

# Statement of Common Ground between Ryedale District Council (RDC) and Historic England (HE)

## Ryedale Plan: Local Plan Sites Document

### Background and Purpose

The Local Plan Sites Document has been prepared to identify the sites required to meet planned levels of growth established by the adopted Local Plan Strategy.

Historic England has been involved throughout the plan-making process in Ryedale. The organisation contributed to the preparation and examination of the Local Plan Strategy, and broadly accepted the spatial approach that Ryedale has chosen.

Historic England made a number of representations following the Publication of the Sites Document regarding some of the proposed policies, the evidence base underpinning some of the specific site choices and concerns regarding the potential impact of the strategy on the archaeology within the Vale of Pickering. This area exhibits evidence of continuing human habitation and activity from the early Mesolithic period, through the Roman period, and up to the present day. Based upon the understanding gained during excavations and through accumulated research work across the Vale of Pickering, there is a high probability that many of the remains will be of national importance.

They also raised concerns around the impacts which development of Site SD11 might have upon the setting of Vivis Mill (a Grade II Listed Building) and the impact which Site SD6 might have upon the character and appearance of Slingsby Conservation Area.

In response, Historic England and RDC have been working on further text to be added to the Plan in order to address the concerns raised by Historic England.

As part of the initial response, the Council prepared a heritage statement regarding the impacts of SD6 and SD11, and this is [here](#)

The outcome of these discussions is considered in three strands:

- The rationale for choosing sites which have the potential to impact on the archaeology of the Vale of Pickering
- The inclusion of an archaeological appraisal framework to ensure robust consideration of any archaeological assets which may be found; and
- In respect of specific designated heritage assets at Slingsby (SD11) and Pickering (SD6) that further wording is provided to ensure that such assets are afforded sufficient protection in respect of their special qualities

This statement has been prepared to clarify and confirm the respective position of both parties and has been compiled/agreed by both organisations. The discussions have resulted in an agreed form of words.

## **The rationale for choosing sites which have the potential to impact on the archaeology of the Vale of Pickering**

Inclusion of the following four paragraphs in the introduction:

1.8 From work undertaken in the SSM the Council has chosen the sites that it considers best represent the ability to deliver sustainable development within the strategic policy context of the Local Plan Strategy. The Local Plan Strategy was informed by a proportionate evidence base, which identified key areas of sensitivity, but did not rule out development due to the capacity for site specific choices, and the use of avoidance and mitigation. This decision is based on a holistic consideration of a range of factors: balancing growth with settlement capacity, from an infrastructural, cultural and environmental perspective. This is in particular true of sites in Malton and Norton with the presence of the River Derwent SAC, and settlements which are around the Vale of Pickering, and which make up the majority of key settlements within the District.

1.9 The application of the SSM has sought to apply available evidence to determine the likelihood of issues. This has resulted in the allocation of sites where there are some known, and some potential, sensitivities. The evidence informing the SSM has identified that sites which have performed generally well, may have a sensitivity, and therefore may result in some harm, and whether there is the means to avoid or mitigate such harm. The capability for avoidance/mitigation has been established through discussions with technical consultees- such as Yorkshire Water and the Environment Agency in relation to development on Ground Source Protection Zones, and through the work undertaken in consultation with Natural England in the Habitats Regulation Assessment concerning the River Derwent SAC. In respect of archaeology, some of the sites have already been subjected to archaeological appraisal. Others have been informed by the Heritage Environment Record and the site's general context, and this has not identified any archaeological features of significance which would preclude site development.

1.10 The Vale of Pickering forms part of an extensive archaeological landscape which stretches along the length of the Vale and into neighbouring Scarborough Borough. This area exhibits evidence of continuing human habitation and activity from the early Mesolithic period, through the Roman period, and up to the present day. Based upon the understanding gained during excavations and through accumulated research work across the Vale of Pickering, there is a high probability that many of the remains will be of national importance.

1.11 Although several of the sites identified as allocations have a high likelihood that they contain archaeological remains of, potentially, national importance, it was considered that these represented the most sustainable and best options to deliver a substantial amount of housing and employment land to meet the future needs of the Local Plan area. The decision to take these areas forward was not done so lightly and was done with the understanding that they sit within this extensive archaeological landscape. These proposed allocations may result in the loss of what would be only a small proportion of a much larger archaeological

resource. Historic England has therefore agreed that it is acceptable to allocate land in these areas provided that any development proposals are informed by a robust archaeological assessment which will help further knowledge and understanding of the Vale of Pickering. This framework is set out in Appendix 1

### **The inclusion of an archaeological appraisal framework to ensure robust consideration of any archaeological assets which may be found**

Inclusion of an appendix and specific reference to that appendix in the relevant development principles for the following sites SD3, SD6, SD10, SD11, and SD12:

“Appropriate archaeological evaluation and mitigation as detailed in Appendix 1”

#### **Appendix 1 – Archaeological Informative for Sites SD3, SD6, SD10, SD11 and the Broad Location of SD12.**

This Appendix provides additional information regarding Housing Allocations made under Policies SD3, SD6, SD10, SD11 and the Employment Broad Location to the north of the A64/east of A169, Malton made under Policy SD12.

As a result of the high probability of important archaeological remains in this area, it is considered appropriate to set out further information and advice on this specific matter.

#### **Background:**

These sites form part of an extensive archaeological landscape which stretches along the length of the Vale of Pickering. This area exhibits evidence of continuing human habitation and activity from the early prehistoric periods through the Roman period, and up to the present day. The buried prehistoric landscapes and continuous “ladder” settlements are an extraordinary survival of human activity on a landscape scale, preserved beneath thick sand-blown deposits across the Vale.

Based upon the understanding gained during 30 years of archaeological research and excavation on adjacent sites and across the remainder of the Vale of Pickering, there is a high probability that this area will contain archaeological remains of national importance. The NPPF makes it clear that non-designated archaeological remains that are demonstrably of equivalent significance to Scheduled Monuments (such as the ones which are likely to be present in this area) should be considered as if they were a designated heritage asset - i.e. that substantial harm or total loss should be wholly exceptional.

It is essential that any development proposals are informed by these and by a robust archaeological assessment of this area in order to fully understand the potential implications which the development of this area might have not just upon important archaeological remains but also the associated costs that archaeological mitigation might involve.

#### **Implications:**

Should, as Historic England suspect, that any desk based archaeological assessments result in the requirement for more substantial investigations the following information provides the basis for successfully meeting the likely requirements of Historic England.

- a. An archaeological assessment would likely require the inclusion of;
  - i. An assessment of the proposed development site in its wider historic landscape context;

- ii. Landscape characterisation and modelling including a review of available lidar data and aerial photography;
- iii. Geophysical Survey;
- iv. Trial trenching.

b. An evaluation of how the proposed development is likely to impact upon the archaeology

Subject to the outcome of the above works a mitigation strategy will most likely be required which will require agreement from the Local Planning Authority (in consultation with Historic England). The remit of a strategy will be determined by the outcome of the above and should include the following (unless it can be shown that these are not necessary):

- a. A framework for managing, recording, archiving and publishing the results of any archaeological evaluations and interventions;
- b. A strategy for maximising the educational potential of any archaeological interventions including the development of community archaeology projects; and
- c. A proposed access strategy for the archaeological landscape of this development site.

**In respect of designated heritage assets at Slingsby (SD11) and Pickering (SD6) that further wording is provided to ensure that such assets are afforded sufficient protection in respect of their special qualities**

The wording is to be added as further bullet points under each allocation is underlined:

For SD6:

“Open space/Green Infrastructure to the west of the site (as shown on the Policies map) is excluded from the developable area to ensure that developable area is outside area at risk of flooding and to protect the setting of the Listed Building. Further landscaping will be required to minimise the degree of intervisibility between the development and the Listed Building”

For SD11:

“The opportunity should be taken to enhance the entrance to the village and the scale and design of the development should relate sensitively to the Conservation Area.”

Ryedale District Council

Name

Date 18.09.2018

Historic England

Name

Ian Smith

Date 18.09.2018