill along the River Leven playing a key role in this economy.

Its most prosperous period was during the 17th and 18th centuries when the packhorse bridge was constructed to provide a dry crossing over the river and the Manor House was constructed. Much of the towns character relates to the fine Georgian buildings fronting West Green and College Square which remains largely unchanged.

Stokesley has seen significant 20th century residential expansion to the north east and surrounding the main centre. A key open space is provided at The Showfield and the A172 provides a firm boundary. Industrial development has occurred to the south of the A172 to the south of the school and leisure centre.

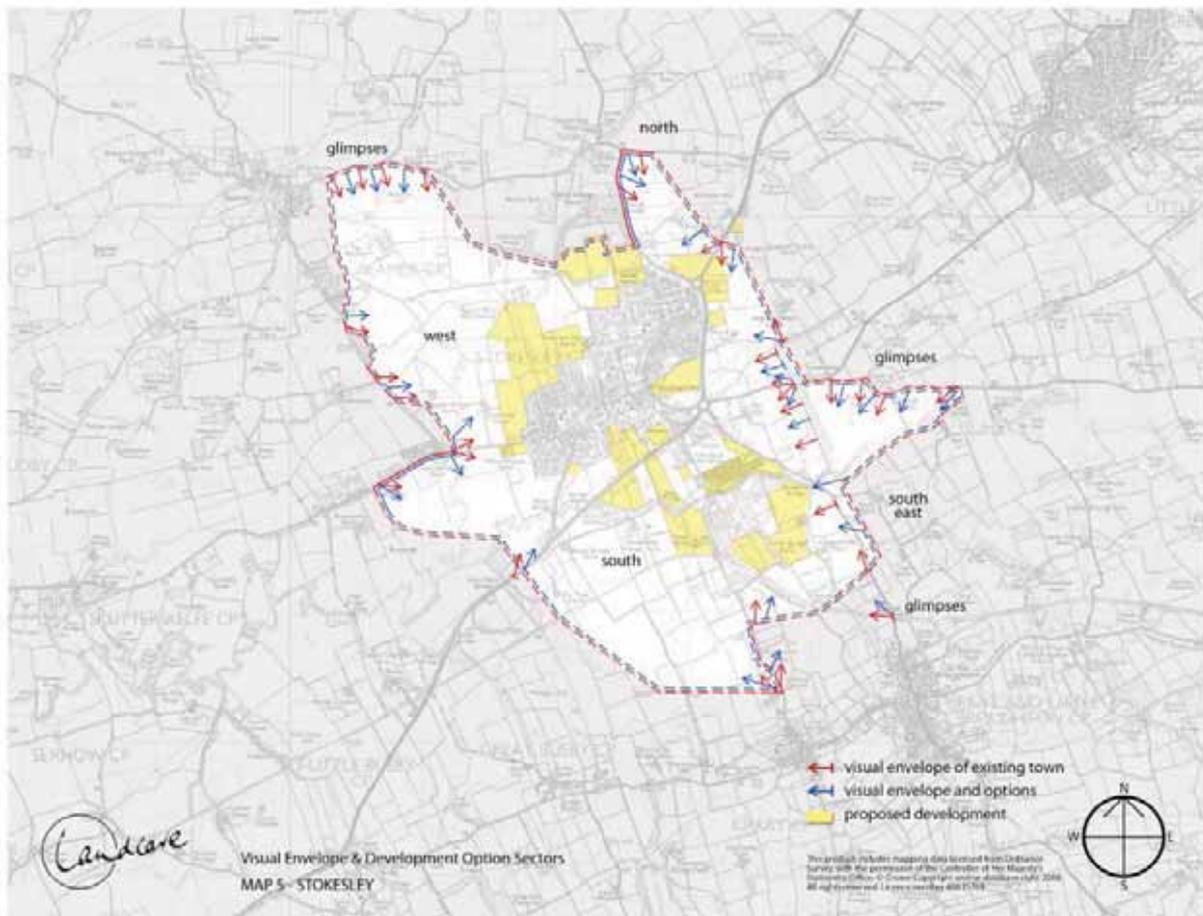


Stokesley OS Map 1856

Surrounding Landscape Character and Views

The built form of Stokesley is visible within glimpses from the east and some from the north west, however due to its flat landscape there are no significant views of its character. The backdrop of the North York Moors and Roseberry Topping play a role in some views.

The town itself is very self-contained with buildings looking inwards towards the urban area. This provides a good sense of enclosure within the town.



Map showing assessment of views into the town during consideration of options in 2008

General description of form and character

The town centre follows a linear form with West Green providing a green residential space to the west and College Square surrounding the car park to the east. Running parallel to the High Street is Levenside to the south of the Leven which retains a green character with significant trees coursing the route.

1. West

Historic Character	Opportunity Actions
<ul style="list-style-type: none">• West Green Georgian houses with central greenspace.• West End road narrows leading into West Green.• Views of Roseberry Topping on approach to town.• Green verges and tree planting.• Listed buildings provide key visual points of interest.	<ul style="list-style-type: none">• Maintain green setting and roadside trees.• Incorporate green verges and trees into any new development fronting main road.• Retain rural setting of town edge.
Constraints	
<ul style="list-style-type: none">• Conservation Area.• Allocated sites within LDF.	



2. East

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Showfield site to east of bridge, historically used for community events. • Site of former water mill. • Cemetery and The Rectory within substantial grounds. • 2 and 3 storey Georgian buildings at College Square. • Significant trees along Springfield. • Views out towards Cleveland Hills. 	<ul style="list-style-type: none"> • Maintain green setting on approach from east. • Potential for improvements at garage site to provide terraced building up to pavement edge, creating a sweeping corner towards the town centre and a strong focal point at the roundabout.
<p>Constraints</p>	
<ul style="list-style-type: none"> • A172 forms a firm boundary to development. • Conservation Area and Article 4 Direction. 	



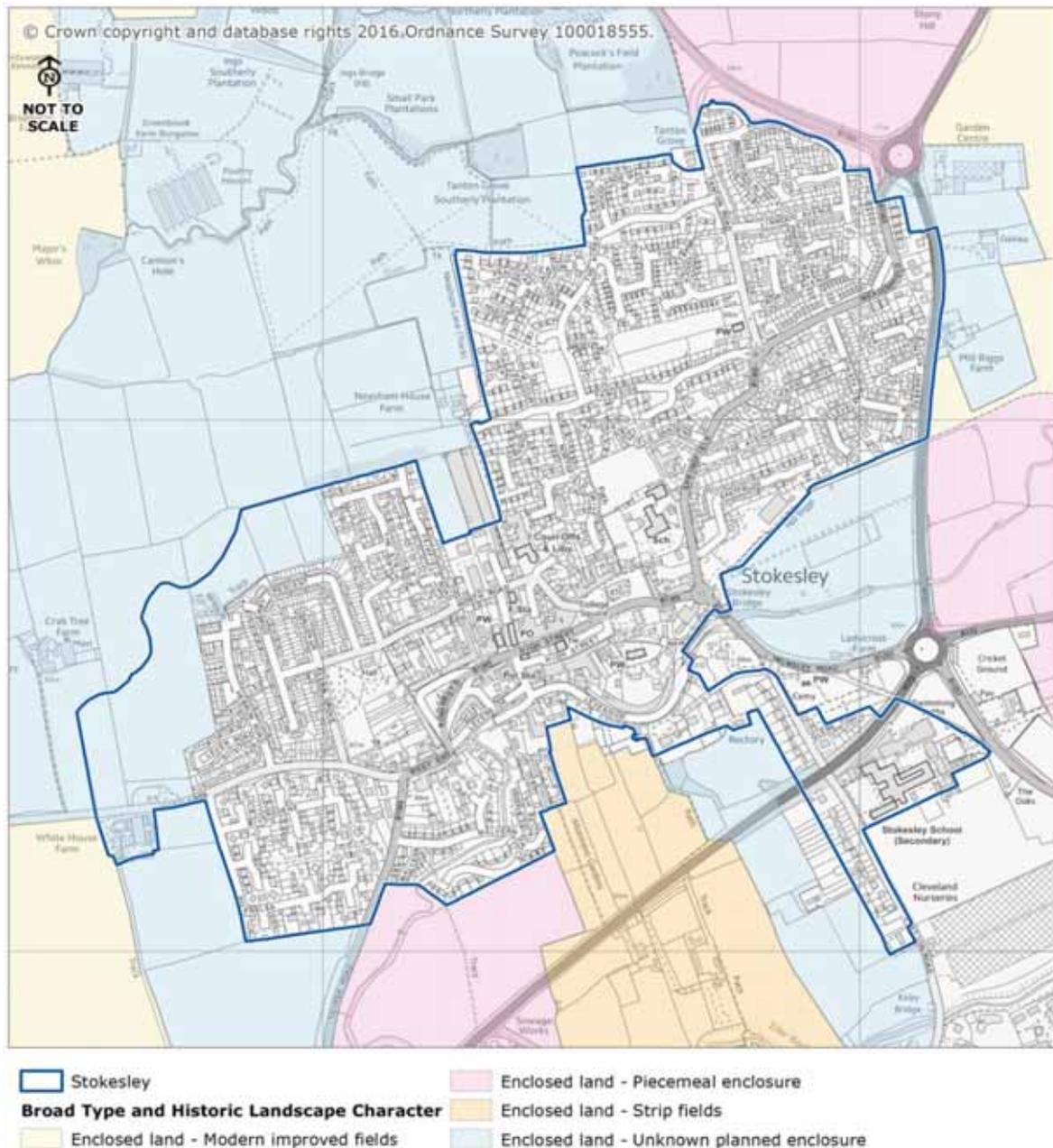
3. Levenside

Historic Character	Opportunity Actions
<ul style="list-style-type: none">• Pack horse bridge in centre.• Link with Bridge Street over modern bridge.• Mill Character and small terraced cottages to west.• Rear of High Street properties.• Green riverside setting to east.• Larger detached Georgian properties to east.	<ul style="list-style-type: none">• Maintain green infrastructure along River Leven corridor.• Maintain cobbled surfaces where these exist.• Create additional links over river.
Constraints	
<ul style="list-style-type: none">• Parking is constrained on narrow streets.• Flood risk area.• Conservation Area.	



Historic cultural landscape

The historic landscape retains some evidence of former medieval strip fields, which are large fields divided into many narrow strips of land for individual farmers or tenants, sometimes these retain evidence of ridge and furrow lines. Strip fields are evident to the south of the town (shown orange on the map below) and should be treated with sensitivity as they are relatively rare in Hambleton, particularly around the market towns. In Stokesley, these are of particular significance as they extend all the way into the urban area and should be preserved.



Green Infrastructure & Connectivity

The River Leven is the key green infrastructure network through the town. The river plays a significant role in the character of Levenside as it traverses between the dwellings and the rear of the High Street. Flood zones are associated with the surrounding area. This course should be preserved and enhanced. A key green area at West Green helps to soften the urban feel in this residential area. See map 1 for detail.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. Whilst school playing fields have a role to play in the provision of open space there are not considered to be at risk from development and are therefore not included. It may also preclude future expansion of schools. There are 13 suggested Local Green Space designations in Bedale. See map 3 for detail.

Areas of archaeological potential

Mapping of archaeological events, monuments and National Mapping Programme data has been provided for Hambleton by NYCC. A 3km buffer zone around the Market Town was set so that data relating to the surrounding undeveloped area could be captured and interpreted. This data has been used to identify whether any of the 'call for sites' sites have archaeological potential. Within the assessment database a positive indication has been given where any of these records have been identified to raise awareness of potential for archaeological finds. A grouping of records within close proximity would indicate greater potential.

NMP data was unavailable for Stokesley, however from the events noted by NYCC it is possible to see that most archaeological finds have been located within the urban environment with a grouping to the east and dispersed finds elsewhere. Sites in the north west have had surveys undertaken which should be referred to within the site assessments.

Refer to NMP and NYCC maps for further detail.

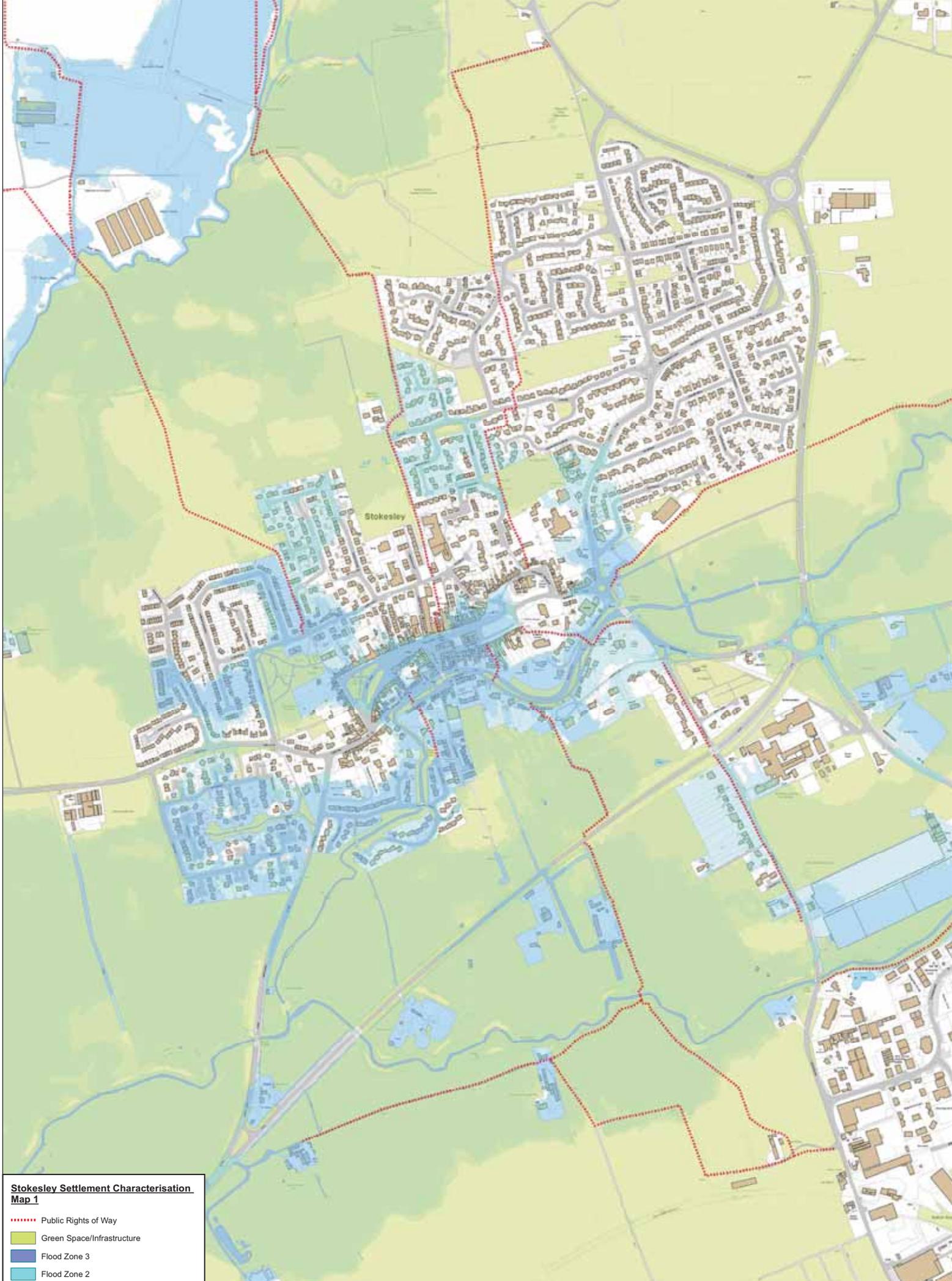
Summary

The line of Bedale Beck provides a key green infrastructure corridor for the town which is beneficial to both wildlife and the health and well-being of residents and the experience of visitors. To the north of the town the relief road is altering the landscape character, key views should be protected particularly where these encompass heritage assets.

Bedale park is a significant piece of open space with historic significance. There is potential to improve access and connectivity around the site to link with footpaths for health and well-being purposes.

Previous allocations in Bedale have identified remaining strip fields for development. Therefore the only site remaining should be protected as greenspace. The Landscape Character Assessment identifies only 4% of the district consists of strip fields which means they are relatively scarce and therefore where they contribute to the character of a settlement they should be protected.

Archaeology to the north is particularly significant following the findings of a Roman villa.



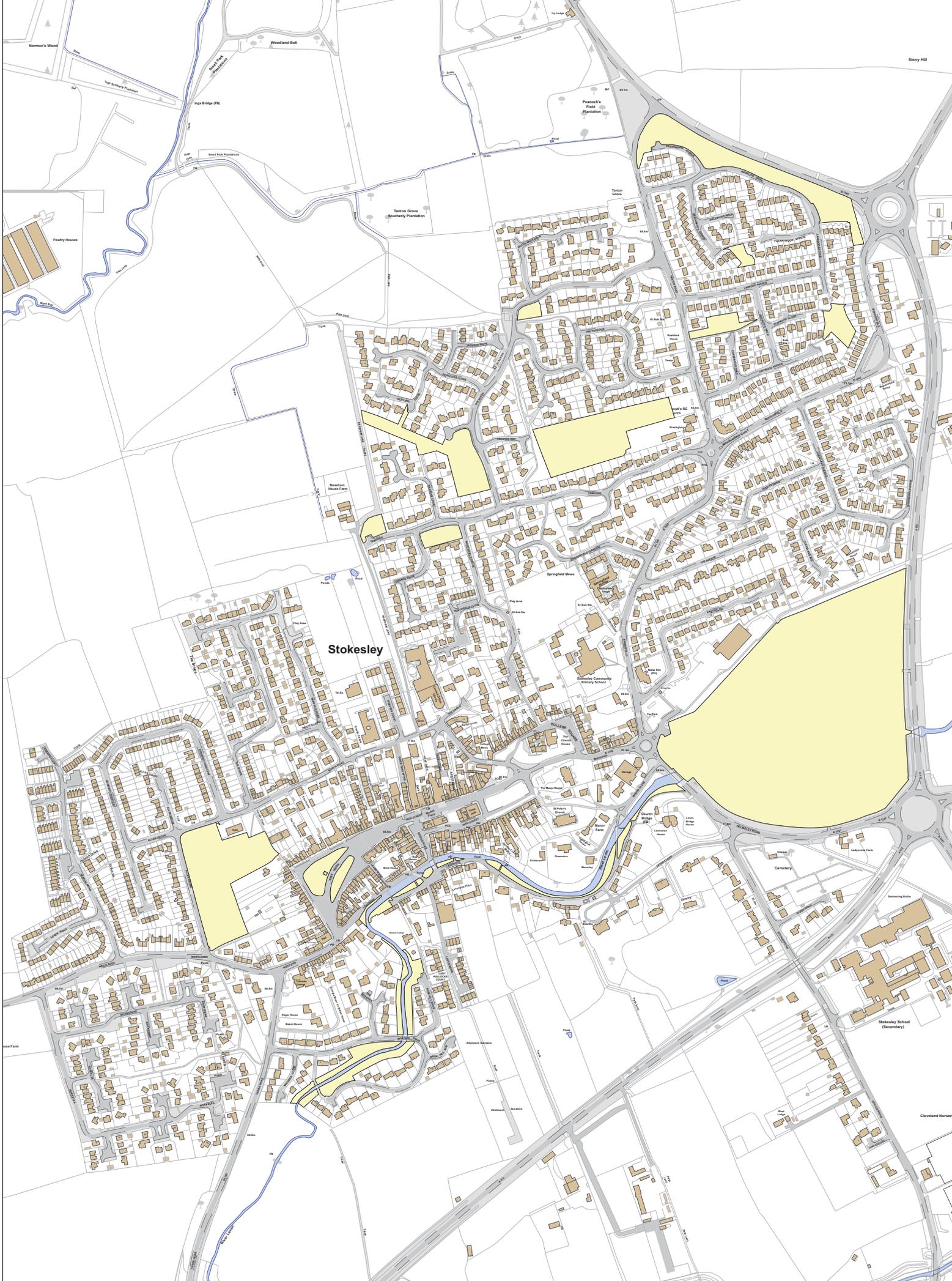
**Stokesley Settlement Characterisation
Map 1**

- Public Rights of Way
- Green Space/Infrastructure
- Flood Zone 3
- Flood Zone 2



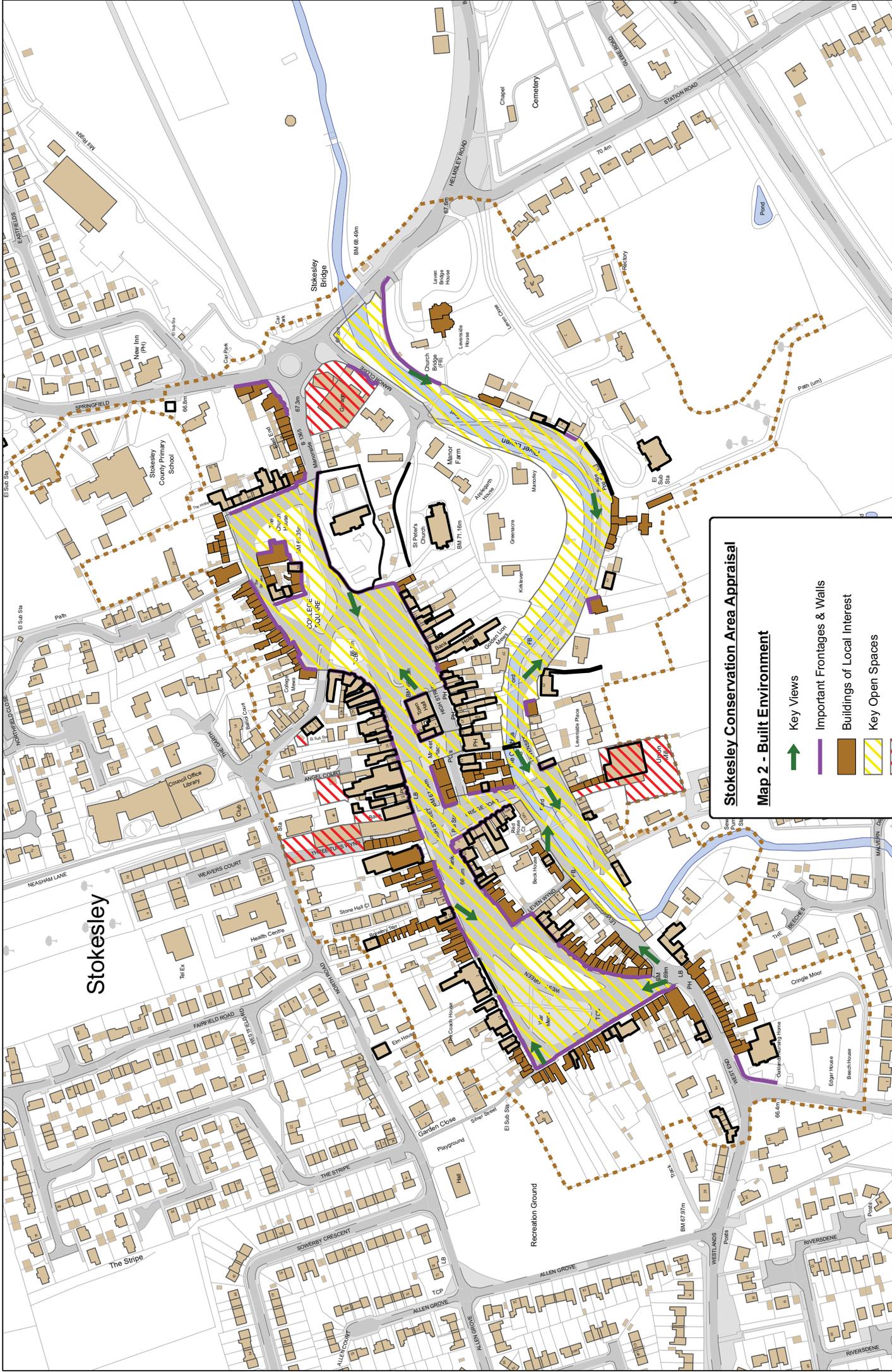
**Stokesley Settlement Characterisation
Map 2**

- Historic Strip Fields
- Listed Buildings
- Scheduled Monuments



Stokesley





Stokesley Conservation Area Appraisal
Map 2 - Built Environment

- Key Views
- Important Frontages & Walls
- Buildings of Local Interest
- Key Open Spaces
- Potential Areas for Improvement
- Listed Buildings
- Conservation Area

N.B. Proposed works to all trees within the Conservation Area requires notification to the Local Planning Authority

Hambleton Local Plan

Settlement Character Assessments:

Thirsk

Thirsk

This document sets out the Settlement Character Assessment for Thirsk. It looks at the green infrastructure of the town, the historic significance of the surrounding landscape and the particular character of the settlement edge. The aim of this document is to guide decision making and site allocation within the emerging Local Plan.

Thirsk is situated within the centre of Hambleton, 8 miles south of Northallerton and bound to the east by the A19/A168 which links the town to the north and also south towards York and the A1 at Dishforth. There are good connections to Ripon in the west and the North York Moors to the east. A railway station on the East Coast Main Line connects Thirsk with Newcastle to the north and York to the south.

The current form of Thirsk as a single town belies its ancient foundation as twin settlements of Old Thirsk and New Thirsk. Old Thirsk was formed around St James Green and Long Street (formerly known as Micklegate). New Thirsk developed as a manorial village around the castle and was set on the Topcliffe to Northallerton road. The castle was demolished in 1176 on the King's orders and no archaeological trace remains. A moated site between Old and New Thirsk links the two areas and the Market Place developed to its south, which is now at the heart of the town. The Bell family have owned the manor of Thirsk since 1722 and continue to live at Thirsk Hall. Sowerby adjoins Thirsk to the south and was a separate village prior to the Victorian development of terraced housing which now links the two settlements.



Thirsk First Edition OS Plan 1857

North West

Character

- Former castle site
- Thirsk Hall
- St Mary's Church
- The Holmes open space and sluice gate
- Racecourse

Opportunities

- Maintaining the green links with the wider countryside for biodiversity.
- Ensuring any new development relates well to the significant open spaces and protects views into and out from them.
- Any development should front onto these spaces to help place-making.
- Improvements to pedestrian movement along Newsham Road.
- Protection of rights of way and improving connectivity for health and well-being.
- Maintain key tree groups particularly at The Holmes.
- Enhancement of sites at Newsham Road junction.

Constraints

- The west of Thirsk is within close proximity of Carlton Miniott. Ensure the settlements do not coalesce.
- Historic setting of Thirsk Hall, the former moated site and St Mary's Church to be protected.
- Landscape setting of the racecourse to be considered. Whilst this is a relatively modern landscape feature, it is important to maintain its visual setting within the landscape.
- Consider views out towards the Yorkshire Dales.



North East

Character

- St James Green set around village green
- Green character of Stockton Road
- Urban character of Long Street
- Visual link to east towards NYMNP
- Large 20th century housing estates.
- Strip field pattern at Stoneygrough Farm.

Opportunities

- Maintain green link around east boundary which provides connection to north and south.
- Maintaining the green links with the wider countryside for biodiversity.
- Maintain strip field pattern where significant.

Constraints

- Proximity of A19 constrains development to the east unless the landscape barrier is breached.
- Flood areas to north at Rybeck Farm.
- Green wedge between north of Thirsk and south of South Kilvington to be maintained.
- Traffic at White Horse roundabout.



South East	
<p>Character</p> <ul style="list-style-type: none"> • Sowerby Flatts open space. • Significant legibility of historic field boundaries. • Views to east towards NYMNP. 	<p>Opportunities</p> <ul style="list-style-type: none"> • Maintain green link into town and via Cod Beck. • Maintain views of the Market Place from Sowerby Flatts • Maintain rural character of Sowerby Front Street. • Maintain significant trees at Sowerby Front Street. • Increase access across Sowerby Flatts and improvements for biodiversity.
<p>Constraints</p> <ul style="list-style-type: none"> • Industrial estate at capacity. • High landscape value to east of A19. • High landscape and historic significance of Sowerby Flatts. • Pressure for development along York Road. 	



South West

Character

- Former railway line running east-west
- Victorian terraced housing generally running east-west.
- Strip fields to south.

Opportunities

- Discreet within the landscape, except for glimpses from A168.
- Improve green links with wider countryside and connectivity.
- Improve provision of public open space.
- Maintain Green Lane as green infrastructure.
- Opportunity for new infrastructure links to station and road network.

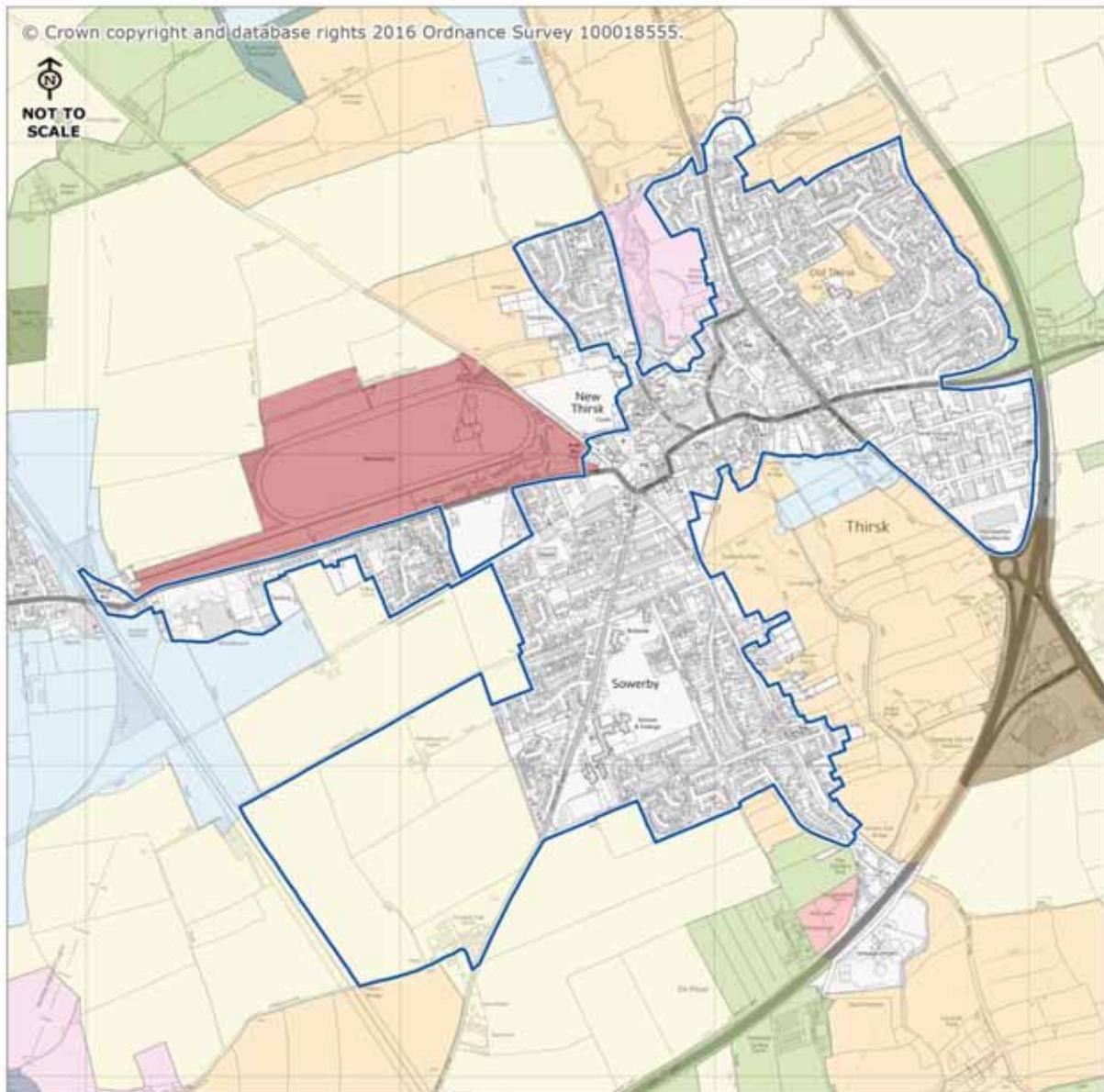
Constraints

- Strip fields to south are rare example locally.
- A168 bounds to the south



Historic cultural landscape

The historic landscape retains some evidence of former medieval strip fields, which are large fields divided into many narrow strips of land for individual farmers or tenants, sometimes these retain evidence of ridge and furrow lines. Strip fields can be seen to the east of Sowerby Flatts; to the south of Stoneybrough Lane; west of Norby; north of Rybeck Farm; to the south west of Front Street and north of Ox Moor Lane. Others remain partially legible but with much alteration to the boundaries. These areas tend to have high visual landscape character and some relate to the setting of listed buildings or public open spaces. See areas marked orange on the map below.



 Thirsk and Sowerby	 Enclosed land - Strip fields
Broad Type and Historic Landscape Character	 Enclosed land - Unknown planned enclosure
 Communications - Road junction (Motorway)	 Military - Communications
 Designed landscape - Allotments	 Recreational - Horse racing course
 Enclosed land - Modern improved fields	 Woodland - Broad-leaved plantation
 Enclosed land - Piecemeal enclosure	 Woodland - Mixed plantation
 Enclosed land - Planned large scale parliamentary enclosure	

Green Infrastructure & Connectivity

Thirsk has a rich green infrastructure network which relates closely to the Cod Beck which runs north to south through the town. There are many significant public open spaces including The Holmes and Sowerby Flatts as well as the racecourse and grounds to Thirsk Hall which provide a large amount of grassland, hedgerows, trees and watercourses. There are several walking routes around the town which link public rights of way to main footpaths and bridleways. The map below shows the flood zone along with public rights of way. This map demonstrates the main green corridor for wildlife running north to south and the many opportunities for leisure. It will be important for future development to take these links into consideration and enhance or add new routes and provide a net gain for biodiversity.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 6 suggested Local Green Space designations in Thirsk, see map 3 for detail.

Areas of archaeological potential

Mapping of archaeological events, monuments and National Mapping Programme data has been provided for Hambleton by NYCC. A 3km buffer zone around the Market Town was set so that data relating to the surrounding undeveloped area could be captured and interpreted. This data has been used to identify whether any of the 'call for sites' sites have archaeological potential. Within the assessment database a positive indication has been given where any of these records have been identified to raise awareness of potential for archaeological finds. A grouping of records within close proximity would indicate greater potential.

NMP data was unavailable for Thirsk, however from the events noted by NYCC it is possible to see that most archaeological finds have been located within the urban environment with a cluster to the south and to the north. Several sites in Sowerby have had surveys undertaken which should be referred to within the site assessments.

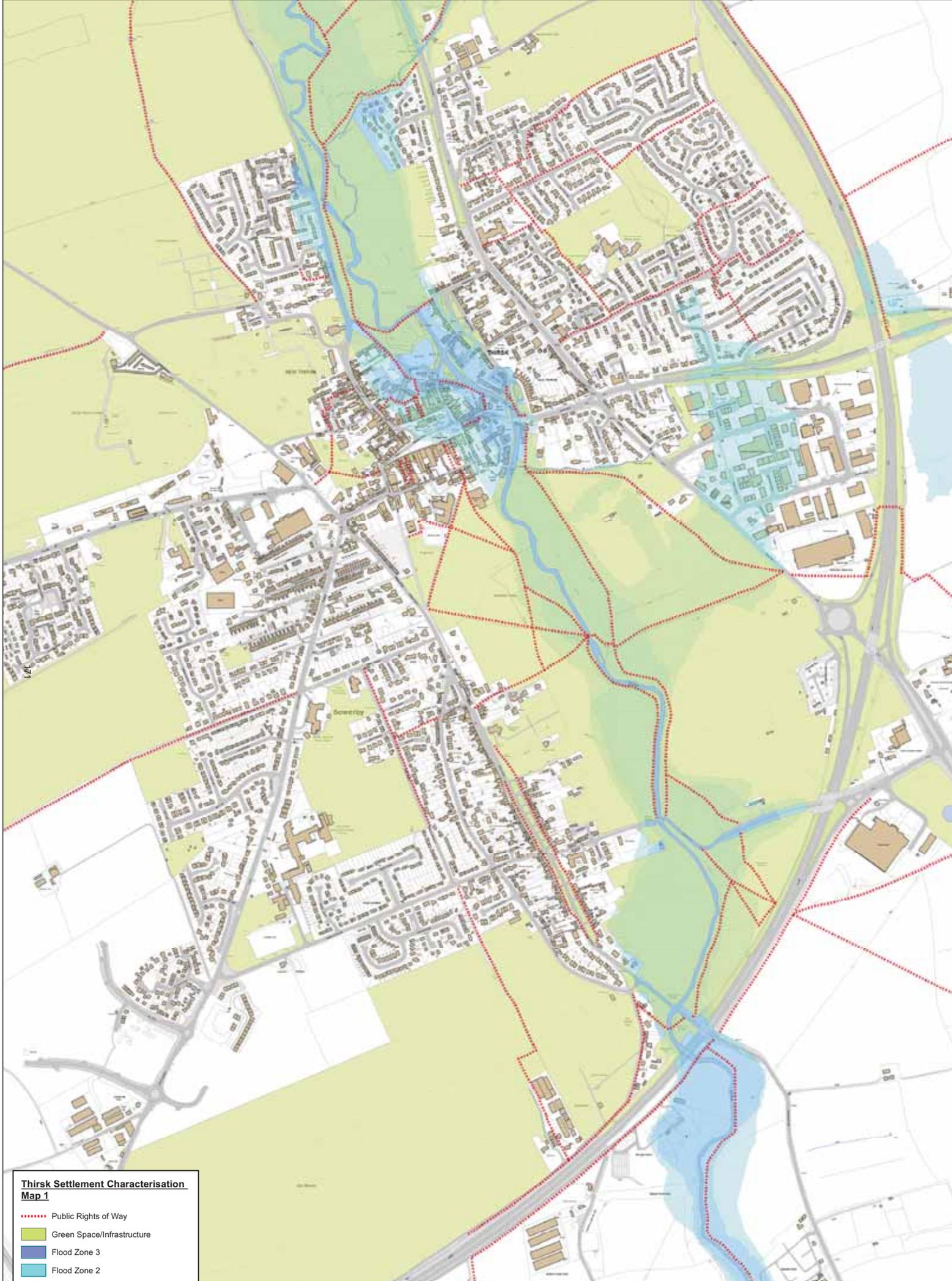
Refer to NYCC maps for further detail.

Summary

Thirsk & Sowerby have a rich and varied history which results in many character areas of particular significance. The built environment demonstrates changes in social status and the influence of the railway in the mid 19th century.

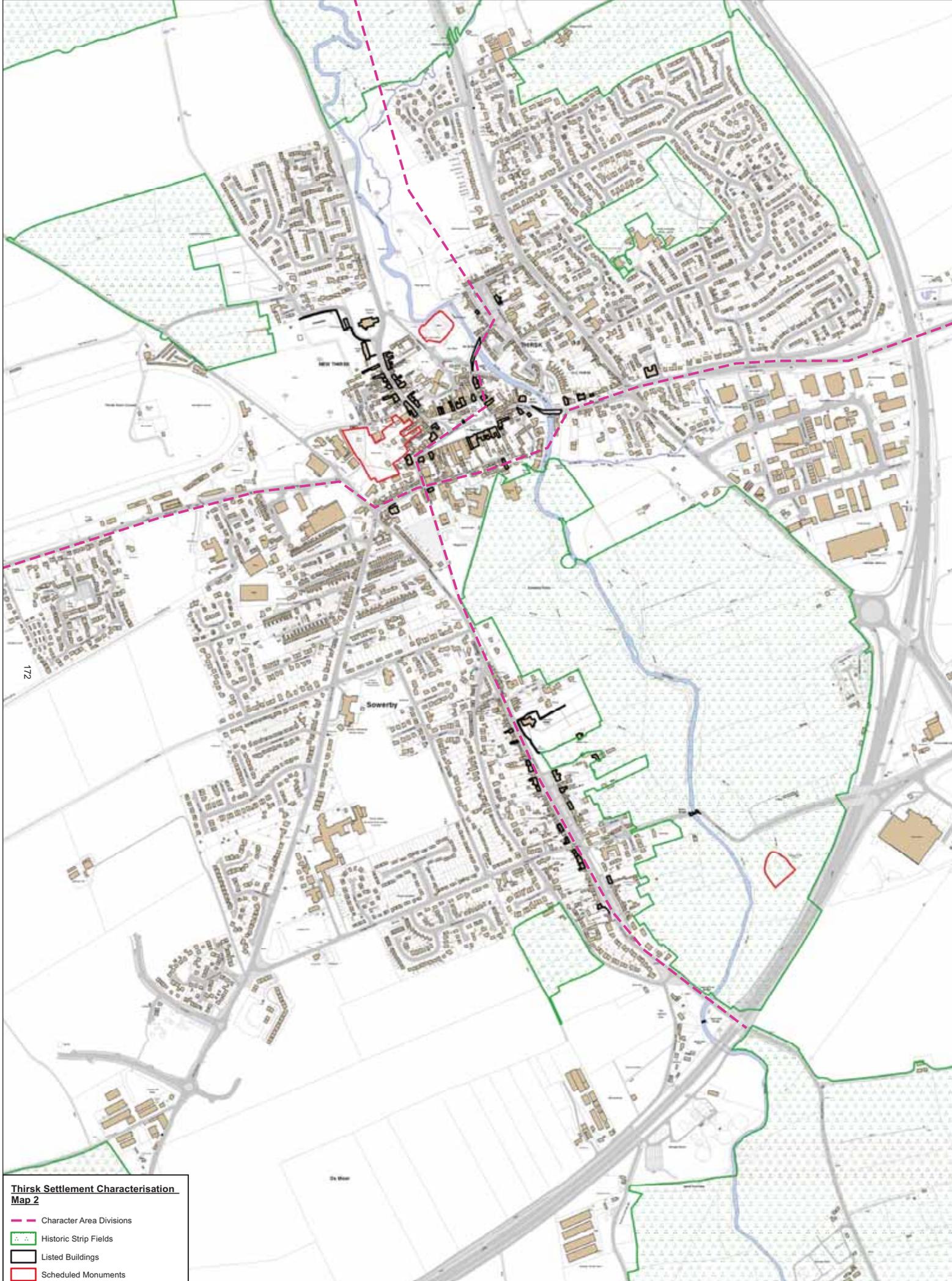
The Cod Beck provides a key green infrastructure corridor which is enhanced by the vast green spaces along the route. Sowerby Flatts in particular is sensitive to change being made up of historic strip fields and having important views into and out of the Conservation Area.

The town has high potential for archaeological finds with scheduled monuments within and on the outskirts of the settlement. Views into and out of the town can be had on several approaches with St Mary's Church being a key landmark.



Thirsk Settlement Characterisation
Map 1

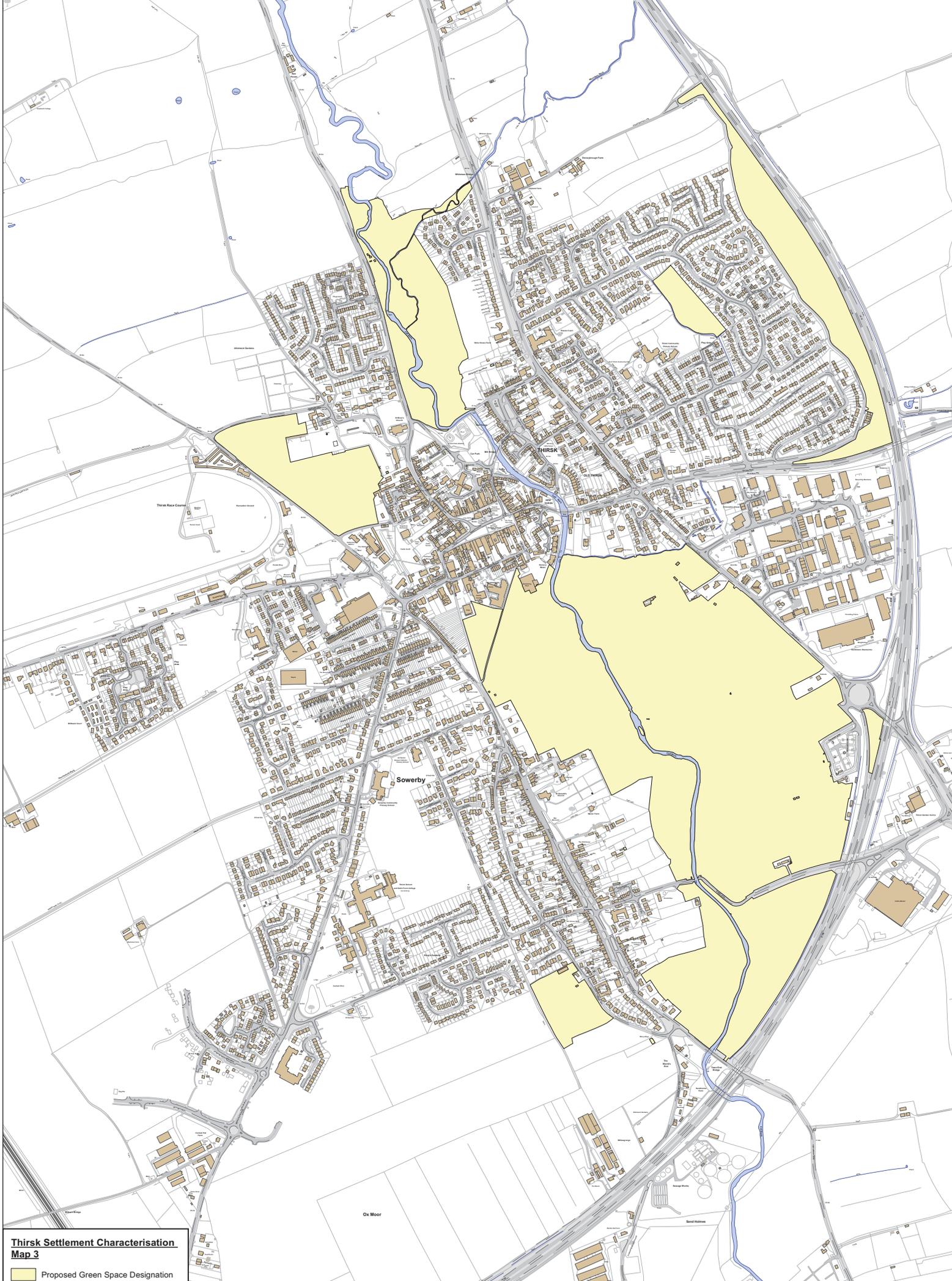
- Public Rights of Way
- Green Space/Infrastructure
- Flood Zone 3
- Flood Zone 2



172

**Thirsk Settlement Characterisation
Map 2**

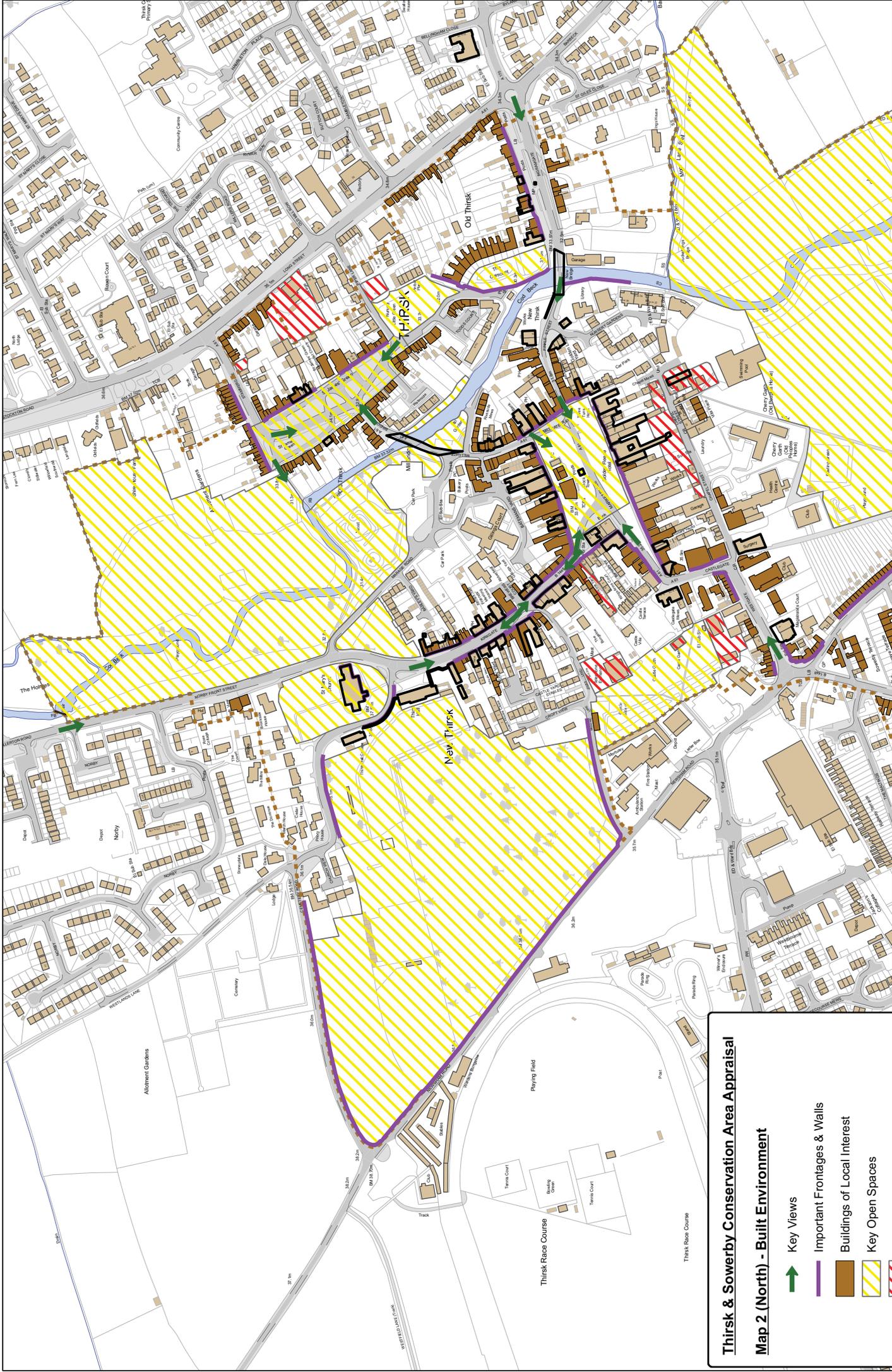
- - - Character Area Divisions
- - - Historic Strip Fields
- Listed Buildings
- Scheduled Monuments



**Thirsk Settlement Characterisation
Map 3**

 Proposed Green Space Designation





Thirsk & Sowerby Conservation Area Appraisal

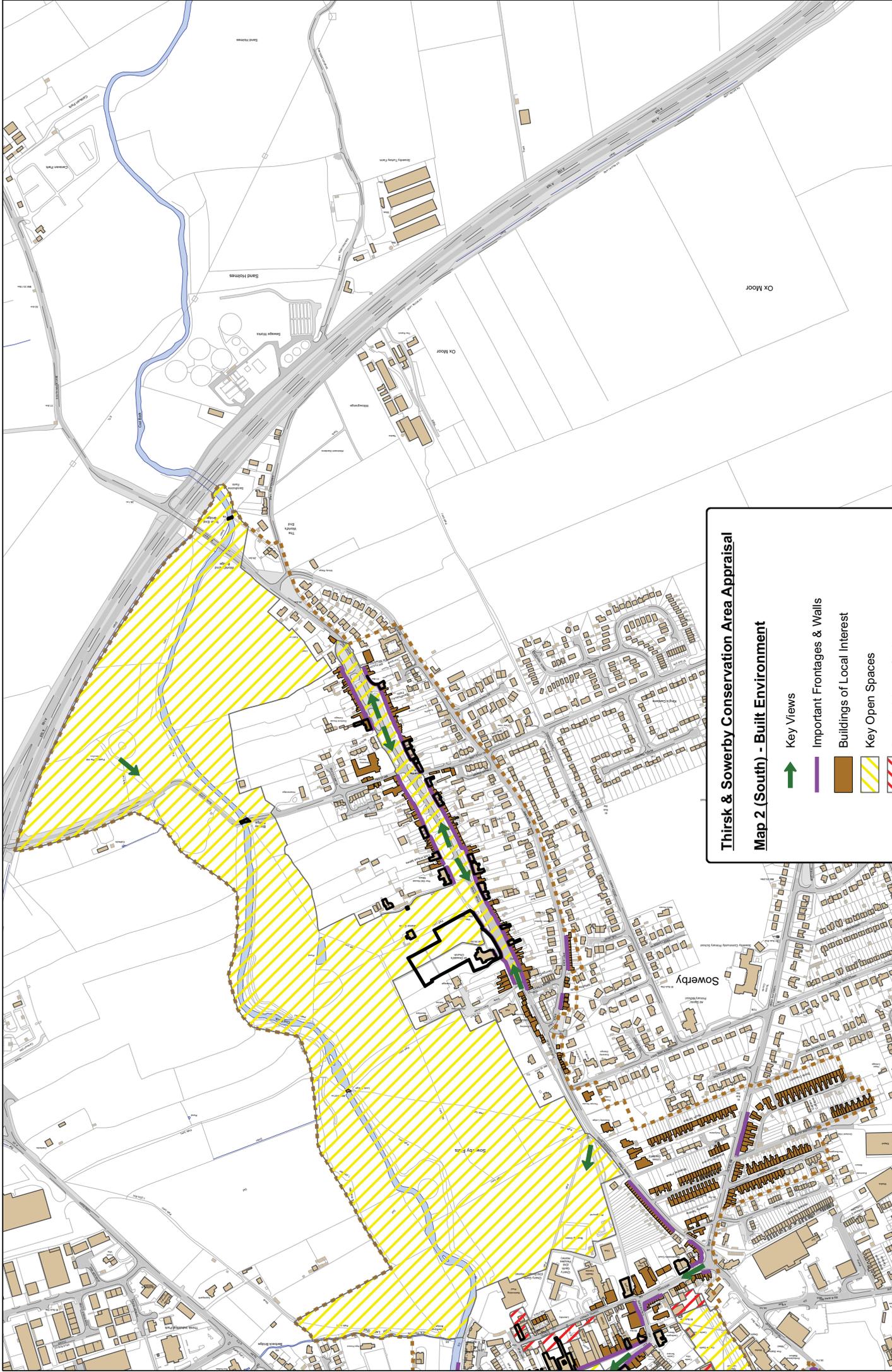
Map 2 (North) - Built Environment

-  Key Views
-  Important Frontages & Walls
-  Buildings of Local Interest
-  Key Open Spaces
-  Potential Areas for Improvement
-  Listed Buildings
-  Conservation Area

HAMBLETON
DISTRICT COUNCIL
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 Telephone: 0845 1211 555 Fax: 01609 767228

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Thirsk & Sowerby Conservation Area Appraisal

Map 2 (South) - Built Environment

-  Key Views
-  Important Frontages & Walls
-  Buildings of Local Interest
-  Key Open Spaces
-  Potential Areas for Improvement
-  Listed Buildings
-  Conservation Area

HAMBLETON
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Hambleton Local Plan

Settlement Character Assessments:

Topcliffe

Topcliffe

In the 11th century Topcliffe had a castle to the south of village where the River Swale meets with the Cod Beck. The castle was succeeded by a Manor House on an adjacent site, of which earthworks remain. The Church of St Columba has parts dating to the 13th and 14th centuries, however much was remodelled in the 19th century. Other early surviving buildings include the ground floor of the Tollbooth and The Old Vicarage, both of which are 17th century. The majority of old buildings date to the 18th and 19th century.

Surrounding Landscape Character and Views

Topcliffe is surrounded by low lying agricultural land and as a result, is not particularly visible within the landscape. Views from the north are obscured by the bends in the road and significant tree screening. From the west the village is visible when travelling over the bridge and from the east views are of 1960/70s housing before entering the historic core. Glimpses of the village from the A168 are characterised by linear hedgerows leading to the River Swale.

General description of form and character

The village is nuclear in form with houses clustered along three main streets. There is no particular central focal point, however the church provides the most significant landmark. The setting of the church in relation to the narrow Church Street and being at a higher level creates its prominence. The graveyard and green space to the south provide a contrast in character from the busy Long Street. Most properties within the core front onto Church Street, Front Street or Long Street.

Historic cultural landscape

Historically, the village had numerous orchards. Trees still play a key role in the character of the urban landscape today, particularly to the north and west where the trees by the river are a significant feature. The eastern side of School Lane has historically acted as a development limit, with all development being to its west. Between the 1960s and 1980s four developments compromised this strong edge to the village, altering the character of the village significantly. Medieval strip field patterns can be found to the east at Peter Fields, the south between village and River as well as to the west within Harrogate district.

Green Infrastructure & Connectivity

The River Swale is a key green infrastructure corridor through the village. Green verges exist in places however much of the street landscaping is cobble or tarmac. School Lane is a natural thoroughfare and could be improved to provide links to the south of the village.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There are 6 suggested Local Green Space designations in Topcliffe; to the east of School Lane, Anchor Dikes, St Columba's Church, the allotments, the cemetery and the bowling green/recreation ground.

Sensitive sites

Three areas have been identified as being of particular sensitivity where development could adversely impact upon the historic character of the Conservation Area and historic landscape character.

1. Site to the east of School Lane. School Lane forms the historic boundary of the village. This boundary remains intact to both the west and south, however has been eroded to the north east through the construction of the primary school and to the south west with the development at East Lea. This site is therefore an important element within the village which helps to distinguish the original form and character of the village. Development here could erode that character and adversely impact upon the significance of the Conservation Area. This area is also evidence of former medieval strip fields which are scarce in Hambleton. Development could erode that special landscape interest.

2. Anchor Dikes is sensitive because of its landscape value and contribution to setting of the Conservation Area. It is also a flood plain due to its low lying level. This contrast in levels is significant to the setting of the Conservation Area. The NYCC Historic Characterisation Study summarises that: This is an area of enclosure which is unusual in its layout and consists of one large circular field with a number of smaller fields radiating off it. This area has significant legibility with curvilinear ditches defining the fields.

3.

Listed Buildings/Scheduled Monuments

Address	Grade
Topcliffe Bridge	Scheduled Monument
Maiden Bower and Cock Lodge	Scheduled Monument
Wesleyan Chapel	II
Medieval Cross Base	II
The Old Tollbooth	II
Church of St Columba	II*
The Old School	II
Holmleigh	II
The Mount	II
Jasmine Cottage	II
Ye Old Golden Lion Cottage	II
The Old Post House	II
Duart and house to right	II
Hall Farmhouse	II
Hall Farmhouse Dovecote	II
The Old Vicarage	II
Topcliffe Mill	II
Topcliffe Mill House	II
Mile Post 100m south of Kibber Hill	II

Character Areas

A Church Street and River Swale

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • river at a lower level than village • significant tree cover • prominence of Church • narrow Church Street • buildings close to street edge • cobbled frontages • pantile roofs and later concrete tile • brick construction • dentil course to eaves • front boundary walls or railings 	<ul style="list-style-type: none"> • replace concrete tiles with clay pantiles • reinstate traditional pattern windows and doors • any new build should seek to incorporate a cobble frontage • new building should follow the existing building line • buildings to be of brick with traditional features
	<p>Constraints</p>
	<ul style="list-style-type: none"> • Conservation Area • land form drops away toward river • part within flood zones 2 & 3 • narrow street



B Front Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • wide street • buildings close to edge of path • some traditional fenestration remains • brick construction, some render • traditionally pantile with some later concrete tiles • 19th century shopfront to Old Post House • School Lane forms historic boundary • green link from north to south • cobble link footpath to Church Street • glimpse views of Church 	<ul style="list-style-type: none"> • replace concrete tiles with clay pantiles • reinstate traditional pattern windows and doors • new building should follow the existing building line • reintroduce boundary treatments where missing • improvements to School Lane green infrastructure
	<p>Constraints</p> <ul style="list-style-type: none"> • Conservation Area • Limited development opportunity

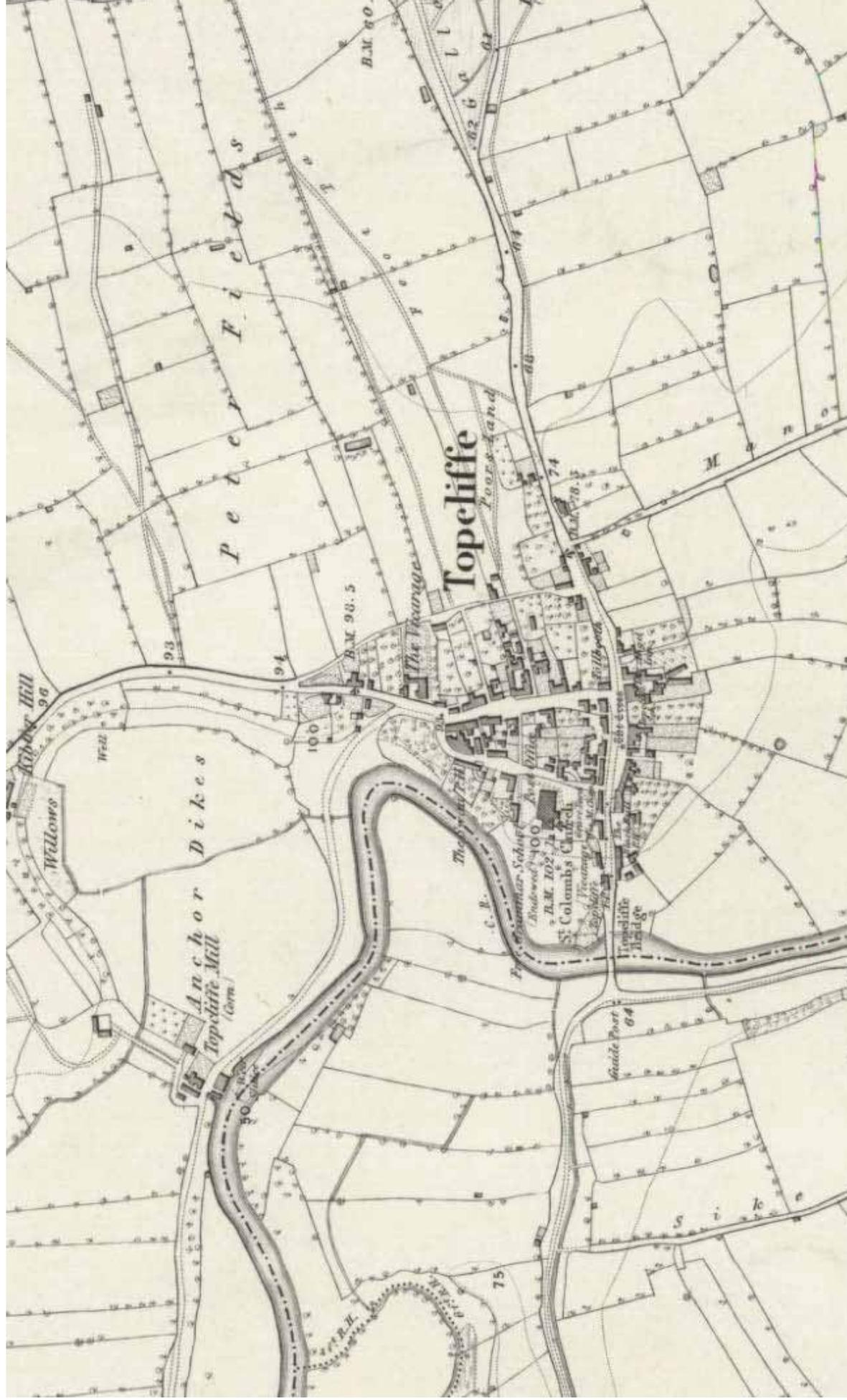


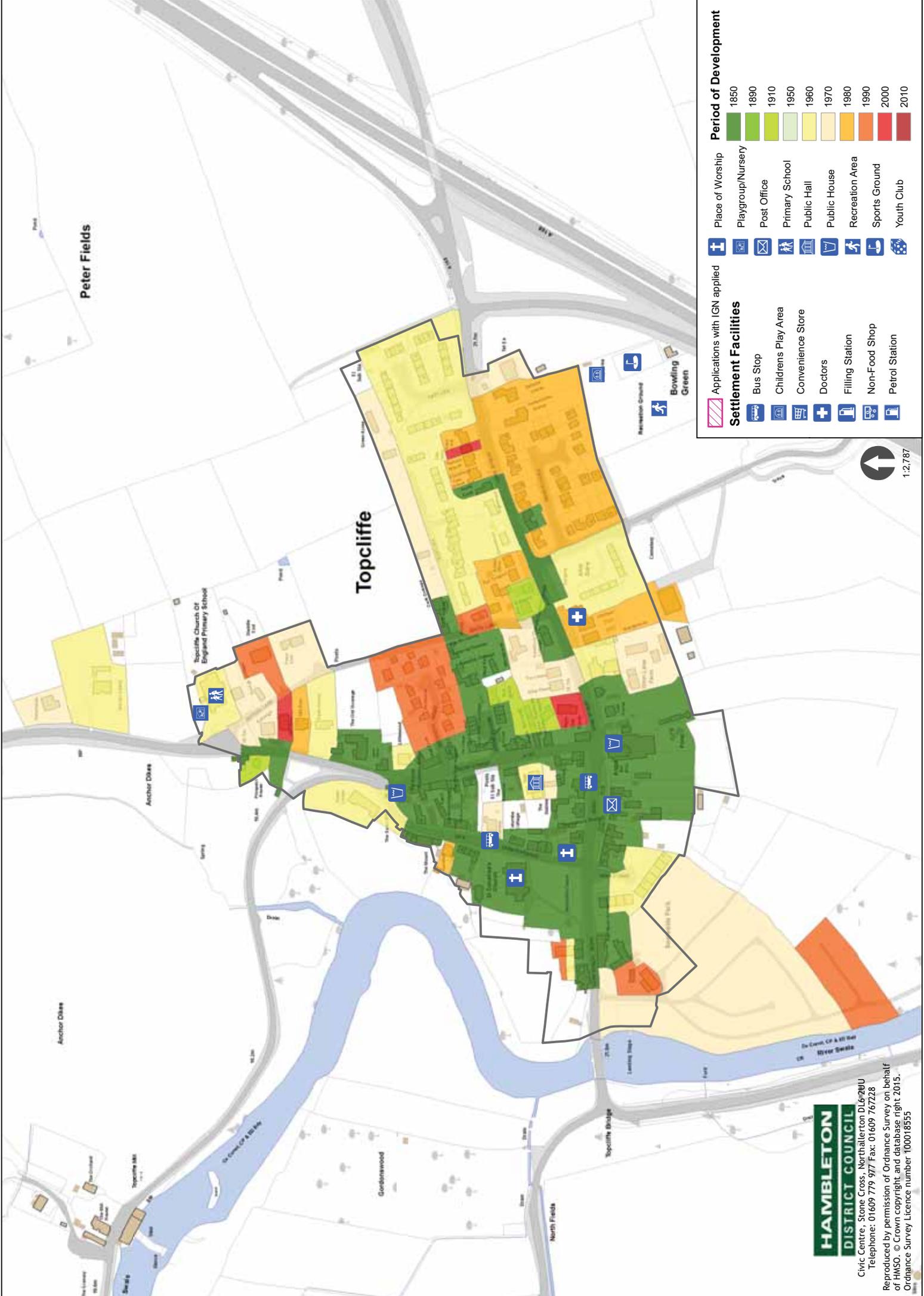
C Long Street

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • narrow approach from bridge past former toll house • street widens in centre with large parking area and memorial plinth • historic buildings fronting street • modern dwellings to east in linear form • wide pavements • shop building features bellcote • Tollbooth provides visual stop to east 	<ul style="list-style-type: none"> • reinstatement of traditional features • replace concrete tiles with clay pantiles • reinstate traditional pattern windows and doors • new building should follow the existing building line
	<p>Constraints</p> <ul style="list-style-type: none"> • A168 close to south east • River Swale boundary to west • Flood zones 2 & 3 to west and south • Change in topography to west • Historic boundary to central east



Topcliffe OS Plan 1956





Applications with IGN applied

- Place of Worship
- Playgroup/Nursery
- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club

Settlement Facilities

- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Filling Station
- Non-Food Shop
- Petrol Station

Period of Development

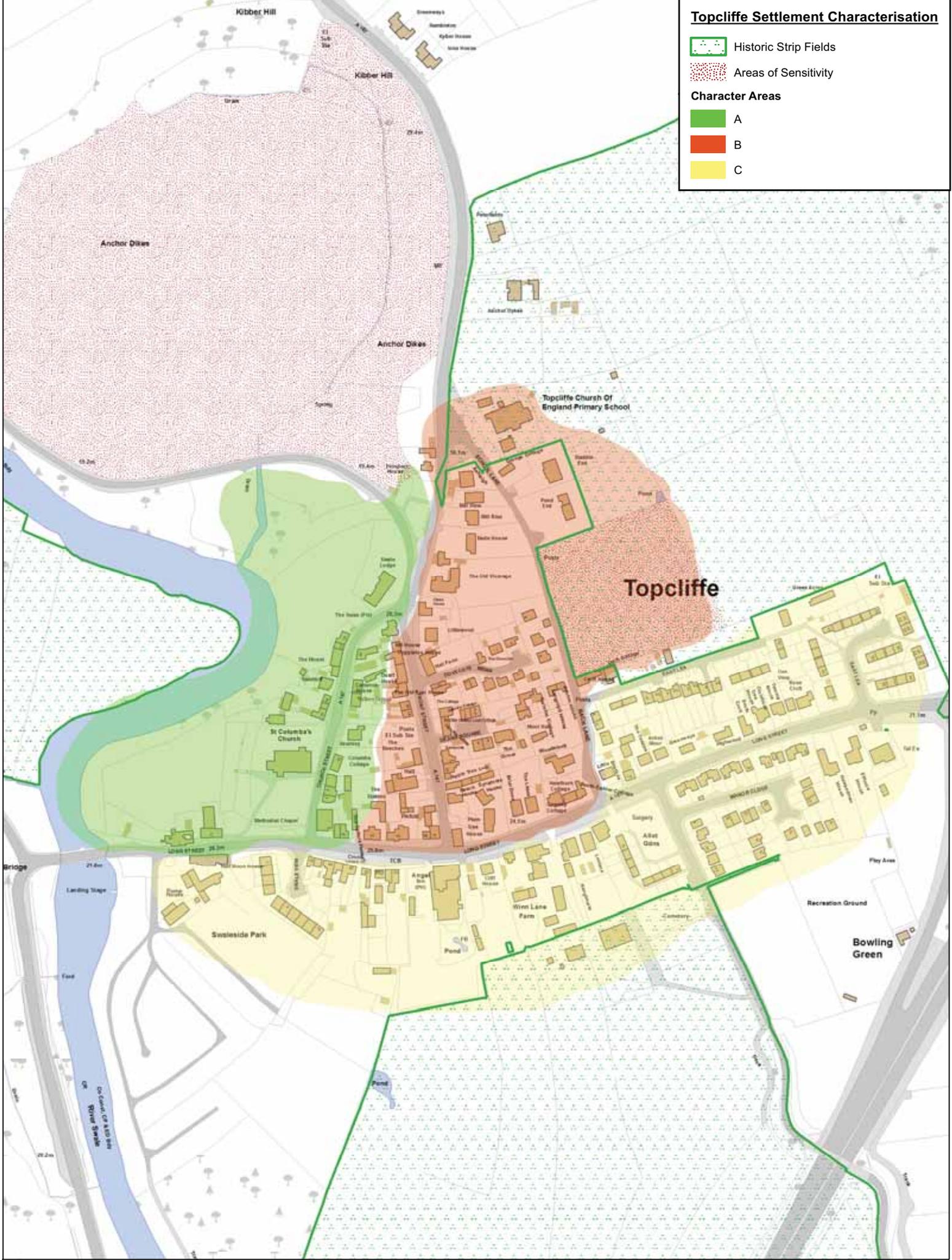
- 1850
- 1890
- 1910
- 1950
- 1960
- 1970
- 1980
- 1990
- 2000
- 2010



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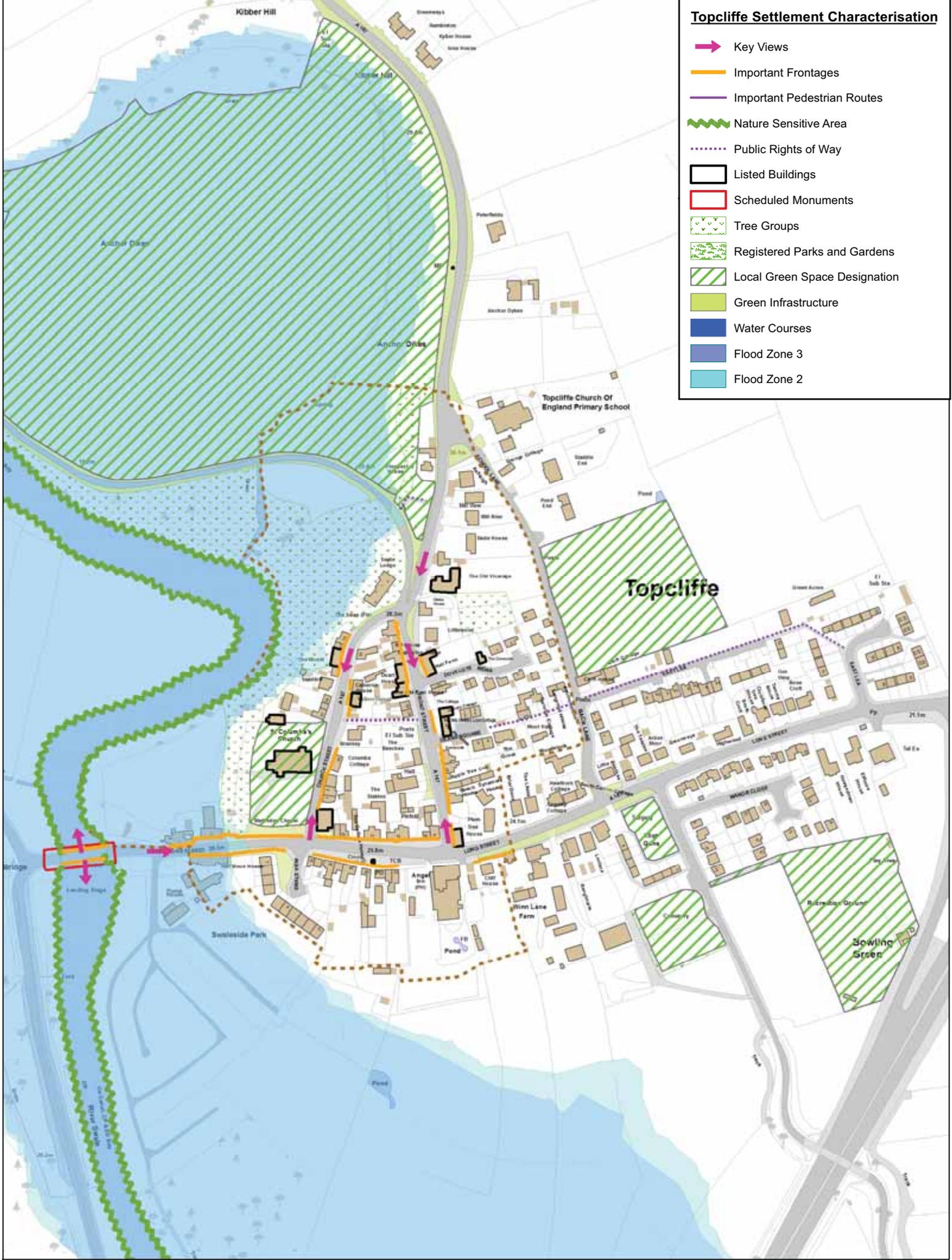
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Topcliffe Settlement Characterisation

-  Historic Strip Fields
 -  Areas of Sensitivity
- Character Areas**
-  A
 -  B
 -  C





Topcliffe Settlement Characterisation

-  Key Views
-  Important Frontages
-  Important Pedestrian Routes
-  Nature Sensitive Area
-  Public Rights of Way
-  Listed Buildings
-  Scheduled Monuments
-  Tree Groups
-  Registered Parks and Gardens
-  Local Green Space Designation
-  Green Infrastructure
-  Water Courses
-  Flood Zone 3
-  Flood Zone 2



Hambleton Local Plan

Settlement Character Assessments:

West Tanfield

West Tanfield

West Tanfield is located at the western boundary of Hambleton District, just a few miles north of Ripon and south of Bedale. It sits on the banks of the River Ure which then heads south towards Boroughbridge. The oldest buildings in West Tanfield are the Marmion Tower, which dates in part to the 14th century and St Nicholas Church which dates to the early 13th century with later alteration. Little Chantry also dates to the 13th century. The Marmion Tower was the gatehouse to a former manor house which has long since been demolished. The Marmion family were of particular significance in the formation of the settlement, the name lost to marriage in the early 15th century. Today much of the village is within the ownership of the West Tanfield estate and this is reflected very much in the character of the cottages, many of which are painted in the estate green and have retained much of their historic character and traditional features.

Surrounding Landscape Character and Views

West Tanfield sits within a clearing north of the River Ure. The land form rises to the north of the village into surrounding farmland. The river is at a lower level to the south and is heavily surrounded by tees and significant woodland to the west. There are views towards West Tanfield when approaching from the north, however these are not of any particular significance in relation to the character of the village. Views of St Nicholas Church are of particular significance and these can be had from many vantage points and glimpse views, particularly from the north, east and south over the river. The Methodist Church is also prominent within the landscape with its tall spire and views from the south and west are of note.

General description of form and character

West Tanfield was historically a linear settlement and expanded considerably to the north in the 1950s to 1970s. The Old Wesleyan Chapel dates to the early 19th century which would have stood alone to the north of the village. The Masham branch of the North Eastern Railway was constructed to the north of the village in the late 19th century along with several station buildings and a new Methodist Church in 1910. At the centre of the village is a cross roads where the four roads into the settlement meet.

Historic cultural landscape

The original village was centred around the church and the Marmion tower close to the river. The village developed in a linear form following the course of the river. The 18th and 19th century estate cottages and farmhouses are interspersed with open space and grazing land which emphasises the rural nature of the village.

Green Infrastructure & Connectivity

The old railway line has potential to be a positive green infrastructure network however its accessibility and connectivity has been lost through later private development. The village itself has very little green infrastructure, the streetscape being mainly paved, however there are agricultural fields, grazing and gardens which traverse the village and add to the diversity. Mature trees are particularly important within the village and provide a green setting to the streetscene. The banks of the River Ure are particularly significant as a green corridor and nature sensitive area.

Designated green space

Sites can be designated as Local Green Space where these are considered to be of particular importance to the community. Designation rules out development, except in very special circumstances. There is one suggested Local Green Space designation in West Tanfield to the east of the Bowling Green. This area is considered to be of high visual amenity to the community. The site is also opposite a row of listed cottages and therefore development here could affect their setting.

Sensitive sites

West Tanfield has a dispersed pattern of development and there are several sites within the centre of the village that have development potential. However in order to retain the special character of the village these sites will be sensitive to change and in some cases may be inappropriate to develop. Eight areas have been identified as being of particular sensitivity where development could adversely impact upon the historic character of the Conservation Area.

1. Sleegill Cottages
This field provides an important setting to the character of the mill cottages. Here, the woodland along the riverside can be appreciated along with views of the landscape which rises beyond. Development here could cause harm to the setting of the Conservation Area.

2. Village Farm
This area of farm land is important in the setting of the street scene which is largely characterised by how the green space stretches right to the centre of the village. Development here could erode the special character of the Conservation Area.

3. The Bruce Arms
Similar to Village Farm, this area of farm land brings greenspace directly into the street scene. Development here could erode that character.

4. The Old Sawmill
This site is central within the village fronting onto the roundabout. Views across the site can be had of the church beyond. Development here could have an adverse impact on the open character of the centre of the village. This site is of community value.

5. North of Church Street
This area is characterised by the farmland directly fronting the centre of the village but also by its enclosure within the built form and the characteristic stone walls. This site provides a key setting to the Marmion Tower and Church beyond.

6. North East
The Historic Landscape Characterisation study identifies this area as probable strip fields which consist of irregular fields defined by regular external and s curved internal hedgerows. This area has partial legibility due to post 1900 boundary loss, and dates to the medieval period. Strip fields are relatively scarce in Hambleton and any development would need to be carefully considered regarding any boundary loss.

7. East of Bowling Green
This area has also been suggested as a local greenspace designation.

Character Areas

A Mowbray Terrace

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Former railway station and line • Historically separated from the village to the south • Early 19th century Wesleyan Chapel • Early 20th century Methodist Church • 1970s and 1990s infill development • Elevated position • Views south into village and of St Nicholas Church • Trees framing streetscape 	<ul style="list-style-type: none"> • Enhancement around former station site • Development of former railway as a green corridor • Maintain views towards village centre and back to former Methodist Church and Old Chapel
	Constraints
	<ul style="list-style-type: none"> • Part Conservation Area • Limited opportunity for infill



B Main Street, Meadowfields and River

Historic Character	Opportunity Actions
<ul style="list-style-type: none"> • Historically a linear settlement following the line of the river • Historic core contains St Nicholas Church, Marmian Tower & Church Street • Large areas of open space grazing land within village. • 18th & 19th century stone cottages • Pantile or stone slate roofs and later Welsh slate • Stone boundary walls • Many properties are estate owned and have been well maintained and contribute to the homogenous character • Lack of green verges but significant well-spaced tree cover behind stone walls 	<ul style="list-style-type: none"> • Opportunity for infill development where this does not result in harm to the character of the Conservation Area • Maintain green spaces where they contribute to rural character • Infill development to be in line with existing build lines and incorporate traditional features • Development of footpaths and circular routes along river and former railway line
	<p>Constraints</p> <ul style="list-style-type: none"> • Views and settings of listed buildings • Part Conservation Area • Landform rises to north • Part flood zone to the south and east



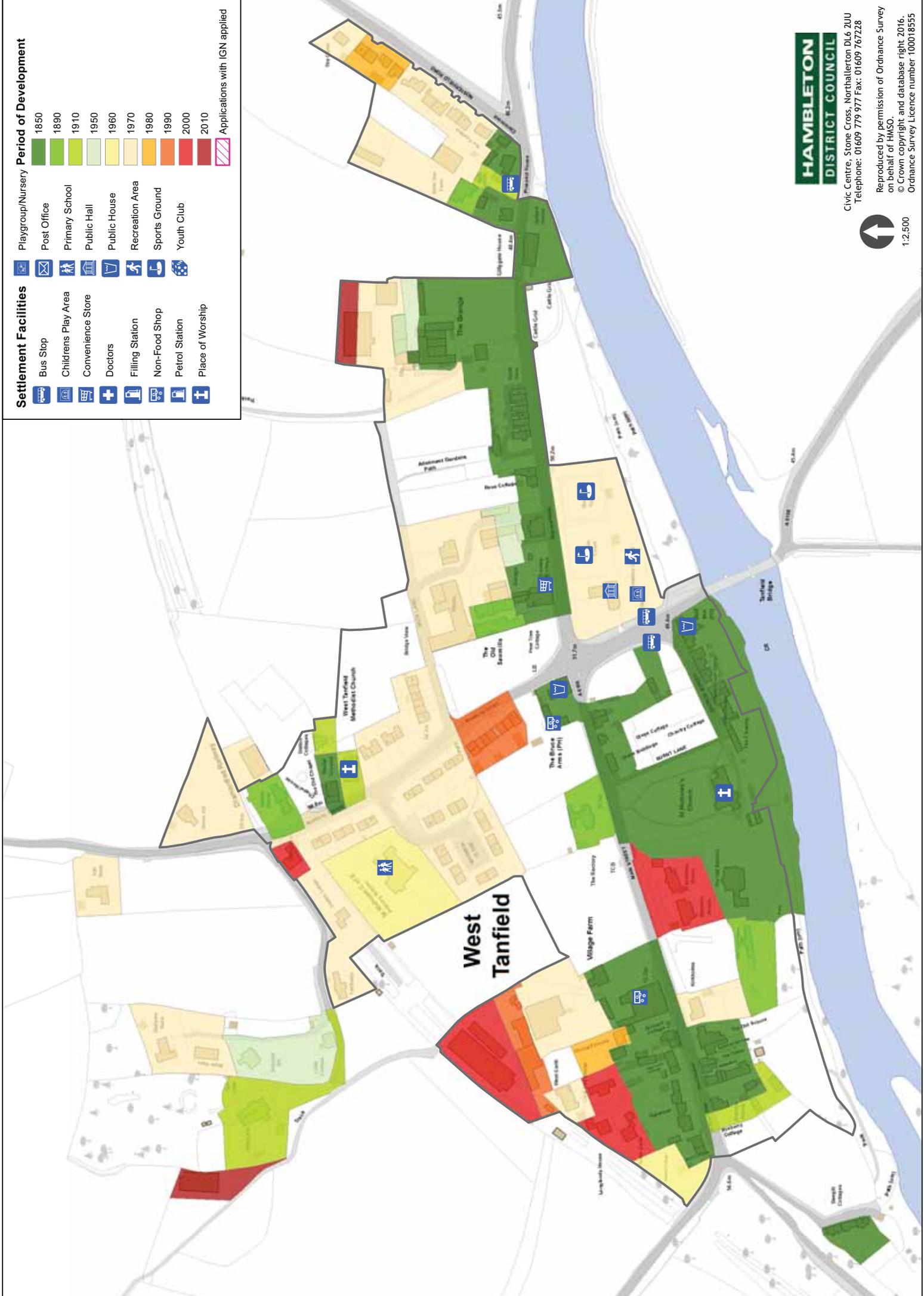
Listed Buildings and Scheduled Monuments in West Tanfield

Listed Building	Grade
The Estate House	II
Briar and Jasmine Cottages	II
Sunnyside and Orchard Cottage	II
Marmion Tower	Scheduled and Grade I
Church of St Nicolas	I
Chantry House	II
Chantry Cottage	II
Chantry House Cottage	II
3, 4 and 5 Church Street	II
2 Church Street	II
The Bull Inn	II
Tanfield Bridge	Scheduled and Grade II
Stables to The Bruce Arms Inn	II
The Bruce Arms Inn	II
Old Wesleyan Chapel	II
1-8 Long Row	II
Prospect House	II

Map of West Tanfield 1856

Source: <http://maps.nls.uk/view/102344515>





Settlement Facilities

- Bus Stop
- Childrens Play Area
- Convenience Store
- Doctors
- Filling Station
- Non-Food Shop
- Petrol Station
- Place of Worship

Playgroup/Nursery Period of Development

- Post Office
- Primary School
- Public Hall
- Public House
- Recreation Area
- Sports Ground
- Youth Club

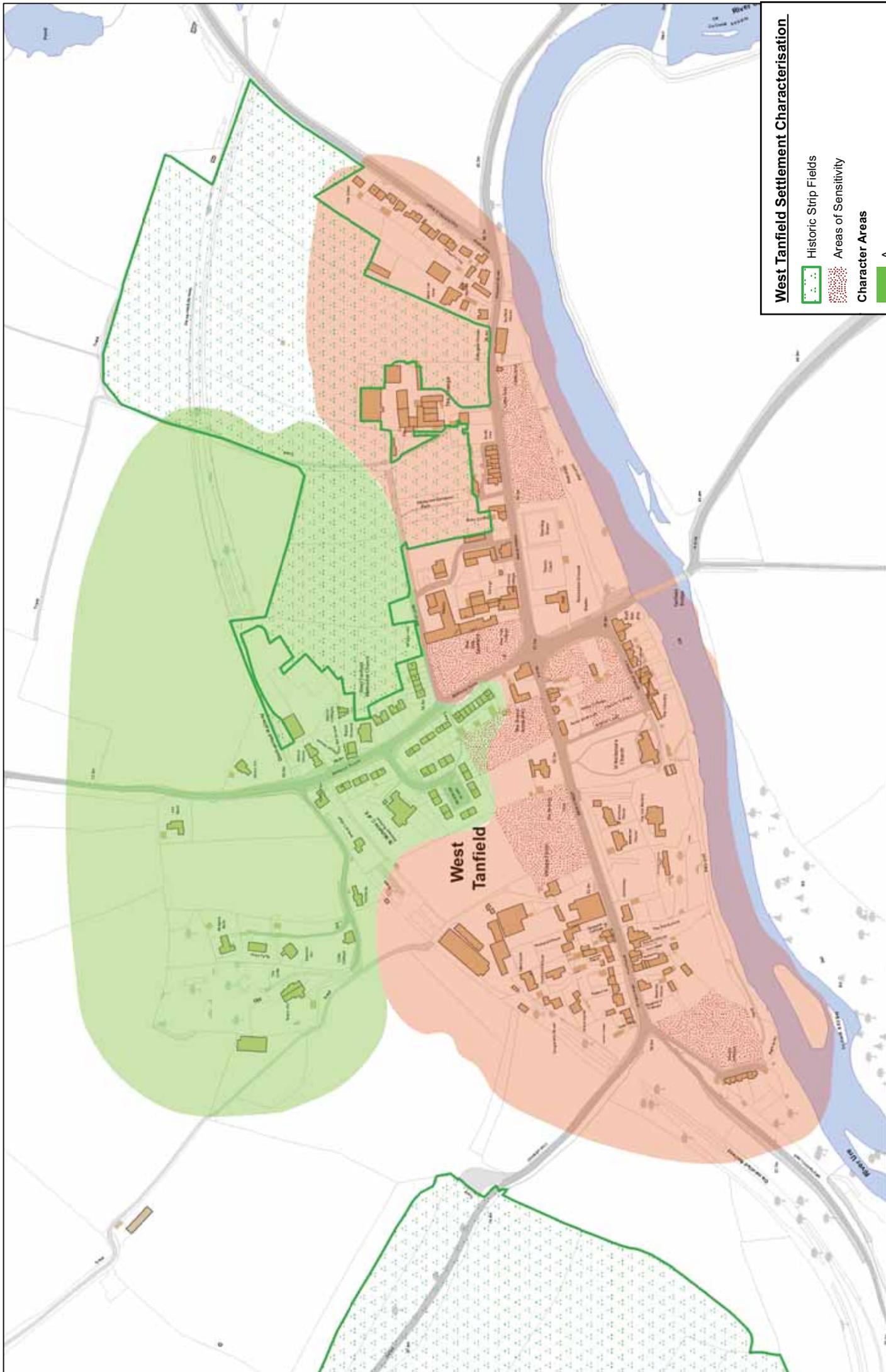
1850
1890
1910
1950
1960
1970
1980
1990
2000
2010
Applications with IGN applied

West Tanfield

HAMBLETON DISTRICT COUNCIL

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West Tanfield Settlement Characterisation

 Historic Strip Fields
 Areas of Sensitivity
Character Areas
 A
 B
 C


 1:1,500

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