

## **The Ryedale Plan – Local Plan Sites Document**

**Assessment of the effect of the proposed allocation of land at Slingsby (SD11) and Pickering (SD6) for residential use on heritage assets.**

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## **1. Introduction**

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This document has been prepared to support the proposed allocation of two sites for residential development in the Local Plan Sites Document. The impact of the proposed development of the sites on designated heritage assets has been considered as part of the approach that the Council has taken to select development sites. This paper provides a more detailed account of the factors that have been considered as part of this process and has been prepared in response to representations made by Historic England and to cover the effect that the proposed allocation/development of the sites would have on the range of heritage assets at these settlements.

## **2. Legislation and policy**

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### **Planning (Listed Building and Conservation Areas) Act 1990**

#### Conservation Areas

The statutory definition of a conservation area is ‘an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

Section 72(1) of the Act, places a statutory duty on Local Planning Authorities as follows: “In the exercise with respect to any buildings or other land in a conservation area.....special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

#### Listed Buildings

Listed Buildings are buildings of special architectural or historic interest which are included on a statutory list.

Section 66 of the Act places a general duty in the exercise of planning functions. “In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or as the case may be Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Although this section of the Act refers to the planning application process, it is appropriate that special regard to the desirability of preserving a listed building or its setting is considered as part of the plan-making process.

### **National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)**

National policy requires Local Planning Authorities to include a positive strategy for the conservation and enjoyment of the historic environment and to recognise that heritage assets are an irreplaceable resource to be conserved in a manner appropriate to their significance.

Paragraph 129 makes it clear that LPA’s should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). The assessment should be taken into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage assets conservation and any aspect of the proposal.

When considering the impact of a proposed development on the significance of a designated heritage asset great weight should be given to the assets conservation. Significance can be harmed

or lost through alteration or destruction of the heritage asset or development within its setting. (Paragraph 132). National policy makes it clear that harm or loss of heritage assets should require clear and convincing justification and that substantial harm or loss of designated heritage assets should be exceptional/wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal (Paragraph 134).

Clearly, if a balancing exercise is necessary, this is within the context of the statutory duties.

Paragraph 135 of the NPPF goes on to require that the effect of development on the significance of non-designated heritage assets should be taken into account when determining an application. It notes that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The setting of a heritage asset is defined in national policy as follows:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

Significance is defined as:

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

The national Planning Practice Guidance produced to support the NPPF notes that in assessing harm, it is the degree of harm rather than the scale of development that is to be assessed. It also makes it clear that a thorough assessment of the impact on setting needs to take into account and be proportionate to the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

## **Development Plan**

Policy SP12 of the Local Plan Strategy reflects the requirements of national policy.

## **Historic England – Policies and Guidance**

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008)

The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main ‘heritage values’ being:

- Evidential (the potential of a place to yield evidence about past human activity)
- Historical value ( the ways in which past people, events and aspects of life can be connected through a place to the present – illustrative or associative)
- Aesthetic Value ( the ways in which people draw sensory and intellectual stimulation from a place)
- Communal ( the meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory)

Historic Environment Good Practice Advice in Planning Note 3. The setting of Heritage Assets.

The documents provide information on good practice relating to the management of change within the setting of heritage assets. As with the NPPF, the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset nor a heritage designation and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

The guidance states that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals.

It recognises that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting. Different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case by case basis.

A five step process is recommended for assessing the implications of proposed developments on setting:

- Identification of the heritage assets that are likely to be affected.
- Assessment of whether and what contribution the setting makes to the significance of the heritage asset.
- Assessing the effects of proposed development on the significance of the heritage asset.
- Identify ways to maximise enhancement and avoid or minimise harm.
- Conclusions/decision.

The guidance refers to a list of potential attributes of a setting which may help to identify the contribution a setting makes to the significance of the asset.

### 3. Slingsby

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Slingsby is a Castle Howard estate village which was developed from an older settlement by the Earls of Carlisle from the late 18<sup>th</sup> Century. It lies at the juncture of the Vale of Pickering and the dip slope of the Howardian Hills. The village is one of several which line 'The Street', the B1257 - a former Roman Road.

Much of the built form of the village lies to the north of road and aligns the main streets - High Street, Railway Street and the Green. It is comprised mainly of farms and traditionally built farmhouses and cottages with the oldest parts of the village based around the Church, the Castle, High Street, the Green and Railway Street. More recent estate development off Aspen Way, Balkside and Sycamore Close occupies the south eastern quarter of the settlement and is located off The Balk – a former track to the main road on the eastern side of the settlement and now a road into the village.

The village is surrounded predominantly by open countryside/ farmland, with the exception of a recreation ground on the western edge and two caravan sites on the north eastern and eastern edges of the village.

#### 3.1 Heritage Assets

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In summary, the heritage assets at Slingsby include:

- Slingsby Conservation Area
- Listed Buildings
- Scheduled Monuments (Slingsby Castle and an Iron Age Barrow Cemetery)
- Non-Designated heritage assets

The village forms part of the Castle Howard estate and the house and garden are situated within 1-2 miles of the village, to the south.

#### Slingsby Conservation Area

The Slingsby Conservation Area was designated in 1977. The area covers most of the built form of the village with the exception of the Aspen Way development on the eastern edge of the village. It includes the Church, the Castle and a swath of land to the north of the Church on the western side of the village. To the east, the Conservation Area includes land to the rear of properties on the eastern side of Railway Street and the tree-lined Balk. The Conservation Area extends across the B1257 to the south of the village.

There is no appraisal covering the Slingsby Conservation Area. However, there are a number of elements which are considered to contribute to the historic character and appearance of the area. These include:

- Prominent/Specific buildings and building groups– including All Saints Church, Old Rectory, Castle ruins on the western side of the village;, the School and school house, Methodist Church, Reading room grouped around the Green; Wyville Hall, Slingsby Hall, The Dower House and individual Castle Howard estate houses on the The Green.

- Form, two – storey scale and design detailing of traditional farmhouses and cottages.
- Position of buildings - aligning and fronting the main streets and set back beyond wide verges.
- Predominance of Jurassic limestone and pantile as traditional building materials
- Open space of The Green, framed by the group of buildings which include the school, school house, Methodist chapel and reading room.
- The space and grounds associated with the ruins of the Castle, the Church and the Old Rectory
- Prominent tree groups- the avenue of trees along the Balk, the Limes on the Green, the Churchyard and the gardens of specific properties (eg the Old Rectory)
- Spaces between buildings and open land in and around the conservation area which provide views into and out of the area, particularly from the south, west/east directions.

In general, the village and conservation area sit within an agricultural, rural and open landscape and this forms the wider setting of the conservation area. Within this rural setting, the extent to which the conservation area is experienced from locations around or within the village is influenced by topography and landscape features.

### **Listed Buildings**

There are 36 listed buildings/structures in Slingsby, which are focused in the older areas of the village. These include:

- Ruins of Slingsby Castle (Grade II listed) -the ruins of a 17 century unfinished country house on the site of a medieval castle on the western edge of the village.
- All Saints Church (Grade II\*) – reconstructed on the site of a medieval church in 1867-9
- A number of the 18<sup>th</sup> and 19<sup>th</sup> century farmhouses and cottages (Grade II listed) on the Green, High Street and Railway Street
- 18<sup>th</sup> century Methodist chapel and mid 19 century schoolroom, school house and Reading Room (each Grade II listed) on The Green
- The Old Rectory – early 18<sup>th</sup> century building (Grade II listed)
- Wyville Hall (Grade II ) – 17<sup>th</sup> century house

In general, most of these buildings are located within the village and each have settings which relate to their more immediate context. However, open land, particularly on the western side of the village is an important part of the setting of the more prominent buildings on the edge of the village such as the Church, the Castle and the Old Rectory.

Castle Howard is a Grade 1 listed stately home set within a designed landscape which is a Grade 1 Registered Park and Garden. The house and park are situated to the south of Slingsby within the Howardian Hills. An avenue which leads to the house from Slingsby Bank (the road between Slingsby and Castle Howard) is the closest part of the registered park and garden to the village.

### **Scheduled Monuments**

There are two sites at Slingsby which are scheduled as nationally important archaeological sites. These are Slingsby Castle on the western side of the village and an Iron Age barrow cemetery which is located outside of the village to the east.

### **Non-Designated Heritage Assets**

There are a number of non-designated heritage assets in the village including houses, cottages and traditional farm buildings. Examples include Slingsby Hall, the Dower House and Castle Howard Estate cottages. Slingsby is also located on the edge of the Vale of Pickering. The Vale of Pickering is a significant historic/ archeological landscape. It is a non-designated heritage asset although is considered to be of national importance.

### **3.2 Proposed Development Site: Land at Aspen Way**

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The proposed residential site is 1.7 ha of land. The site is situated on the eastern side of the village, east of the Balk, south of Aspen Way and north of the A170. The site is currently comprised of two fields which are used for the grazing of sheep. Access will be gained from an existing road 'Aspen Way' to the north of the development site.

For the purposes of this assessment it has been assumed that the site will be developed for a combination of single and two storey houses.

### **3.3 Assessment of the contribution the site makes to the significance of heritage assets and effect on the significance of heritage assets**

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#### **Slingsby Conservation Area**

Part of the western edge of the site which runs parallel to the Balk is within the conservation area. It includes the line of trees which form the eastern side of the avenue of trees along the Balk.

In the absence of a Conservation Area Appraisal, it is not explicitly clear why the boundary of the Conservation Area was drawn in the way it is. The modern development at Balkside and Sycamore Close are of no particular historic or architectural merit and the boundary has been drawn to specifically include the avenue of trees along the Balk within the conservation area. These trees along the Balk are known to have been planted by the 6<sup>th</sup> Earl of Carlisle (1773-1848). The reason for this is not documented, although the planting of avenues of trees was popular during the Victorian period for commemorative or aesthetic purposes and over a longer period in history as a landscape design tool to emphasise the approach to a landscape or feature. (The avenue of trees directly aligns with Slingsby Bank and the approach to Castle Howard from the village.)

The historic and aesthetic value of the avenue contributes to the significance of the conservation area and its character and appearance. If the development of the site were to involve loss or damage to the trees, this would result in substantial harm to the heritage asset. The harm associated with the direct loss of the trees would not occur if the line of trees are retained as part of a residential scheme. The allocation of the site is proposed on the basis that, as a development principle, the trees will be retained on the site. Additionally, access to the site is to be provided from Aspen Way rather than from the Balk, to avoid loss/damage to the avenue of trees. Any proposal to develop the site will also need to ensure that the trees and their roots are protected from damage. On this basis and in this respect, the development of the site will not result in harm to the heritage asset in terms of the contribution the trees make to the conservation area.

The majority of the area of the proposed site is outside of the conservation area and is considered to form part of the setting of the asset. This part of the conservation area has an immediate setting as well as a wider landscape setting with views towards the conservation area afforded when travelling from the east along the B1257 and views into and out of the conservation area towards and from Slingsby Bank and the dip slope of the Howardian Hills.

At this part of the village, the immediate setting of the Conservation Area is defined by the B1257 to the south, the fields which comprise the proposed development site and the Aspen Close residential development. The fields are grazed by sheep and are bounded by a combination of maintained hedges and low stock fencing. They provide a rural, pastoral element to this part of the immediate setting of the conservation area and this rural character is, in part enhanced by intervisibility with surrounding, rising open countryside to the south. In contrast, the Aspen Way development is a modern estate of bungalows with a suburban character. The immediate setting of the conservation area is therefore, comprised of contrasting land uses.

The development of the fields would result in the loss of the pastoral quality and rural character of this part of the setting of the conservation area. The land use character and undeveloped nature of the fields afford views to and from the tree-lined avenue and as such the site does contribute to an appreciation of this part of the conservation area and the aesthetic value of the trees. In this respect, the development of the site would result in some harm to the character and appearance of the conservation area. However, given that the immediate setting of the asset already includes residential development and that a substantial part of the conservation area at this part of the village is comprised of modern development, on a spectrum of harm, the level of harm is considered to be less than substantial in scale. The development of the site will result in some change to this part of the immediate setting of the conservation area. However, in conjunction with the existing development at Balkside a carefully designed scheme can serve to emphasise the linear tree-lined avenue, particularly from within the conservation area itself. The maintenance of the presence of the avenue of trees as part of any development is an important consideration in this assessment.

The development of the site would provide the opportunity to secure residential development of traditional design, sympathetic to its location on the edge of historic village. In this respect, the proposed development of the site provides the opportunity to improve the current appearance of this edge of the village. This would be a benefit of an appropriate scheme.

In terms of the contribution of the site to the wider landscape setting of the conservation area, with the exception of some limited views of the trees along the Balk, there is no direct intervisibility between the site and the conservation area from the north or west of the village. It is considered that the site does not contribute to the wider landscape setting of the conservation area from these directions.

The site forms part of the rural edge of the eastern side of the village and together with surrounding undeveloped land is part of the open countryside that forms the wider landscape setting of the conservation area from the east. A combination of landscape features and topography mean that views of much of the built form of the conservation area is not visible from the east. This, in itself reinforces the rural setting of the asset. The canopy of the trees along the Balk is visible from the east and is read in conjunction with intervening landscaping of the caravan park, trees and hedges. This landscape character is of aesthetic value to the conservation area. It contributes to the way in which the asset is experienced in the landscape visually as well as creating a sense of place. In this respect, the development of the site has the potential to harm the setting of the asset if the development were to be readily visible from the east. However, it is considered that this would be

mitigated and avoided by topography and the retention of trees and boundary landscaping and reinforcement of boundary landscaping.

From rising land (Slingsby Bank) to the south, limited views of the site are achieved, largely as a result of topography. Where views are possible, development at the site would be read visually in conjunction with the existing development and the wider open countryside surrounding the village. Within this wider landscape setting, the fields are not considered to make a significant contribution to the way in which the conservation area is experienced. The development of the fields would not result in harm to the conservation area from this part of its wider setting.

### **Listed Buildings**

The site is located at a distance from the nearest listed building and the site is not considered to contribute to the immediate setting of any listed building in Slingsby. The nearest listed structure to the site is a milepost which is located at the southern end of Balkside, to the south-west of the site. The B1257 and 20<sup>th</sup> Century housing are the dominant elements of the setting of this structure. The proposed residential development of the site would result in more of the same land use within the setting of the structure. Consequently, it is considered that the setting of the milepost would be preserved if the site was developed as proposed.

From the east, the site is located within the wider landscape setting of the village. The open countryside on the eastern side of the village allows for views of the Castle and Church to be achieved when approaching the village from the east. However, a combination of topography and intervening landscaping and landscape features mean that the site does not contribute to the ability to appreciate views of these buildings from the east. In addition, it is considered that the site does not contribute to the ability to appreciate listed buildings from other directions.

There is no direct intervisibility between Castle Howard (and the registered Park and Garden) and the proposed development site.

It is considered that the proposed development of the site would not result in harm to any listed building/structure or the setting of a listed building and therefore these would be preserved.

### **Scheduled Monuments**

The development of the site would not have a direct impact on either of the two scheduled monuments at Slingsby.

The site is located at the opposite side of the village from Slingsby Castle and is not considered to form part of the immediate setting of the scheduled monument. The development of the site would not be harmful to the immediate setting of the Castle.

The proposed development site is located within the wider landscape setting of the eastern side of the village. The open countryside on the eastern side of the village allows for views of the Castle to be achieved when approaching the village from the east. However, a combination of topography and intervening landscaping and landscape features mean that the site itself does not contribute to the ability to appreciate views of the Castle from the east. In this respect it is considered that the proposed development of the site would not harm the wider landscape setting of this scheduled monument.

The scheduled Iron Age barrow cemetery is situated to the east of the site and in relatively close proximity to the site. The site of the monument is currently an agricultural field. The proposed development of the site would not have a direct impact on the monument and in this respect, would

not result in harm to the asset. The site is within the setting of the monument (although there is little at surface level which would indicate the presence of the asset). Topography and intervening landscaping and landscape features prevent intervisibility between the development site and the monument when viewed from the west. From the east, the trees along the Balk and on the site, together with intervening landscaping and landscape features help to establish a visual separation between the land uses at the village and the open countryside around it. The setting of the monument is predominantly rural and is of aesthetic value to the asset and the appreciation of it although the nature of some of the intervening landscaping (the hedge screening the caravan park) , highway signage and distance views to the northern part of the village creates an awareness that the monument is in close proximity to the village. The development of the site has the potential to harm the rural setting of the monument. However, it is considered that through a combination of topography, design of an appropriate scale and the retention and improvement of boundary landscaping, harm would be avoided/mitigated and the setting of the monument would be preserved.

### **Non-Designated Heritage Assets**

Due to the development site being inter visible with predominantly 20<sup>th</sup> century housing which has not been identified as a non designated heritage asset, it is considered that the development of the site would not result in direct or indirect harm to other non-designated heritage assets at the village.

Results of archaeological trial trenching on a major part of the site indicate the presence of an Iron Age ditch system which could be linked to the iron age barrow cemetery. The work has indicated that these features are relatively localised and dispersed, with a good depth of cover beneath existing ground level. The development of the site has the potential to harm these assets. This harm would be mitigated if the design of the development provided for the preservation in situ of the assets. In considering the significance of these assets the County archeologist has concluded that recording of the assets prior to development will be acceptable if harm is not mitigated through preservation of the asset in situ. Against this advice , it is considered that the public benefit associated with the development of the site outweighs any harm to the non-designated asset.

### **Conclusion**

The policy commitment to the retention of the tree avenue along the Balk as a development principle is a key way in which harm to heritage assets, most notably the Slingsby Conservation area, is mitigated.

The development of the site/ fields will result in some harm to the character and appearance of the Slingsby Conservation Area by virtue of the proposed land use change within the immediate setting of the conservation area. It is considered that this harm is less than substantial in scale and that the public benefit associated with the need for housing development, including affordable housing at Slingsby outweighs the level of harm identified. The opportunity to enhance the appearance of this part of the village by potentially softening the appearance of previous development with landscaping and building housing of a more traditional appearance, is also considered to be of benefit.

The development of the site has some potential to harm the wider landscape setting of the Conservation Area and the setting of the Iron Age barrow cemetery. However, it is considered that this would be avoided with careful attention to the scale of the development proposed, together with the retention and enhancement of boundary landscaping .

Any substantial harm to non-designated archaeological assets is considered to be outweighed by the public benefits associated with the development.

## 4. Pickering

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Pickering is one of three market towns in northern Ryedale. It is located on the A170, on the northern side of the Vale of Pickering and to the south of the North York Moors National Park.

The town has grown around a medieval historic core and its built form largely follows an east-west alignment, along the edge of the Vale of Pickering. Expansion of the town in the 20<sup>th</sup> century has been focused along Swainsea Lane and Whitby Road in the north and, in the south, between the Malton Road and Westgate Carr Lane.

The town is surrounded by undulating, rising open countryside to the north with flatter agricultural land to the south.

### 4.1 Heritage Assets

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In summary, the heritage assets at Pickering include:

- Pickering Town Centre and Keld Head Conservation Areas
- Listed Buildings
- Scheduled Monuments
- Non-Designated Heritage Assets ( field patterns and VOP)

#### Pickering and Keld Head Conservation Areas

Both conservation areas were designated in 1973. The Town Centre conservation area covers the historic core of the town and extends to the north to include Pickering Castle and Beacon Hill – the site of a medieval fortification to the north- west of the centre of the town. The Keld Head Conservation Area is located on the western edge of Pickering and is smaller in size, covering for the most part, groups of farm buildings and Keld Head pond.

Neither conservation area is covered by a conservation area appraisal. However, there are a number of elements which are considered to contribute to the historic character and appearance of each area. For the town centre conservation area these include:

- Traditional vernacular buildings/cottages fronting older streets in burgage plots, including those along Eastgate, Hungate, Westgate, Potter Hill, Marketplace, Birdgate, Smiddy Hill
- A number of 'character areas' of varying land uses, building styles/ages and materials
- Prominent specific buildings and building groups including for example the Church of St Peter and St Paul; and the Bridge Street/Beck Isle groups of buildings
- Spaces within the built up area including verges/spaces along Eastgate, Potter Hill, Beck Isle, the Churchyard and grounds of the rectory, the swath of open land between Pickering Castle and Beacon Hill

The groups of traditional farm buildings and the open land around Keld Head pond and spring constitute the historic character and appearance of that conservation area.

The setting of the Keld Head conservation area is comprised of rural, open countryside and fields to the west, north and south and the built edge of the town setting to the east. The immediate setting of the town centre conservation area is formed by wider development, with the exception of the area of open land to the north between the castle and Beacon Hill. Surrounding open countryside is an important element of the setting of this part of this conservation area.

### **Listed Buildings**

There are numerous listed buildings at the town. These include:

- 18<sup>th</sup> and 19<sup>th</sup> century farmhouses, houses and cottages (Grade II) lining streets in the historic core ( including Westgate, Train Lane and Undercliffe, Thornton Road, Swainsea Lane, Smiddy Hill, Potter Hill, Hungate, Hall Garth, Eastgate, Castlegate, Burgate, Bridge Street, Birdgate, Beck Isle)
- Range of buildings at the Market Place
- St Peter and St Paul Church ( Grade 1)
- Former Temperance Hall, Rose Inn and Masonic Hall (building group on Birdgate)(Grade II)
- Farmhouses and farm building group at Keld Head (Grade II)
- Pickering Bridge (Grade II)
- Pickering railway station ( Grade II) and signal box (Grade II)
- Vivers Mill, outbuildings, Mill House and Mill Cottages ( Grade II)

The majority of listed building at the town are located within the extent of the built up area and each have settings which related to their immediate context. Some of the listed buildings/building groups are located at the edge of the settlement and in this respect, wider open countryside around the town together with the built edge of the town, form part of the setting of some of these buildings. (Including for example, the buildings at Keld Head and the Vivers Mill group at Mill Lane.) Open countryside around the town also forms part of the setting of the Grade 1 listed church.

### **Scheduled Monuments**

- Pickering Castle is a nationally important 11<sup>th</sup> century motte and bailey castle with a 13<sup>th</sup> shell keep castle. It is located on the northern side of the town.
- Beacon Hill ringwork siege castle is a nationally important medieval fortification to the north-west of the centre of Pickering.
- Earthworks and buried remains of the medieval hospital of St Nicholas is located to the west of the town, south of Street Lane.

### **Non-Designated Heritage Assets**

There are a number of non-designated heritage assets at the town. These include traditional houses, cottages and farm buildings in and around the town and distinctive historic medieval strip field systems. The Vale of Pickering is a significant historic/ archeological landscape. The landscape is a non-designated heritage asset although is considered to be of national importance.

## **4.2 Proposed Development Site: Land to the West of Malton Road**

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The site is 3.7 ha of agricultural land on the southern edge of the town. It is situated to the west of the Malton Road, north of Haygate Lane and south of the residential area of Millfield Close and Pool Court. An area of land between the proposed allocation and Pickering Beck is not included as part of the proposed site and is liable to flood.

## **4.3 Assessment of the contribution the site makes to the significance of heritage assets and effect on the significance of heritage assets**

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### **Conservation Areas**

The site is not located within either of the Conservation Areas at Pickering and in this respect, the development of the site will not have a direct effect on the character and appearance of either conservation area.

There is no intervisibility between the site and the Keld Head Conservation Area and the site is not considered to form part of the setting of that conservation area. The development of the site would not result in harm to the setting of the Keld Head conservation area.

Existing development between the Town Centre Conservation Area and the site means that there is minimal intervisibility between the two. In this respect, it is considered that the development of the site would not result in harm to the setting of the Town Centre Conservation Area.

### **Listed Buildings**

There are no Listed Buildings on the site and the development of the site will not result in the direct harm/loss of any Listed Building.

Vivers Mill is located on the south side of Pickering. The Mill, Mill House and associated outbuildings are Grade II listed and they are the nearest listed buildings to the proposed allocation. The significance of the Mill can be drawn in a number of ways. It has an evidential value associated with its former use, an aesthetic significance associated with its attractive appearance, and communal significance associated with its former use by the wider community. It also has an associative group value together with the other mills on Pickering Beck. The original use of the Mill, the Mill House and outbuilding complex has ceased and the buildings have been converted into holiday cottage/residential uses

The mill complex is approached from the north down a narrow road bounded by the recreation ground, suburban housing and various parcels of undeveloped ground probably related to the nearby former route of the railway and Pickering Beck. The mill sits right up to the edge of the road on the western side of Mill Lane. When approaching the mill from the south, the narrow road meanders through fields in the Vale of Pickering passing Pickering Low Mill, also a Grade II listed building.

Historically, Vivers Mill would have been a relatively isolated structure but there have been changes in the rural landscape since the Mill was originally built – most notable as a result of the southerly expansion of the Town. The mill is now to a certain extent, subsumed by modern development in Pickering c. 60m to the west and c. 60m to the east and can be described as now located on the edge of the Pickering settlement.

Glimpsed views of the nearby suburban Goslipgate and Millfield Close developments are possible when approaching the mill from the north and from the mill itself. Trees, landscaping associated with these development sites and semi-natural habitat aligning the beck, provide a green buffer around the mill. A public right of way to the east of the mill and footpaths to the south give glimpsed views through trees across the beck and its associated green /wooded banks. The landscape features strongly enclose the asset and they serve to provide an immediate sense of a tranquil, rural position. This immediate setting of the asset is also considered to be the primary setting in which it is experienced. It contributes to the aesthetic value of the mill and evidential value associated with its functional location on Pickering Beck.

From the south-east, there is a clear view of the mill from a field access on Haygate Lane . This gives long distance views of the mill through a gap in a mature treed boundary and allows the asset to be seen and viewed as a rural structure in a wider landscape setting. (This would in turn be linked to its functional location along the line of the Beck to those with a knowledge of the local landscape/geography). The foreground and western edge of this view from the field gate is rural while the eastern end of the view is modern bungalow/Millfield Close development. Views from the mill are a combination of looking onto a semi-rural outlook and modern housing development dependant on the direction of view.

There is minimal inter visibility between the asset and the proposed development site within the immediate , or primary setting of the mill, largely as a result of the strong sense of enclosure which is provided by existing vegetation . The proposed landscape buffer along the western side of the site will reinforce and preserve the existing sense of enclosure within the immediate setting of the asset. To some extent this will mirror the western side of the immediate setting of the mill adjacent to the Goslipgate development. To this end, it is considered that housing development on the proposed site will not have an impact on the immediate, primary setting of the mill.

The proposed site forms part of the wider landscape setting of the asset. Its development will impact upon the wider landscape setting of the building by virtue of the fact that it will remove an aspect of vestigial rurality that contributes to the wider landscape setting . However, it is considered that for a range of reasons, the impact of the development on the significance of the asset will be limited.

The immediate/primary setting of the mill will remain intact. The majority of views of the mill from public areas will be unaffected by the development and, the main view of the building from the field gate on Haygate Lane is happenstance. It is not a designed view and does not substantially contribute to an understanding of the significance of the structure. Furthermore, the distance between Haygate Lane and the asset (333m) means that the building is not automatically and clearly recognised as a former mill occupying a functional location. There is no existing functional link between the asset and its wider landscape setting and there is no evidence of a historic functional link between the building and this part of the wider landscape .The presence of existing suburban development has also compromised the wider rural setting of the asset.

A number of the aspects that contribute to the significance of the asset such as its evidential and communal values as well as its associative value with Pickering Low Mill and High Mill will not be affected by the development and its aesthetic value will not be affected to any significant extent. The level of harm to the asset is considered to be on the very low end of less than substantial harm. Landscape screening, the retention of the green 'buffer zone' to the western edge of the site and limitations on the height of development will serve to mitigate the limited harmful effects of the development. A comprehensive landscaping scheme also has the potential to enhance the immediate setting of the building with an increased sense of enclosure.

### **Scheduled Monuments**

There is no intervisibility between the site and the three scheduled ancient monuments at the town. In this respect, the development of the site would not harm the setting of these heritage assets.

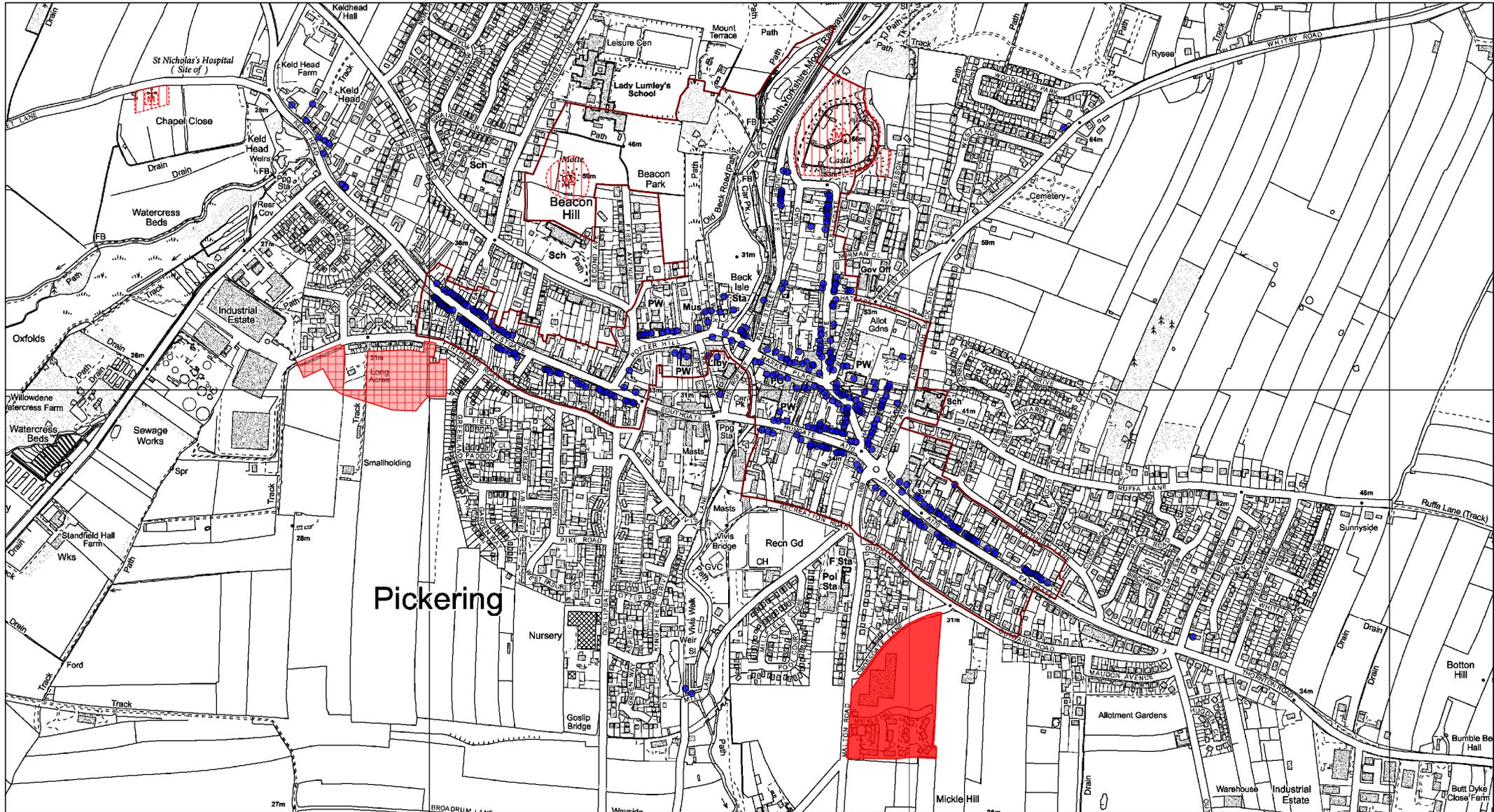
### **Non-Designated Heritage Assets**

The site does not form part of Pickering's medieval strip field system. The development of the site will not result in the loss of/harm to this non-designated heritage asset.

### **Conclusion**

The development of the site will result in very limited harm, less than substantial harm to the Vivers Mill Listed Building complex. It is considered that the public benefit associated with the development of the site within the setting of the building outweighs the very limited harm to significance of the heritage asset. The harm will be mitigated by screening and the retention/inclusion of a green buffer zone to the western edge of the site and with limitations of the height of development.

# Pickering



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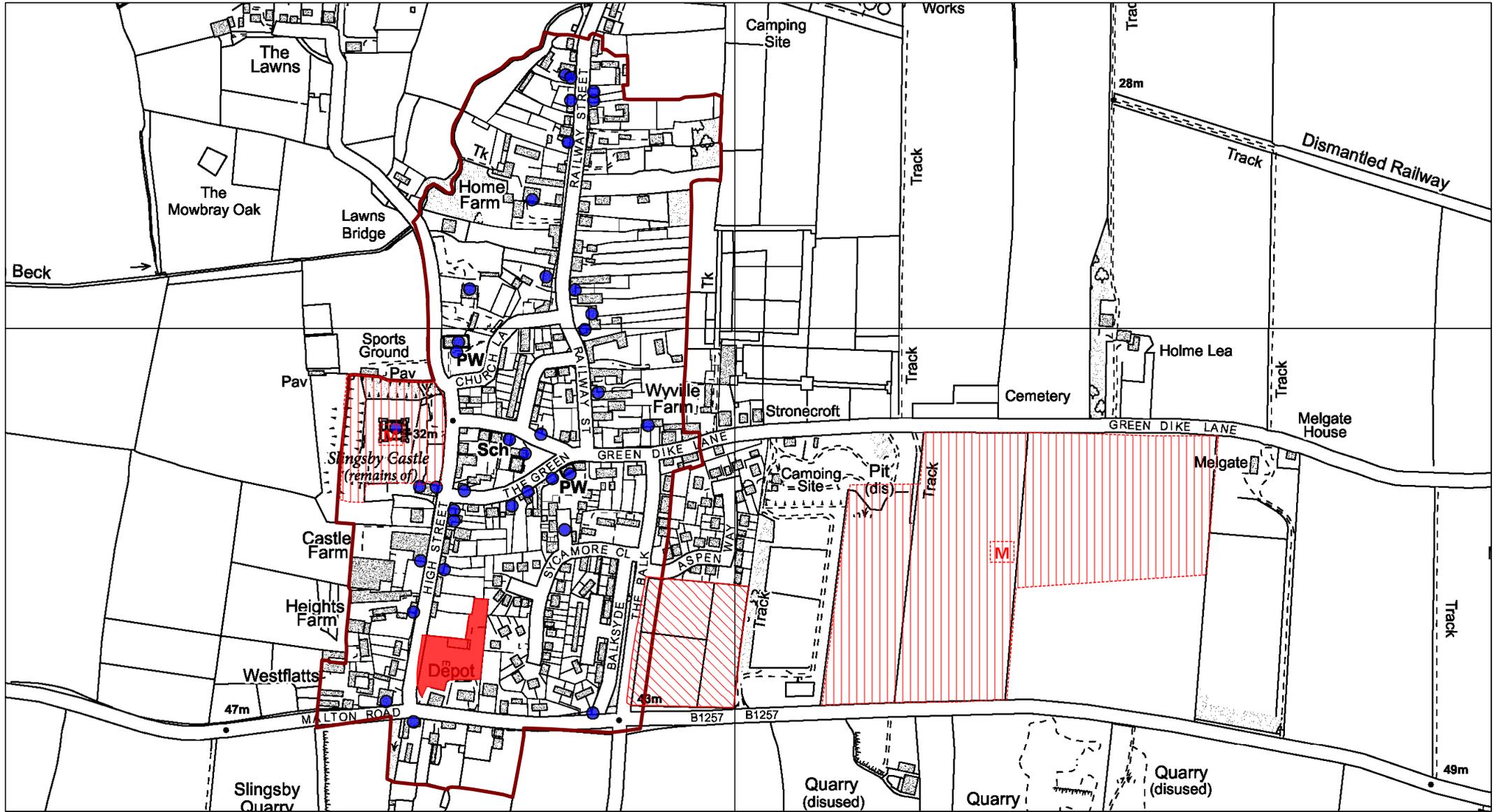
-  Housing Started or Completed Since 2012 (SD1)
-  Housing Committed (SD1)
-  Scheduled Monument (SP12)
-  Conservation Area (SP12)
-  Listed Buildings

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Scale: 1:11000



# Slingsby



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-  Housing Allocation (SD2) (SD11)
-  Housing Started or Completed Since 2012 (SD1)
-  Scheduled Monument (SP12)
-  Conservation Area (SP12)
-  Listed Buildings

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