Dear Mrs Bastow


SUTTON BANK VISITOR CENTRE, SUTTON BANK, THIRSK, NORTH YORKSHIRE YO7 2EH
Application No. NYM/2018/0076/R3

Thank you for your letter of 20 February 2018 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Advice

Sutton Bank Visitor Centre lies close to the nationally important scheduled monuments of Cleave Dyke (NHLE: 1020105) and a wayside cross, known as Cooper Cross (NHLE: 1010348). Cleave Dyke is a prehistoric linear landscape feature which would have divided the land up for agricultural and social purposes. Along with other prehistoric features in the landscape, these are significant physical remains from around 3000 years ago.

Cooper Cross is a medieval wayside cross. These would have been common in the medieval period and served both a religious function and as a route marker. It is likely to date from between the 9th and 15th Centuries. Only the base survives at Sutton Bank, but it marks the junction of two important track ways. Along with similar monuments, this cross base provides an insight into medieval communication and settlement in North Yorkshire.

Although the two scheduled monuments are around 2000 years apart, both are indicative of human settlement in and movement through this important landscape.

The impact of the proposed development at Sutton Bank Visitor Centre is not clear from the application. There are no visualisations including the new car parking, and
new build dark skies viewing building, and the Design and Access Statement does not include any reference to these highly designated heritage assets or any heritage assessment in general.

The proposed development may impact on the setting of the scheduled monument, in particular Cleave Dyke.

The NPPF requires the applicant to describe the significance of any heritage assets affected, including any contribution made by their setting (Para 128.). This has not been provided as part of the application.

It is the position of Historic England that the new development may impact on the setting of the scheduled monument of Cleave Dyke. In order to comply with Paragraph 128 of the NPPF the applicant should have included an assessment of the significance of the heritage asset/s and the impact of the proposed development on them. We recommend that an assessment of this impact should be included as part of the application.

**Recommendation**

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 128 of the NPPF. This will inform the balancing decision made by your authority under paragraph 134 of the NPPF.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Hannah Saxton
Assistant Inspector of Ancient Monuments

cc: Dr Shannon Fraser , Senior Archaeological Conservation Officer, National Park Office, The Old Vicarage, Bondgate, Helmsley, North Yorkshire, YO62 5BP