

NYMNPA

18/03/2021

john long planning.

Date: 16 March 2021
Your Ref: PP-09635815
Our Ref: 006/2020/022

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
North Yorkshire
YO62 5BP

Dear Sir/Madam

Full/Detailed planning application for the erection of one Principal Residence dwelling on 0.14 hectares of land between Windyridge and Mount Pleasant and north of the Grosmont Road, Egton

I am writing to you, to inform you of the submission of a full/detailed planning application on behalf of the Mulgrave Estate for the development of one Principal Residence Dwelling on 0.14 hectares of land between Windyridge and Mount Pleasant, north of the Grosmont Road, Egton. The planning application is submitted via the Planning Portal (ref: PP-09635815). The application plans and documents submitted as part of the application comprise the following:

- Covering letter;
- Planning Application Form and Certificate of Ownership;
- Site Location Plan (1:1250 @ A3) Ref: 05-2020-1001A;
- Red Line Plan (existing site plan) (1:500 @ A3) Ref: 05-2020-1001A;
- Block Plan (proposed) (1:500 @ A3) Ref: 05-2020-1001A;
- Proposed Ground Floor Plan (1:100 @ A3): Ref 05-2020-1002A;
- Proposed First Floor Plan (1:100 @ A3): Ref 05-2020-1003A;
- Proposed Roof Plan (1:100 @ A3): Ref 05-2020-1004A;
- Proposed North and East Elevations Plan (1:100 @ A3): Ref 05-2020-1005A;
- Proposed South and West Elevations Plan (1:100 @ A3): Ref 05-2020-1006A;
- Proposed Garage/Cart Lodge Elevations (1:100 @ A3): Ref:05-2020-1007A;
- Proposed Landscaping Plan (Various): Ref 05-2020-1008A;
- Planning Design and Access Statement; and
- Historic Environment Desk Based Assessment.

The planning application fee of £462 plus £25 service charge has been paid by the applicant via the planning portal. I trust that this is everything you require to validate the planning application and to inform the Authority's consideration of the proposal. Please do contact me if you require any additional information, please do contact me.

Yours sincerely



John Long BA (hons) DipTP, MRTPI
Director
Encl.

The background of the page is an aerial site plan showing property boundaries, roads, and trees. A dark blue rectangular box is positioned in the upper-middle section, containing white text. A thick red curved border runs along the top and bottom edges of the page.

PLANNING DESIGN AND ACCESS STATEMENT

Erection of one Principal Residence dwelling

Land Between Windyridge and Mount Pleasant, Egton

Prepared by John Long

Date 15 March 2021

NYMNP

18/03/2021

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APPENDICES

APPENDIX 1 APPLICATION PLANS

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This report has been prepared for the Client for the specific purposes in respect of the proposed proposal stated herein. It should not be relied upon by any other party or used for any other purpose (unless a letter of reliance is obtained). John Long Planning Ltd accepts no responsibility for the consequences of this document being relied upon by any other party or being used for any other purpose. Where it incorporates third party information supplied by the Client, the design/project team and other representatives and parties, it is assumed that the third party information is accurate and representative of the proposal at the time of producing this document. John Long Planning Ltd accepts no responsibility for any error or omission that is the result of an error or omission in information supplied to us by the third parties. The copyright of this document is held by John Long Planning Ltd and the Client. No other party may copy this document in whole or in part without the prior written permission of John Long Planning Ltd or the Client (for which a charge may be payable).

1 Introduction

- 1.1 This Planning, Design, Access Statement has been prepared by John Long Planning Ltd on behalf of the Mulgrave Estate in support of a planning application for the development of a single three bedroom 'principal residence' dwelling on 0.14 hectares (0.347 acres) of land between Windyridge and Mount Pleasant, Egton.
- 1.2 This Statement sets out the main planning policy considerations and the Design and Access matters and provides justification for the application's approval.
- 1.3 The application documents submitted as part of the application comprise of the following:
 - Covering letter;
 - Planning Application Form and Certificate of Ownership;
 - Site Location Plan (1:1250 @ A3) Ref: 05-2020-1001A;
 - Red Line Plan (existing site plan) (1:500 @ A3) Ref: 05-2020-1001A;
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 - Proposed Garage/Cart Lodge Elevations (1:100 @ A3): Ref:05-2020-1007A; and
 - Proposed Landscaping Plan (Various): Ref 05-2020-1008A.
- 1.4 Documents submitted in support of the application:
 - Planning Design and Access Statement (this document);
 - Historic Environment Desk Based Assessment.

- 1.5 This Planning, Design and Access Statement demonstrates how the proposal scheme performs against the Adopted Development Plan Policies, taking account of relevant material planning considerations. It also explains how the proposal complies with paragraphs 8, 79, and 172 of the National Planning Policy Framework (NPPF) in terms of contributing to the achievement of sustainable development, homes in the countryside and National Parks. It also sets out the design and access considerations that have informed the proposed scheme. It concludes by setting out the planning justification for the proposal.

2 The Site and Local Planning Context

The Site and Surroundings

- 2.1 The application site is located within the built up area of Egton on land between Windyridge and Mount Pleasant, to the north of the Grosmont Road, Egton. Egton is approx. 9-10km south west of Whitby.
- 2.2 The site has residential properties on either side of it and opposite. It extends to approximately 0.14 hectares and is currently a grass field. The site is not deemed to be at risk of flooding from rivers, surface water or reservoirs, as confirmed by the Government's long-term flood risk assessment for locations in England at: <https://flood-map-for-planning.service.gov.uk/>
- 2.3 Egton village is a linear settlement, consisting of a long broad street (High Street), with houses/buildings either side; and roads leading off, including Egton Lane running westwards; and the road to Grosmont running eastwards off the High Street. It has a range of services and facilities including two public houses, the Wheatsheaf and the Horseshoe at the entrance of the village, a village hall, surgery, general store; and primary school. It is served by public transport with regular buses and a railway station nearby at Egton Bridge. Egton is designated as a 'Larger Village' in the North York Moors National Park Local Plan (2020).
- 2.4 The site location plan, red line plan and indicative/illustrative layout plans are included at **Appendix 1** of this report. Photographs of the site are in **Appendix 2**; and confirmation that the site is in a low risk flood zone is included at **Appendix 3**.

Planning History

- 2.5 The North York Moors National Park Authority online application search indicates that there have been no planning applications approved on the site. An outline application for up to 3 dwellings was previously submitted on the site (NYM/2020/0325/OU) but was withdrawn by the applicants in June 2020. Nearby, the land to the west of Windyridge was granted planning permission for the development of 5 dwellings in October 2020 (NYM/202/0683/FL). Opposite, outline planning permission for 2 dwellings was approved in June 2020, with a related reserve matters application for access approved in February 2021. The site has no specific Local Plan designation and is outside of the Egton Conservation Area.

3 The Proposal

Planning Application Details

- 3.1 The Planning application seeks detailed consent for one (three bedroom) 'principal residence' dwelling on 0.14 hectares (0.347 acres) of land north of the Grosmont Road, Egton.
- 3.2 The land is a small part of a farm owned by the Mulgrave Estate (Plough Farm), and is currently let to a tenant. The land is not critical to the farm's operation and its removal from agricultural use will not impact on the farm's viability. The farm has a land holding of 59.6 hectares (147 acres), the site represents just 0.2% of the farm's overall landholding.

4 Design and Access Statement

Site Context

- 4.1 The site is within the built up area of Egton in a gap between properties (Windyridge and Mount Pleasant) on the Grosmont Road. It is a small part of larger field. The site is visible from the road and lies behind a grass verge and post and wire fence. The site shares its eastern boundary with barns/outbuildings associated with Mount Pleasant with a post and wire fence nearer to the road frontage. The post and wire fence continues along the site frontage. It also has a post and wire fence with stone wall beyond on its western boundary with Windyridge. The northern boundary is not currently delineated. The site slopes upwards from the road northwards.
- 4.2 To the east of the site is a residential property, Mount Pleasant. This is a 2 storey dwelling, with stone walls, timber/timber look sash windows and a slate roof. It is set gable end to the road, with a small front courtyard/garden. Attached to the rear of Mount Pleasant is a range of outbuildings/barns.
- 4.3 To the west of the site is Windyridge. This is a 2 ½ storey dwelling, constructed of stone walls, timber/timber look sash windows with velux rooflights and a pantile roof. To the rear of the house is a detached barn of similar construction. Windyridge is set gable end to the road and well back from the road. The front garden is put to lawn and bounded by a wall, post and rail fence and recently planted hedgerow. delineated by a low stone wall. Opposite the site is Honey Bee House (formerly Overdale). This is a 1 ½ storey dwelling, with rendered walls, timber windows and a pantile roof. It has a front and rear garden.
- 4.4 Directly opposite the site, between Honey Bee House (formerly Overdale) and 12 Esk View is part of a field with planning permission for two dwellings.
- 4.5 The application site is not considered to be an important gap in the village and it does not contribute to the amenity, form and character of the village.

Design Considerations

- 4.6 Informal pre-application advice has been received from Planning Officers, advising that as the site is at the edge of the village, its density should be lower than in the centre of the village and reflect the density of immediate surrounding dwellings, i.e. a building in reasonable spacious grounds. Advice was also given that a smaller family house would better reflect the Park's housing need. A single, three bedroomed dwelling is therefore proposed.
- 4.7 The proposed dwelling's orientation and form reflects that of its neighbours with its gable end on to the road following a traditional linear style design. The eastern perpendicular 'offshoot' appears as a separate related outbuilding with a glass atrium in between this and the main part of the house, to help breakdown the building's massing when viewed from the road.

- 4.8 The property is proposed to be sited to minimise overlooking of the neighbouring properties with the western elevation's fenestration kept to the south of Windy Ridge's southern elevation/building line. The proposed property's western elevation, directly opposite Windy Ridge (garden room and kitchen) is single storey without fenestration to reduce overlooking. Also, a reasonable distance is kept between the proposed property's eastern elevation and Mount Pleasant to also help reduce impacts on amenity. There is no overlooking of Mount Pleasant's front courtyard garden.
- 4.9 The property is proposed to be constructed of course dressed stone with timber/composite doors and windows and pantile roofing tiles to respect local character and appearance and reflect the materials used in the adjacent dwellings. The garage is tucked behind the eastern 'offshoot' and takes the form of a traditional style timber clad with slate roof cart lodge.

Landscaping Considerations

- 4.10 Landscaping is intended to reflect the local character with a traditional low stone wall and timber gates on the site frontage, and a post and rail fencing with a new hedgerow on the rear boundary. The driveway will be mostly permeable gravel, other than the section adjacent to the main road which will have a hard wearing concrete surface. There are no mature trees on the site affected by the proposed development.

Drainage Considerations

- 4.11 Surface water drainage will be via a soakaway, with foul water connected to the mains drainage.

Access Considerations

- 4.12 Access will be from the Grosmont Road. A hard wearing surface is proposed on the section of access adjacent to the main road, with the rest of the driveway and maneuvering areas constructed of gravel.

Heritage Considerations

- 4.13 A historic environment desk-based assessment has been undertaken in order to clarify the significance and archaeological potential of the site. The assessment confirms that there are no designated heritage assets within site and that the proposed development will have no impact upon any designated heritage assets in the surrounding area. The assessment acknowledged that there is some limited potential for the survival of prehistoric remains within the study site, but very low potential for Roman period remains to be present. It is possible that buried remains relating to medieval or post-medieval agriculture could survive within the study site, but it is considered unlikely that any such remains would be of greater than negligible significance.

Other Considerations

- 4.14 There is no history or evidence of contamination or oil/chemical storage on site. The site has only ever been used long term for the grazing of livestock.

5 Landscape Assessment

5.1 This section considers the potential landscape impacts of the proposed residential development.

North York Moors Landscape Character Assessment

5.2 In order to determine whether the proposal would have a significant impact on the wider open countryside, a consideration of the area's landscape character, as set out in the North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) has been made, and a judgement on the proposal's impact on the Landscape's key sensitivities and vulnerabilities has been undertaken, taking into account the Landscape Character Assessment's proposed Landscape.

5.3 The North York Moors Landscape Character Assessment (WYG, 2003, revised 2004) identify the Park's key characteristics as:

- Upland plateau landscape underlain mainly by sandstone and mudstone of Middle Jurassic age, and in the south, calcareous sandstone and limestone of Upper Jurassic age, with areas of undulating land arising from deposits of glacial till, sand and gravel.
- Plateau dissected by a series of dales, often broad and sweeping, but with steep-sided river valleys in places, and floored by Lower Jurassic shales.
- Extensive areas of heather moorland on plateau and hills, creating a sense of space, expansiveness and openness.
- Arable landscape to south and east, but part still on elevated, sweeping plateau and hills.
- Sparsely settled, with population concentrated in the dales and around the fringes.
- Valley landscapes characterised by predominantly pastoral farming with clear demarcation between the enclosed fields, farms, settlements and the moorland ridges above. The transition is often marked by bracken fringes.
- Panoramic views over moorland ridges, dales, surrounding lowland vales and the sea.
- Extensive areas of coniferous plantations, especially on the Tabular Hills in the south east and Hackness north of Pickering; with remnant areas of predominantly ancient semi-natural woodland occurring mainly on valley side slopes, on escarpments and fringing hills.
- Traditional stone walls and hedgerows enclosing fields in the dales and lower fringing farmland - now often replaced by fences.
- Farms and villages built of predominantly rubble limestone or dressed sandstone, with red pantile or slate roofs.

- Distinctive and dramatic coastal landscapes with high cliffs, small coves and bays, coastal towns and fishing villages.
- Rich archaeological heritage from many different periods, especially on the high moorland plateaus.

5.4 The Assessment confirms that the site sits with the Lower Esk Valley Landscape Character Type (Character Area 8b).

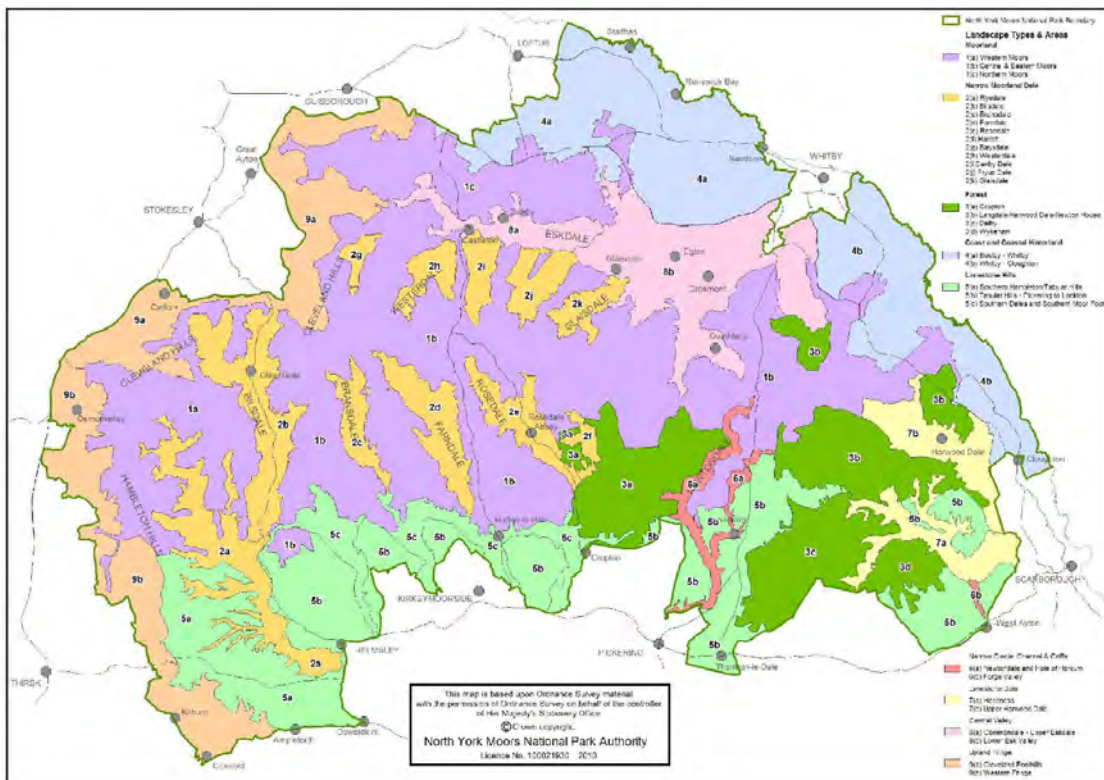


Figure 1: Extract from North York Moors Landscape Character Assessment (WYG, 2003, revised 2004): Lower Esk Valley Character Type (Character Area 8b)

5.5 The Lower Esk Valley Character type is characterised by a “...Broad lower valley and associated tributaries of complex topographic form resulting from extensive glacial deposition. The valley overlies deltaic sandstones and mudstones; the lower lying parts east of Carr End are underlain by Middle and Lower Lias mudstones.

5.6 The river cuts a narrow, steep, rocky and fast flowing meandering course through the area, dividing occasionally to leave islands isolated within the river. The course of the river alternately narrows as it follows an incised route through the glacial deposits, where it is generally hidden from view by its steep banks and fringing tree cover and widens to include a narrow flat flood plain. The river is joined by three significant tributaries from the south, (Glaisdale Beck, Murk Esk and Little Beck) and one from the north (Stonegate Beck). Dramatic waterfalls are a feature of the Murk Esk Valley.

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- 5.7 The valley sides are undulating and varied in form, frequently steep at their upper edges and close to the river, the central slopes being gentler. The tributary valleys of Murk Esk, Little Beck and Stonegate Beck have similar topography.
- 5.8 Landcover is similarly complex and varied and comprises a mixture of farmland with a high density of broadleaved woodland and areas of coniferous and mixed plantations. Small patches of scrub, bracken, rough pasture, wet grassland and areas of upland grass moor occur. A larger area of upland heath and upland heath/ bracken mosaics occurs at the remnant moorland Egton Low Moor on the northern upper valley side.
- 5.9 Farmland comprises fields of pasture for sheep and cattle with occasional arable divided by a mixture of closely trimmed and overgrown hedgerows with frequent hedgerow trees of oak and ash on the lower valley sides, giving a well-wooded appearance to the dale. Walls and wire fences are also present but are less frequent than hedges.
- 5.10 Blocks of mainly semi natural ancient woodland are widespread but are associated mainly with the steeper areas adjacent to the River Esk and on the upper valley sides and linear woodland following the course of minor becks. In some locations areas of farmland are located above mid valley side woodlands, a pattern that rarely occurs elsewhere in the Park.
- 5.11 Settlements include Eskdaleside, which has many buildings of a suburban character using mixed materials, and Egton, a hillside village constructed mainly in stone with pantile roofs. A number of settlements are influenced by their location on the railway, the Victorian railway architecture exerting a strong influence at Grosmont. Egton Bridge derives its character from the presence of the railway, the large church that dominates the village and the enclosing tree cover. Scattered farms of medium to large size are sited on the mid and upper valley sides. Goathland is elevated at 152m above sea level at the foot of the moors with upper Murk Esk. The settlement has spread along its approach roads to include modern development; it is an important tourist centre.
- 5.12 The Whitby to Middlesbrough railway line follows the valley floor, crossing the road and river in numerous locations. Carefully conserved railway stations and trackside features contribute significantly to the character of the dale. The North Yorkshire Moors Steam Railway is a key feature of Murk Eskdale, south of Grosmont, the steam trains visible by their plume of smoke.
- 5.13 Historic features include the numerous stone river bridges that are a feature of the dale and the packhorse bridge at Carr End.
- 5.14 The busy A171, located on the ridge of land to the north of the valley forms the character area boundary. The A169 briefly cross the character area to the east of Eskdaleside. A network of minor roads links the settlements along the valley sides or cross the river at the frequent historic bridging points. Railway bridges cross the road at many locations.
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- 5.15 Recreational features include the rail trail between Grosmont and Goathland, the Cleveland Way and Newtondale Horse Trail and the Coast-to-Coast Walk, which follows the valley between Grosmont and Glaisdale.
- 5.16 Small quarries and small-scale mineral workings are visible on the upper valley sides where tree cover is sparse or within adjacent moorland areas.
- 5.17 Detractors include unsympathetic modern residential development and overhead utilities poles. The overhead electric line to Whitby, supported on pylons, crosses the Little Beck valley. The mast at Limber Hill is a local detractor. (Source: North York Moors Landscape Character Area Assessment, WYG, 2003, revised 2004)

Site Proposals

- 5.18 The proposal is for a single dwelling and garage, with single and two storey elements.
- 5.19 To understand the relationship of the site and the wider landscape, photographs have been used to demonstrate key views of the site. The map below shows the location for each camera shot.

Site Assessment

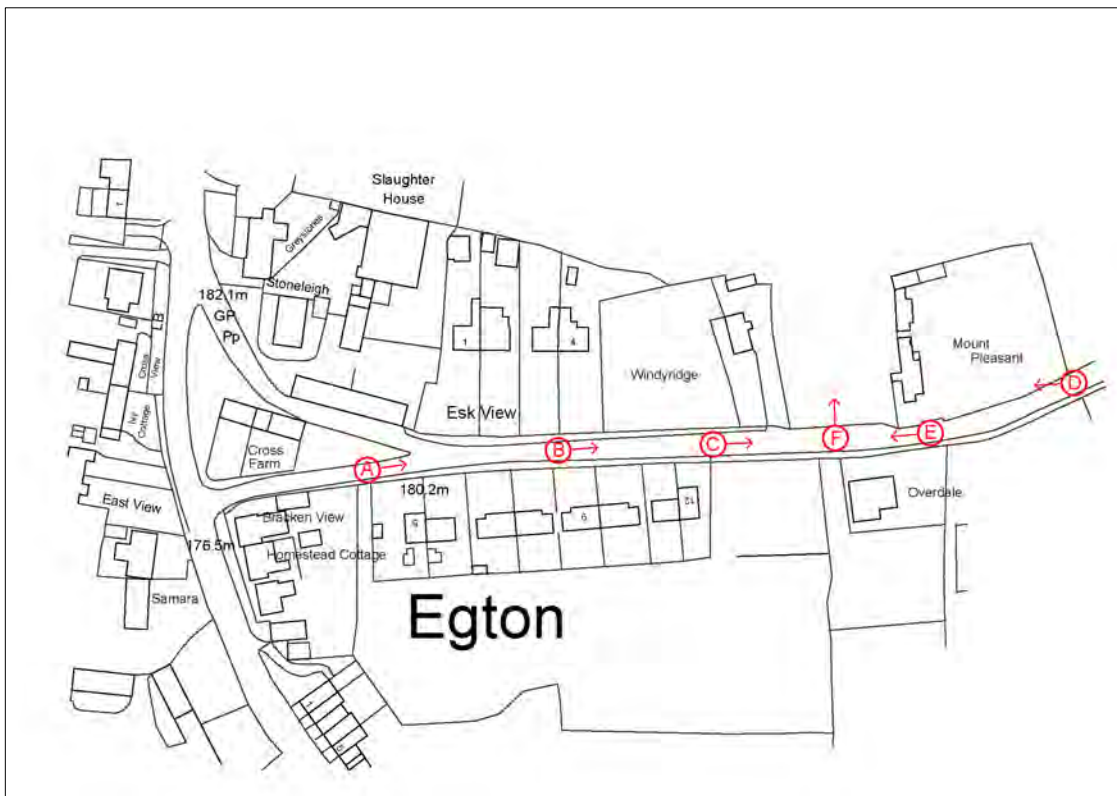


Figure 2: Viewpoint Locations



5.20 **Viewpoint A (above):** Looking east from viewpoint point A (near the junction of the High Street and the Grosmont Road) towards Grosmont, the site is only partially visible and obscured by planting/garden boundary walls. The backdrop is Mount Pleasant.



5.21 **Viewpoint B (above):** Looking east from viewpoint B (the Grosmont Road directly outside of No. 5 Esk View) towards Grosmont, the site is partially obscured by hedgerow planting and garden boundary walls. The backdrop is an existing dwelling (Mount Pleasant). Windyridge is in the Foreground.



5.22 **Viewpoint C (above):** Looking east from viewpoint C (Grosmont Road opposite No 12 Esk View Cottages) toward Grosmont, the site becomes visible. Mount Pleasant is in the background.



5.23 **Viewpoint D (above):** Looking west from viewpoint D (the Grosmont Road) towards Egton, the site is mostly obscured by existing vegetation/garden walls and Mount Pleasant.



5.24 **Viewpoint E (above):** Looking west from point E (the Grosmont Road directly opposite Mount Pleasant), the site becomes visible. The garden of Mount Pleasant is in the foreground. Windyridge and No.4 Esk View are in the background.



5.25 **Viewpoint F (above):** Looking northwards from point F (Grosmont Road directly in front of the site) the site is visible. Existing residential property is located either side and directly opposite the site.

Assessment

- 5.26 Leaving Egton, looking eastwards from viewpoint A, along the Grosmont Road approach from the High Street it is evident that the site is only partially visible. It is partially screened by existing property, garden boundary walls and vegetation. The backdrop is Mount Pleasant. Looking eastwards from viewpoint B, further along the Grosmont Road closer to the site, the site is partially obscured by hedgerow planting and garden boundary walls.
- 5.27 It is not until viewpoint C, further along the Grosmont Road approaching the site, that the site becomes completely visible. In the foreground is the garden of existing residential property (Windyridge). The site is in the middle ground. In the background, adjacent the site is existing property (Mount Pleasant).
- 5.28 Heading in the opposite direction towards Egton, looking westwards from viewpoint D, the site is mostly obscured by existing vegetation and Mount Pleasant. The site frontage is partially visible, the backdrop is existing property (No. 4 Esk View Cottages and Windyridge).
- 5.29 It is not until viewpoint E, that the site becomes visible in this direction. From this viewpoint, the site is seen in the context of existing residential development on either side of it.
- 5.30 The photographs show that the site is only visible close up and from its immediate vicinity, with longer range views from public areas limited and obscured or mostly obscured by topography, vegetation and/or development. The site is not visible from other the central part Egton, or its approach roads and is similarly obscured by existing buildings, vegetation and/or topography. Where the site may be seen from longer range views it is in the very far distance and with context of built development, with residential development on either side and directly opposite it.
- 5.31 The site is not isolated and is visually well contained with existing residential development either side of it and opposite, with telegraph poles reinforcing the settlement appearance.
- 5.32 The majority of viewpoints show that the site is either obscured by existing development, topography and/or vegetation, or for the limited longer range views is seen within the context of existing development. The site does not contribute significantly to the wider overall landscape character, or exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. The character and appearance of the area becomes more rural with wider landscape views travelling out of the village, further along the Grosmont Road beyond Mount Pleasant and Overdale.

Conclusion

- 5.33 In conclusion, the photographs show that the site is most visible from its immediate vicinity. It is visually contained by existing residential development on both sides and opposite. When viewed from further afield, from the other side of the Esk Valley, the site sits in the context of existing development.

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- 5.34 Travelling towards the centre of Egton along the Grosmont Road, when the site becomes visible, it is seen in the context of residential development in the foreground, background and opposite. Travelling out of Egton, it is also seen in the context of residential development in the foreground, background and opposite. It is not until beyond the site and past Mount Pleasant and Honey Bee House (formerly Overdale), that the character changes and the area feels more rural with low walls and hedgerows providing longer range views over the moors. The development of the site would not encroach on the wider open countryside, and any visual impacts are very localised. It is not an isolated site, rather it is visually well contained within the built up area of Egton, with existing housing adjacent to, and opposite it.
- 5.35 The visually contained nature of the site, and the fact it has development on two sides and opposite results in it providing only a limited contribution to the wider landscape character area. It is not considered to be an important gap in the street frontage and does not contribute to the amenity, form and character of the village.
- 5.36 The potential impact upon the landscape character will therefore be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity.
- 5.37 The proposal would, therefore, not cause significant environmental harm. The proposal is considered to conform to Strategic Policies A, C, G and M of the NYMNP Local Plan which seek to ensure a protection and where possible enhancement of the landscape.

6 Planning Policy Considerations

Local Development Plan Policies

- 6.1 The relevant Development Plan for the proposal is the North York Moors National Park Authority Local Plan, 2020. The Local Plan was submitted to the Secretary of State for Examination on the 2 July 2019 and was examined in November 2019 and adopted in July 2020. The Local Plan replaces the Core Strategy and Development Management Policies DPD (2008).

North York Moors National Park Authority Local Plan 2020

- 6.2 The most relevant policies in the Local Plan are as follows:
- 6.3 **Strategic Policy A - Achieving National Park Purposes and Sustainable Development.** This strategic policy takes a positive approach to new development in line with the presumption in favour of sustainable development: 1. To conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; 2. To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. Development is allowed that a) Is of a high quality design and scale which respects and reinforces the character of the local landscape and the built and historic environment; b) Supports the function and vitality of communities by providing appropriate and accessible development to help meet local need for housing or services, facilities, energy or employment opportunities; c) Protects or enhances natural capital and the ecosystem services they provide; d) Maintains and enhances geodiversity and biodiversity through the conservation and enhancement of habitats and species; e) Builds resilience to climate change through adaptation to and mitigation of its effects; f) Makes sustainable use of resources, including using previously developed land wherever possible; and g) Does not reduce the quality of soil, air and water in and around the National Park.
- 6.4 **Strategic Policy B –The Spatial Strategy.** Egton is designated as a larger village in the spatial strategy. It allows for development which supports the service function of Larger Villages by providing additional housing (including principal residence and affordable housing), employment and training premises and new facilities and services for the immediate and wider locality.

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- 6.5 **Strategic Policy C - Quality and Design of Development.** This strategic policy allows development where: proposals are of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the NYMNP Authority Design Guide; the proposal incorporates good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular; the siting, orientation, layout and density of the proposal complement existing buildings and the form of the settlement, preserving or enhancing views into and out of the site and creating spaces around and between buildings which contribute to the character and quality of the locality; the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated in the proposal including measures to minimise waste and energy use and where appropriate use energy from renewable sources; a good quality landscaping and planting scheme which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species forms an integral part of the proposal; Proposals to enhance local wildlife and biodiversity, for example through the inclusion of nesting boxes and bat roosts; Where appropriate, cycling facilities and car parking are provided provision and without compromising local highway safety, traffic flow or Public Rights of Way; and the proposal ensures the creation of an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment.
- 6.6 **Strategic Policy G – The Landscape.** This strategic policy seeks to protect the high quality, diverse and distinctive landscapes of the North York Moors. Great weight will be given to landscape considerations in planning decisions and development will be supported where the location, scale and detailed design of the scheme respects and enhances the local landscape character type as defined in the North York Moors Landscape Assessment.
- 6.7 **Strategic Policy I – The Historic Environment.** This strategic policy seeks to safeguard designated and non-designated assets from proposals that would harm their historic significance.
- 6.8 **Strategic Policy M – Housing.** This strategic policy seeks to meet the needs of local communities by enabling a minimum of 551 new homes (29 per year) to be completed over the plan period. These homes will be delivered through the development of sites allocated in the Helmsley Local Plan and in, Environmental Enhancement Sites; through windfall development, including custom and self-build housing, on suitable small sites in listed settlements; through affordable housing schemes on rural exception sites and through proposals put forward in accordance with a Whole Estate Plans approved by the National Park Authority. Schemes will be expected to meet the need for smaller dwellings and all proposals should be of a high quality design and construction to ensure that the character and distinctiveness of the built environment and local landscape are maintained.
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6.9 **Policy ENV5 - Flood Risk.** This development management policy seeks to ensure new development will only be allowed where: It meets the sequential approach to development in areas of flood risk; and It does not increase the risk of flooding elsewhere.

6.10 **Policy CO2 – Highways.** This development management policy allows development where: It is of a scale which the adjacent road network has the capacity to serve without detriment to highway safety; the external design and layout and associated surfacing works take into account, as appropriate, the needs of all users including cyclists, walkers, horse riders and users of mobility aids; and highway detailing, road improvements and street furniture are sensitive to the character, heritage, built form and materials of the area, the need to conserve and enhance biodiversity and are the minimum required to achieve safe access.

6.11 **Policy CO7 - Housing in Larger Villages.** This development management policy allows development of principal residence and affordable housing on suitable small sites within the main built up area of the village.

National Planning Policies

6.12 The NPPF is a material consideration with considerable weight. The relevant national planning policies are set out in the National Planning Policy Framework (NPPF) revised February and July 2019. Paragraph 7-8 of the NPPF, the Government underlines its commitment to sustainable development and states that:

“The purpose of the planning system is to contribute to the achievement of sustainable development...achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:..

- *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity, and by identifying and coordinating the provision of infrastructure;*
- *a social objective– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities’ needs health, social and cultural well-being;*
- *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, use natural*

resources prudently, minimise waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.”

North York Moors National Park Authority Design Guide (part 1)

- 6.13 The Design Guide provides advice and guidance to assist the formulation of development proposals in the Park.

7 Evaluation of Scheme against Planning Policy

7.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004), requires the proposed development to be judged against the Development Plan Policies in the first instance; and planning decisions made on the basis of its compliance with the Development Plan Policies, taking into account material planning considerations, and applying the planning balance of the schemes impacts against the positive benefits that will be derived. The table below sets out the proposal’s performance against the Development Plan:

NORTH YORK MOORS LOCAL PLAN 2020	CONFORMITY OF SCHEME
<p>Strategic Policy A - Achieving National Park Purposes and Sustainable Development</p>	<p>The proposal is considered to be in conformity with Strategic Policy A, as it is of a scale that will not have an unacceptable impact on the wider landscape or the quiet enjoyment, peace and tranquillity of the Park.</p> <p>It will represent sustainable development and is considered to represent high quality design which would respect and reinforce the character of the local landscape and the built and historic environment.</p> <p>The scheme will provide social benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park’s need for principal residence housing. It will also provide economic benefits. Its construction will provide job opportunities for local builders to develop the site and tradespeople to work on its construction. Once built, the new residents will help to support the function and vitality of Egton and its services and facilities.</p> <p>The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It will provide scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species and the installation of bird and bat roost boxes if necessary.</p> <p>The scheme will be resilient to climate change and would use locally source construction materials where viable. It is not of a scale that would adversely impact on the quality of soil, air and water in the park.</p> <p>It would not impact on the landscape character of the village or the wider area, and through careful design and material choice could enhance local character and local distinctiveness.</p>
<p>Strategic Policy B –The Spatial Strategy</p>	<p>The proposal is considered to be in conformity with Strategic Policy B. It proposes a principal residence dwelling within the built-up area of a Larger Village which is supported by the Policy.</p>

NORTH YORK MOORS LOCAL PLAN 2020	CONFORMITY OF SCHEME
<p>Strategic Policy C - Quality and Design of Development</p>	<p>The proposal is considered to be in conformity with Strategic Policy C.</p> <p>The proposal's scale, height, massing, proportion, form, size, materials, landscaping and design have all been carefully considered to ensure that the scheme reflects and respects the area's character and appearance.</p> <p>It has had regard to the principles set out in the North York Moors National Park Authority Design Guide. It is accepted that the detailed scheme will need to incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the local vernacular.</p> <p>The siting, orientation and layout complements existing nearby buildings and more widely the form of the settlement. Scale, height, massing and form is considered to be compatible with surrounding buildings and will not have a significant adverse impact upon the amenities of adjoining neighbours.</p> <p>It is expected that the scheme will follow sustainable design and construction techniques, and include measures to minimise waste and energy use; and include sufficient space for storage of waste and recycling.</p> <p>Also, the landscaping and planting scheme is expected to reinforce the local landscape character, increases habitat connectivity and makes use of appropriate native species; and incorporate measures to enhance biodiversity.</p>
<p>Strategic Policy G – The Landscape</p>	<p>The proposal is considered to be in conformity with Strategic Policy G as the site does not exhibit the main characteristics associated with the Lower Esk Valley Landscape Character Type. Neither would it impact upon any areas that are representative of the Landscape Character Type.</p> <p>The site does not contribute significantly to the wider overall landscape character. It is not an isolated site and is within the built up area of the village, it is visually contained and has development on two sides and opposite resulting in only a limited contribution to the wider landscape character area.</p> <p>The character and appearance of the area becomes more rural with wider landscape views beyond the site past Mount Pleasant and Honey Bee House(formerly Overdale).</p> <p>Views into the site are very limited, other than from the immediate vicinity. It does not represent an important gap in the street frontage and does not contribute to the amenity, form and character of the village.</p> <p>The potential impact upon the landscape character will therefore</p>

NORTH YORK MOORS LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>be localised, being mostly limited to the site itself and adjacent properties, with minimal impact on the wider landscape character area. The site's development would not change the character of Egton. It would not impact upon any heritage features and is outside of the Conservation Area. It is a small amount of further linear development, in keeping with the character of the surrounding area and represents an appropriate infill opportunity.</p>
<p>Strategic Policy I – The Historic Environment</p>	<p>The proposal is considered to be in conformity with Strategic Policy I.</p> <p>A Historic Environment Desk Based Assessment of the site has been undertaken. The assessment establishes that there are no designated heritage assets on the site and that the proposed development will have no impact upon any designated heritage assets in the surrounding area.</p> <p>The available archaeological records, combined with the results of the analysis of historical mapping, cropmark data, and previous archaeological investigations, suggest that there is some limited potential for the survival of prehistoric remains within the study site, but very low potential for Roman period remains to be present. It is possible that buried remains relating to medieval or post-medieval agriculture could survive within the study site, but it is considered unlikely that any such remains would be of greater than negligible significance.</p>
<p>Strategic Policy M – Housing</p>	<p>The proposal is considered to be in conformity with Strategic Policy M.</p> <p>It will contribute, albeit modestly towards meeting the Policy's aspiration of delivering a minimum of 551 new homes (29 per year) over the Plan period.</p> <p>It represents a windfall scheme on a suitable small site in a village capable of accommodating new homes.</p> <p>The proposed scheme is considered to be a high-quality design that reflects the character and appearance of the local area.</p>
<p>Policy ENV5 - Flood Risk</p>	<p>The proposal is considered to be in conformity with Policy ENV5 as the site is in a 'low risk flood zone and not susceptible from risks of river or surface flooding. See EA Flood Risk Map at Appendix 3.</p>
<p>Policy CO2 – Highways</p>	<p>The proposal is considered to be in conformity with Development CO2.</p> <p>It is in a location that is capable of being accessed by public transport, walking or cycling. The site has an existing footpath opposite which links through to Egton's services and facilities</p>



NORTH YORK MOORS LOCAL PLAN 2020	CONFORMITY OF SCHEME
	<p>which are no more than a 5-10 minute walk.</p> <p>Public Transport is available with the 95 bus connecting the village to Whitby and nearby railway stations at Egton Bridge.</p> <p>There are no existing public rights of way affected by the proposal.</p> <p>Visibility from the site looking both ways along the Grosmont Road is good, and the traffic generated by an additional dwelling will not cause a severe impact on the local highway network or result in impact on the safe operation of the highway network in this location. .</p>
Policy CO7 - Housing in Larger Villages	The proposal is considered to be in conformity with Development CO7 as it proposes small scale Principal Residence housing on a suitable small site in the built up area of a defined Larger Village.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
Paragraph 11 confirms that objective of achieving sustainable development and that decisions on planning applications that accords with the Development Plan should be approved without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, confirms that the scheme would contribute to achieving sustainable development and is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.
Paragraph 47 confirms that applications for planning permission must be made in accordance with the Development Plan unless material considerations indicate otherwise. It also requires the Council to approve development that accords with the Development Plan without delay.	The proposed development is in conformity with this part of the revised NPPF. The application, as demonstrated in the previous section, is in conformity with the majority of the Development Plan. Where there is a variance there are sufficient material considerations to justify it.

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 59-79 set out the Government's intention to boost housing supply. Housing should be considered in the context of the presumption in favour of sustainable development. The Council should positively seek opportunities to meet the development needs of their area, including taking account of the Custom and Self Build register; and development in rural areas to help enhance or maintain the vitality of rural areas.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. Whilst modest, the proposal will provide an addition to the local supply of housing.</p>
<p>Paragraphs 102-111 seek to ensure movement is minimised and sustainable transport modes maximised. Parking should take account of accessibility; type and mix of development, opportunity for public transport and local car ownership levels. Proposals should not have an unacceptable impact on highway safety.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is located within walking distance of a range of services and facilities. It is also close to public transport facilities. Access is a reserved matter.</p>
<p>Paragraphs 117-123 seek to ensure the efficient use of land and appropriate densities.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scheme's density reflects the area's prevailing character and setting, which is characterised by small scale dwellings in reasonably modest sized plots.</p>
<p>Paragraphs 124-132 emphasises the importance of good design, and the need to achieve high quality buildings and public spaces. It acknowledges the role of design guidance but cautions that it should avoid unnecessary prescription or detail and should concentrate on the overall scale, density, massing, height, landscape, layout, materials and access.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The scale, density, likely layout, height, massing and materials reflects the local surrounding character.</p>

NATIONAL PLANNING POLICY	CONFORMITY OF SCHEME
<p>Paragraphs 148-169 set out the Government's aim to support a low carbon future taking account of climate change and reduce flood risk.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. The site is not located in a high risk flood area and would not increase the risk of flooding elsewhere.</p>
<p>Paragraphs 170-177 set out the Government's aim to conserve and enhance the natural environment and biodiversity. Requiring Council's to refuse applications that have significant harm on the biodiversity unless it can be mitigated or compensated.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No ecological designations will be affected, and no significant harm to biodiversity will be caused.</p>
<p>Paragraphs 184-202 set out the Government's aim to conserve and enhance the Historic Environment.</p>	<p>The proposed development is in conformity with this part of the revised NPPF. No heritage assets are affected by the proposal.</p>



NYMNP DESIGN GUIDE	CONFORMITY OF SCHEME
<p>The Design Guide provides a historical context to design and describes the fundamental design principles that should be considered in the development of a successful proposal. It also offers guidance on the components of design that need to be considered to inform any proposal, from a house extension to a small 'infill' scheme. Generally, that infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, building form and design detail</p>	<p>The proposed scheme is considered to follow the principles established in the Design Guide to be reflected in the Reserve Matters application.</p>

- 7.2 The above demonstrates that the scheme is in conformity with the Development Plan, and that there are no material considerations, including the NPPF that outweigh the relevant supportive parts of the Development Plan to suggest the application should not be approved. The Local Plan supports small scale principal residence housing in Larger Villages, including Egton.
- 7.3 The scheme will provide social and economic benefits including adding to the housing stock providing appropriate and accessible development, which will help meet the Park’s need for principal residence housing; providing job opportunities for local builders to develop the site and trades people to work on its construction and once built, the new residents will help to support the function and vitality of Egton and its services and facilities.
- 7.4 The proposal will not result in significant environmental impacts or the loss of important ecosystems or natural capital. It provides scope for a net gain in biodiversity through conditioning any consent to require new boundary planting to use native species, and installation of bird and bat roost boxes.
- 7.5 Due to the benefits derived from the proposed development, and the lack of any adverse impacts that would significantly and demonstrably outweigh the benefits of the scheme when assessed against the Development Plan Policy and relevant material considerations, including the revised NPPF as a whole, the scheme can be considered sustainable development.

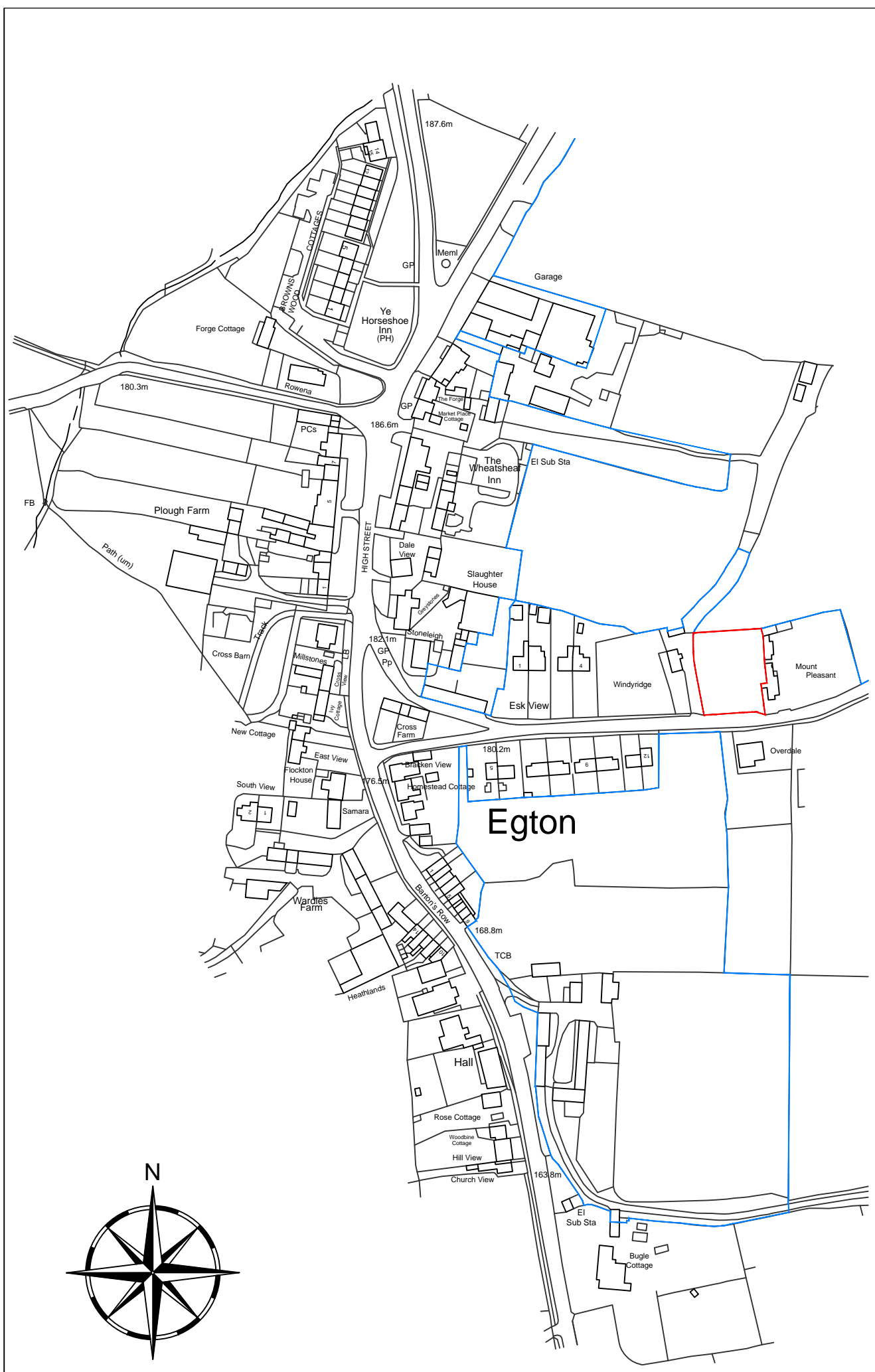
8 Conclusion

- 8.1 In conclusion, the application is considered to be in accordance with the Development Plan as required by Section 38(6) of the Planning Act (2004) (The Act). It proposes Principal Residence housing in an 'Large Village' in accordance with Local Plan Strategic Policy B and Development Management Policy CO7, which allow for Principal Residence housing in 'Larger Villages', which Egton is now classified as.
- 8.2 With the above in mind, and taking into account the potential social, environmental and economic benefits derived from the scheme, it is considered to constitute sustainable development as described by the Development Plan, and the NPPF.
- 8.3 There are no other relevant material considerations that would individually or collectively indicate the application should not be approved. Furthermore, in applying the planning balance, the scheme derives a number of benefits with no adverse impacts that would significantly and demonstrably outweigh the benefits. Therefore, and in accordance with the NPPF, the planning application should be permitted without undue delay.



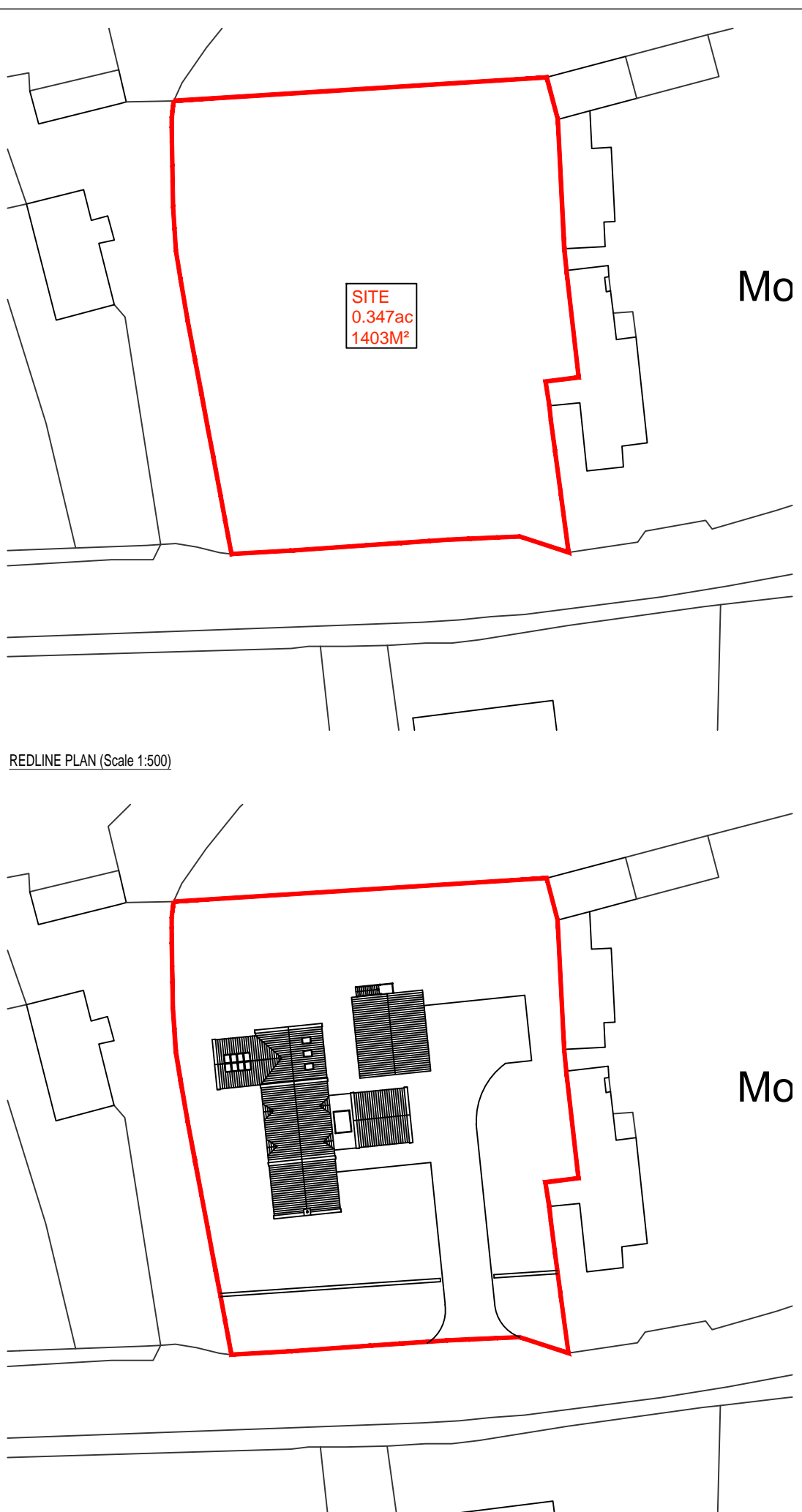
APPENDIX 1

APPLICATION PLANS



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LOCATION PLAN (Scale 1:1250)



REDLINE PLAN (Scale 1:500)

BLOCK PLAN (Scale 1:500)

Rev	Date	Description	Drawn	Check	Approve
A	11/03/2021	RE-DESIGN FOLLOWING PLANNING DISCUSSIONS & GUIDANCE	JG	JL	RC

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

- EXTERIOR WALLS: BUFF STONE FACING
- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

- BOUNDARIES: FRONT WALL TO BE SET BACK FROM THE ROAD AND BE CONSTRUCTED OUT OF TRADITIONAL DRY STONE WALLING
POST & RAIL FENCING TO OTHER AREAS WHERE REQUIRED
- ACCESS/EGRESS: FROM ROAD, NEW WALLING SET BACK TO CREATE TURN IN AND VISIBILITY SPLAYS

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS

NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS

NOTE 4: SITE AREA = 0.140 ha (0.357 Acre)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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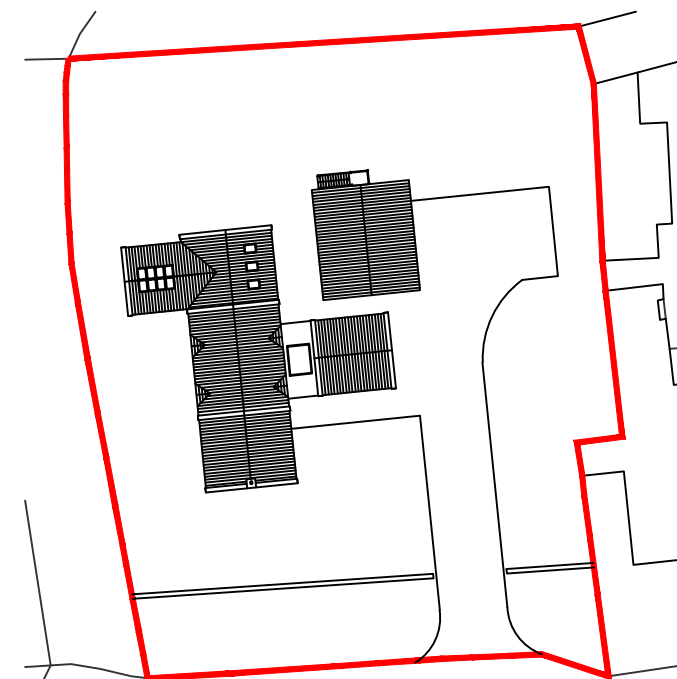
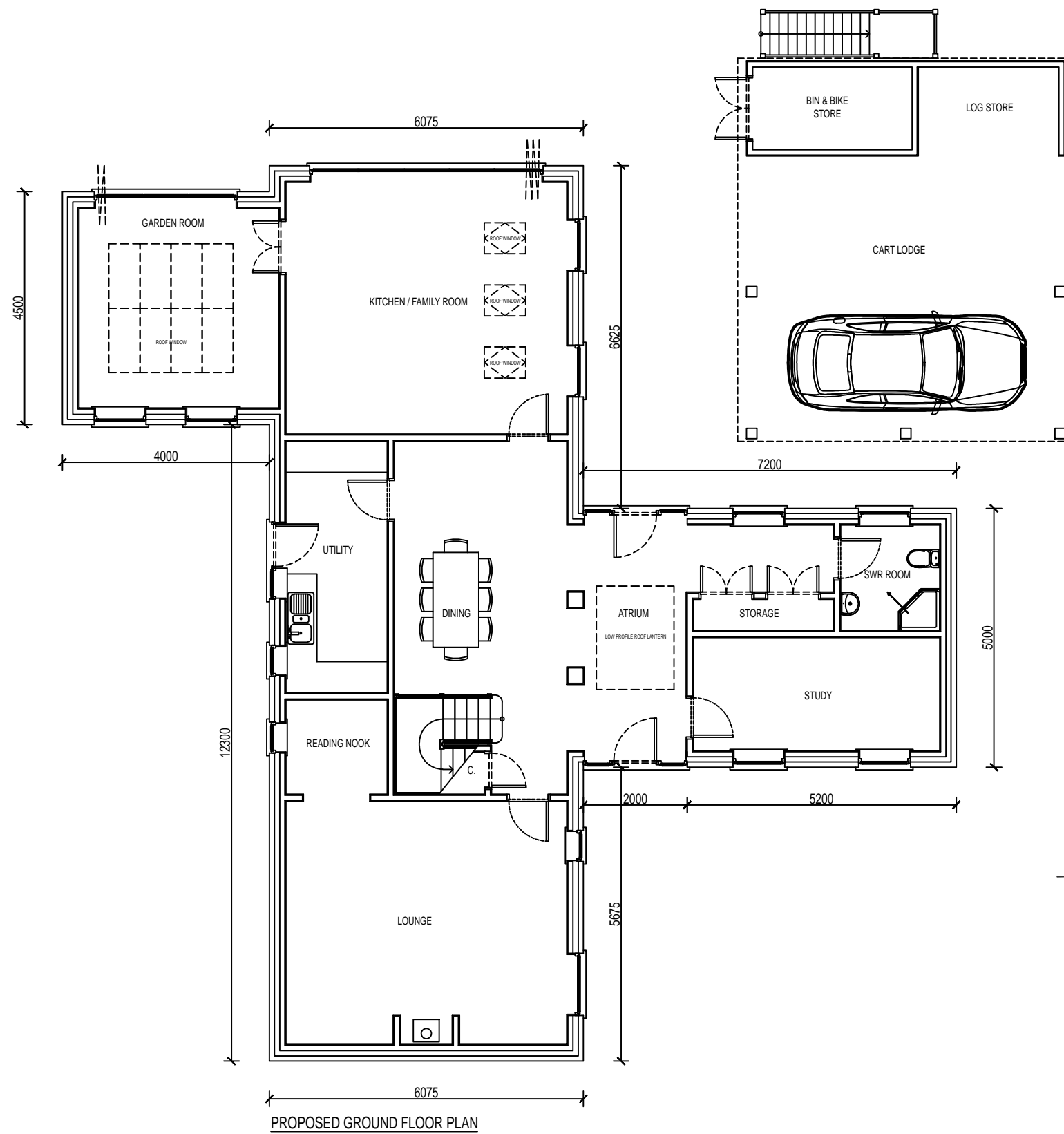
Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **LOCATION, REDLINE & BLOCK PLANS**

Drawing Number **05-2020-1001**

Scale **VARIOUS** Sheet **1 OF 1** Rev **A**

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BLOCK PLAN (Scale 1:500)

Rev	Date	Description	Drawn	Check	Approve
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SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

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- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

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Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

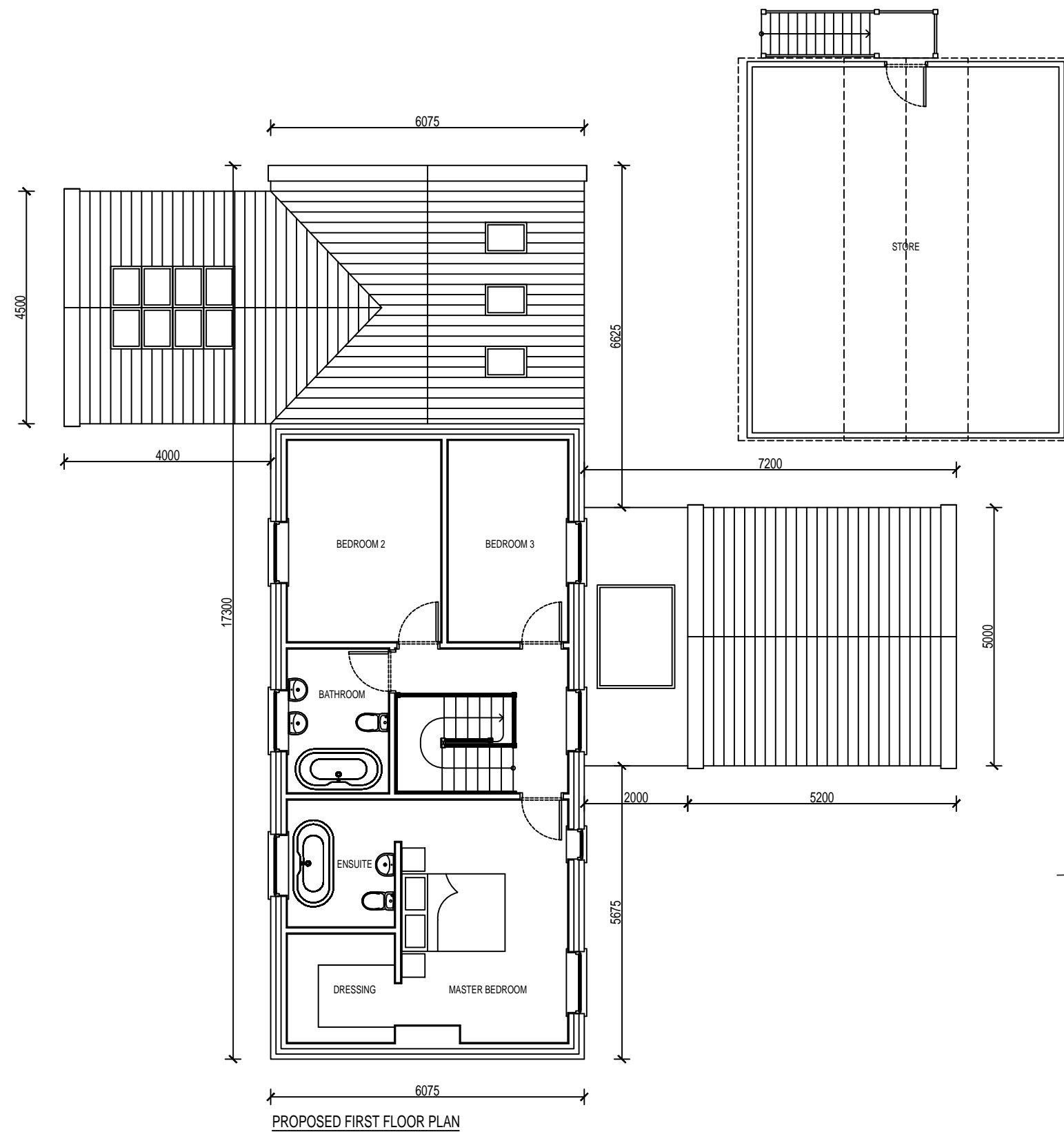
Drawing **HOUSE & CARTLODGE GROUND FLOOR PLANS**

Drawing Number **05-2020-1002**

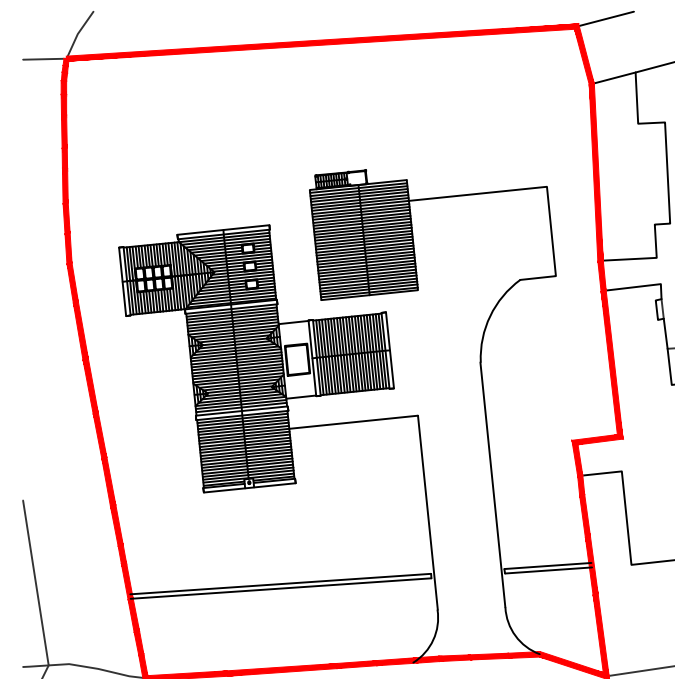
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PROPOSED FIRST FLOOR PLAN



BLOCK PLAN (Scale 1:500)

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SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

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- INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
- ROOF: RED CONCRETE PAN TILE
- RAINWATER GOODS: BLACK
- DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

- CONSTRUCTION: TIMBER FRAMEWORK
- CLADDING: TIMBER WEATHERBOARD
- ROOF: GREY SLATE
- RAINWATER GOODS: BLACK

SITE

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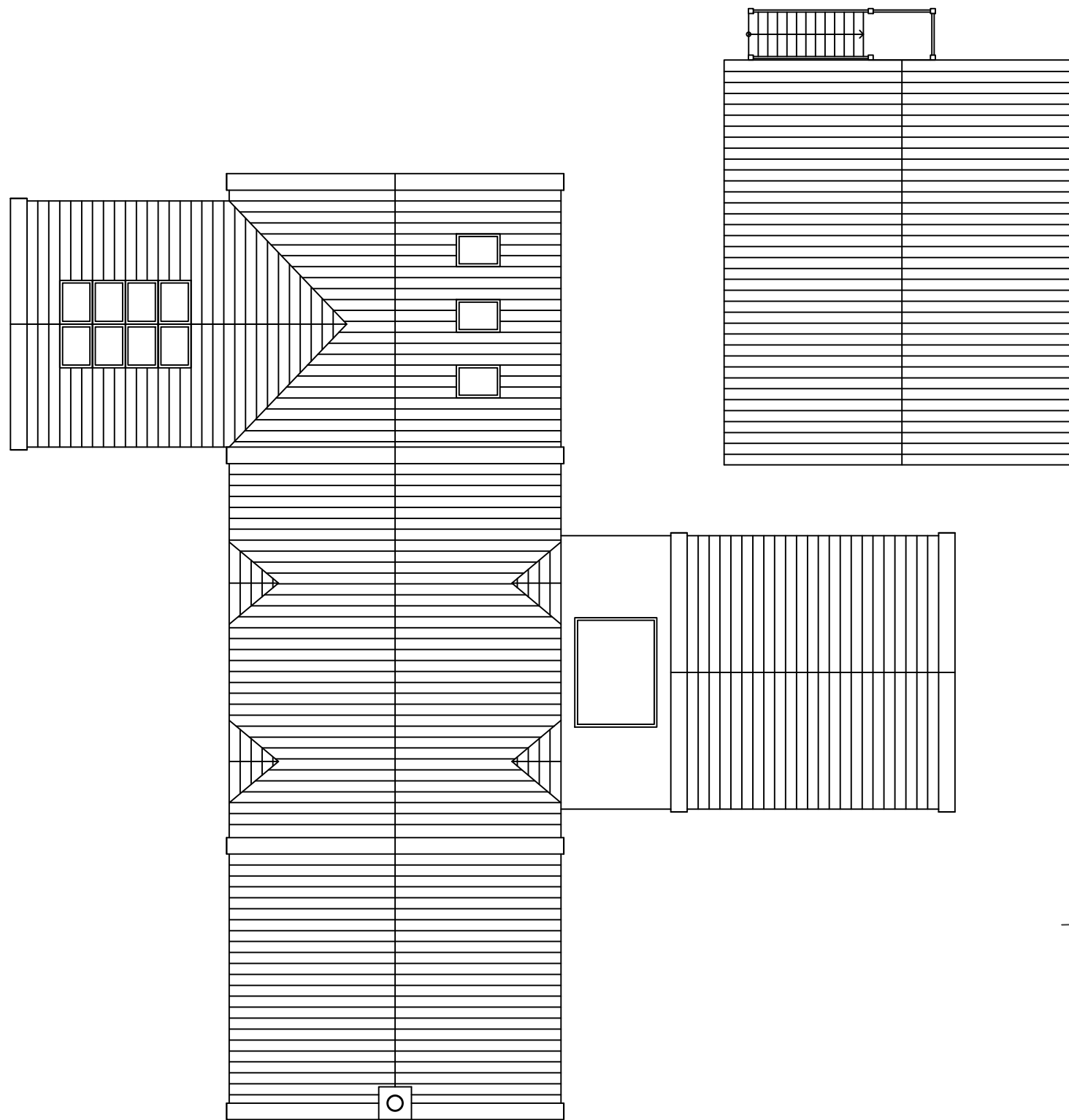
Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **HOUSE & CARTLODGE FIRST FLOOR PLANS**

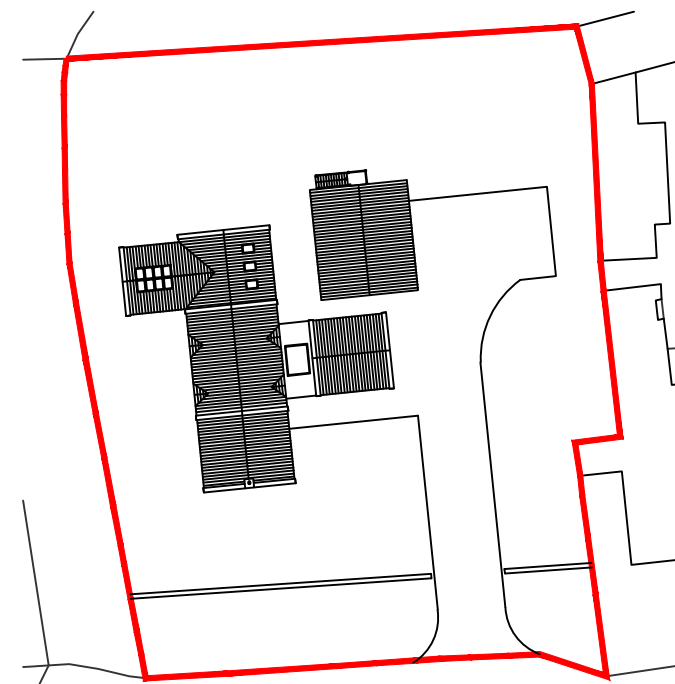
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PROPOSED ROOF PLAN



BLOCK PLAN (Scale 1:500)

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SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

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HOUSE MATERIAL SCHEDULE

EXTERIOR WALLS: BUFF STONE FACING

INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM

ROOF: RED CONCRETE PAN TILE

RAINWATER GOODS: BLACK

DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

CONSTRUCTION: TIMBER FRAMEWORK

CLADDING: TIMBER WEATHERBOARD

ROOF: GREY SLATE

RAINWATER GOODS: BLACK

SITE

BOUNDARIES: FRONT WALL TO BE SET BACK FROM THE ROAD AND BE CONSTRUCTED OUT OF TRADITIONAL DRY STONE WALLING

POST & RAIL FENCING TO OTHER AREAS WHERE REQUIRED

ACCESS/EGRESS: FROM ROAD, NEW WALLING SET BACK TO CREATE TURN IN AND VISIBILITY SPLAYS

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Drawing **HOUSE & CARTLODGE ROOF PLANS**

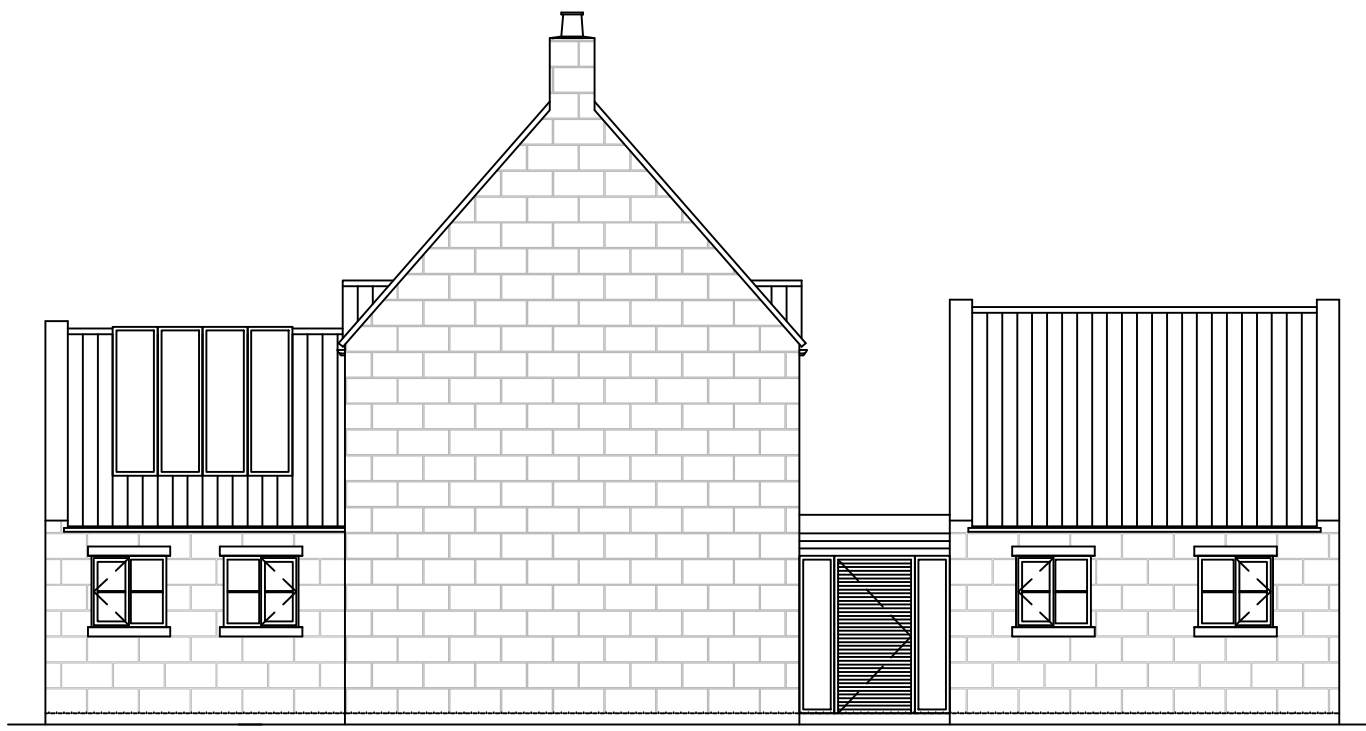
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FRONT ELEVATION



SIDE ELEVATION



BLOCK PLAN (Scale 1:500)

SCOPE OF WORKS

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- RAINWATER GOODS: BLACK

SITE

- BOUNDARIES: FRONT WALL TO BE SET BACK FROM THE ROAD AND BE CONSTRUCTED OUT OF TRADITIONAL DRY STONE WALLING
- POST & RAIL FENCING TO OTHER AREAS WHERE REQUIRED
- ACCESS/EGRESS: FROM ROAD, NEW WALLING SET BACK TO CREATE TURN IN AND VISIBILITY SPLAYS

NOTE 1: EXISTING SITE LEVELS TO REMAIN UNCHANGED

NOTE 2: STRUCTURAL CALCULATIONS & FOUNDATION DESIGN BY OTHERS

NOTE 3: BUILDING REGULATIONS & CONSTRUCTION DETAILS BY OTHERS

NOTE 4: SITE AREA = 0.140 ha (0.357 Acre)

BS 1192: Part 3 - CONSTRUCTION DRAWING PRACTICE

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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **NORTH & EAST ELEVATIONS**

Drawing Number **05-2020-1005**

Scale **1:100** Sheet **1 OF 1** Rev **A**

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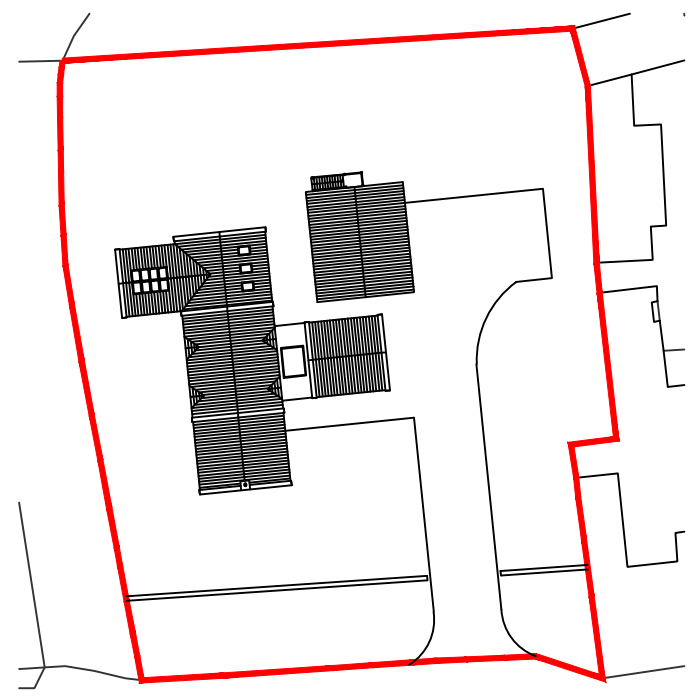
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REAR ELEVATION



SIDE ELEVATION



BLOCK PLAN (Scale 1:500)

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

THE PROJECT WILL AIM TO COMPLIMENT THE LOCAL PROPERTIES AND ENHANCE THE AREA & USE SUSTAINABLE MATERIALS AND ECO PRODUCTS WHERE AVAILABLE.

HOUSE MATERIAL SCHEDULE

EXTERIOR WALLS: BUFF STONE FACING
 INTERIOR WALLS: BLOCK WORK WITH PLASTER SKIM
 ROOF: RED CONCRETE PAN TILE
 RAINWATER GOODS: BLACK
 DOORS & WINDOWS: TIMBER & COMPOSITE

CART LODGE MATERIAL SCHEDULE

CONSTRUCTION: TIMBER FRAMEWORK
 CLADDING: TIMBER WEATHERBOARD
 ROOF: GREY SLATE
 RAINWATER GOODS: BLACK

SITE

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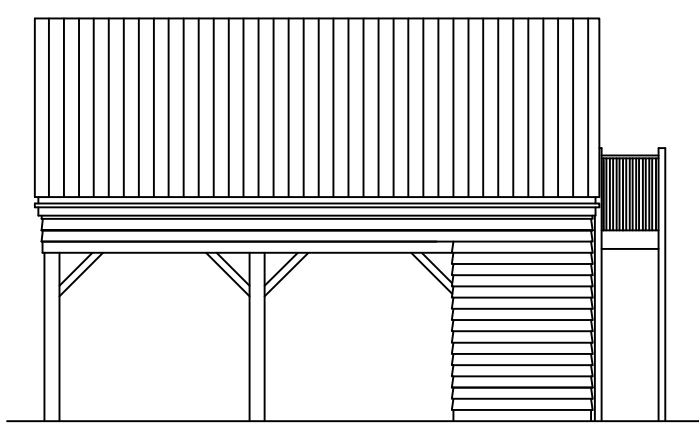
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Drawing Number **05-2020-1006**

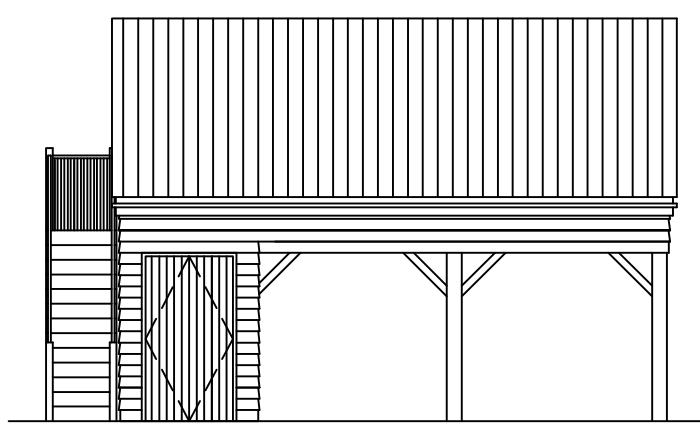
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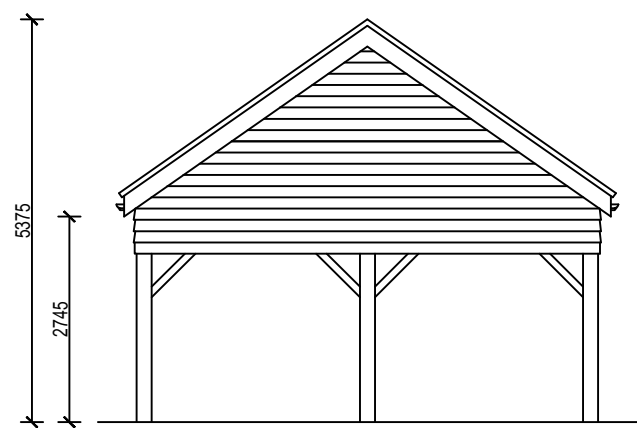
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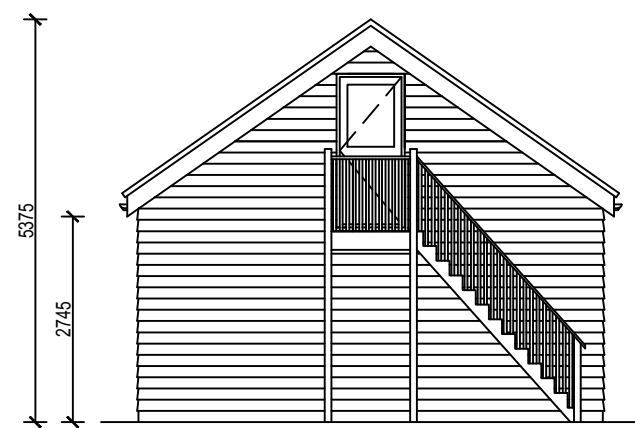
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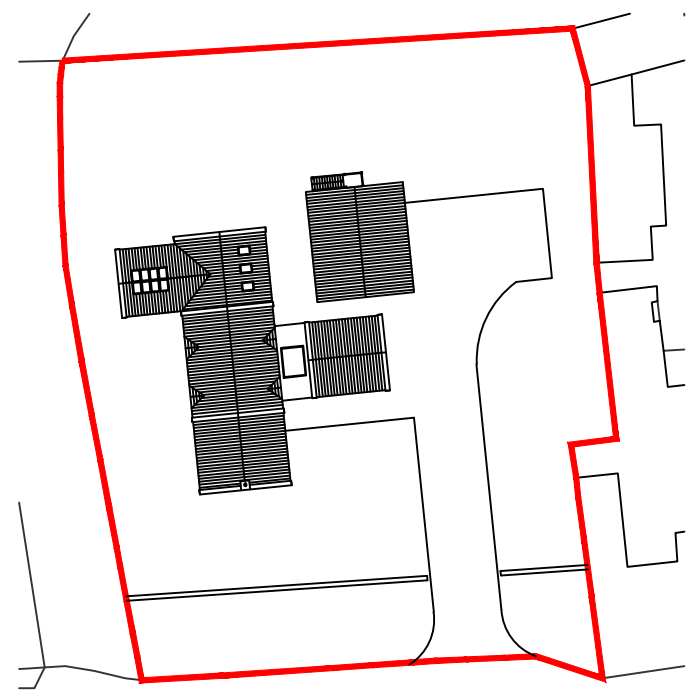
REAR ELEVATION (CART-LODGE WITH STORE)



SIDE ELEVATION (CART-LODGE WITH ANNEX)



SIDE ELEVATION (CART-LODGE WITH STORE)



BLOCK PLAN (Scale 1:500)

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

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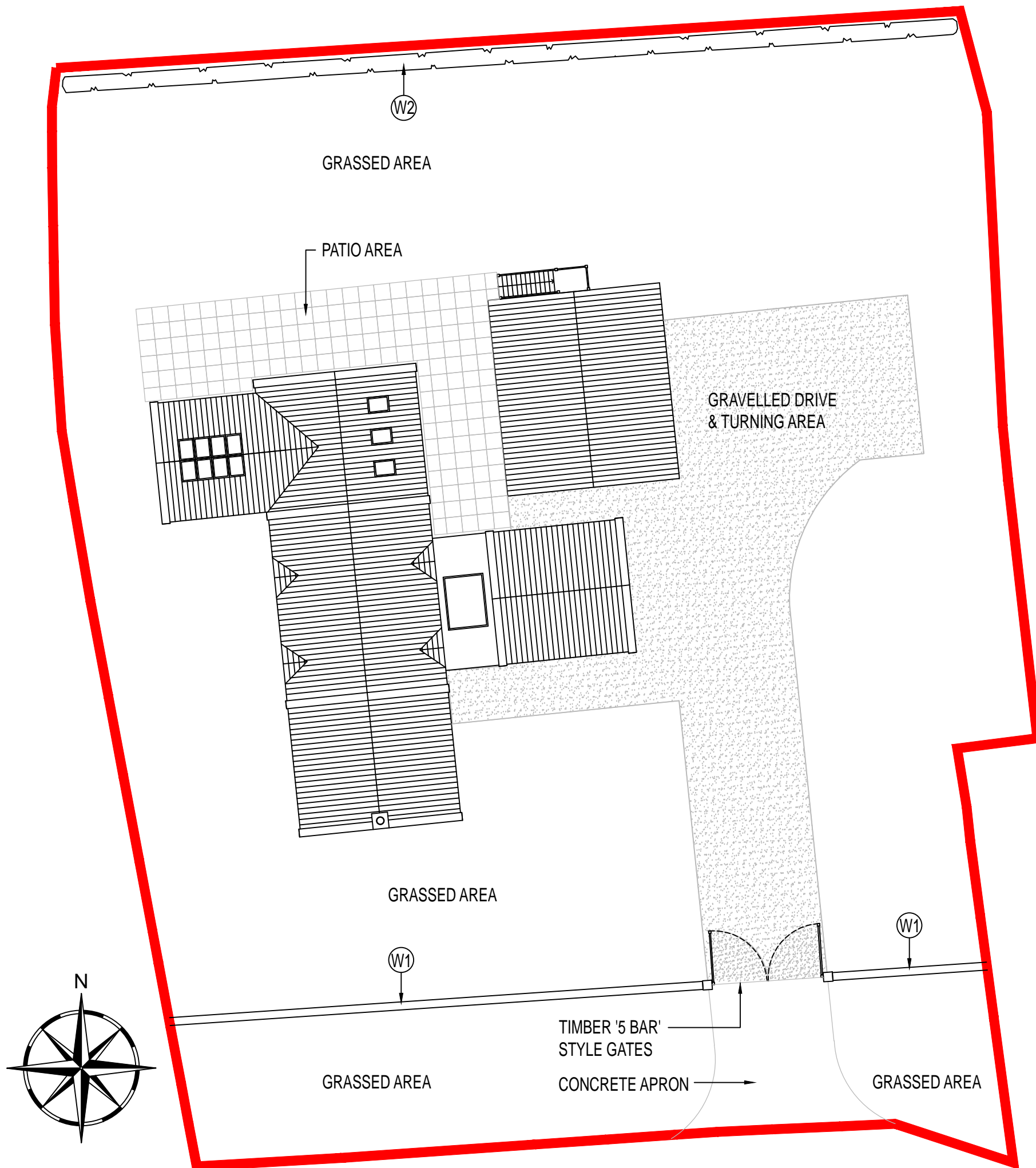
Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **CART LODGE ELEVATIONS**

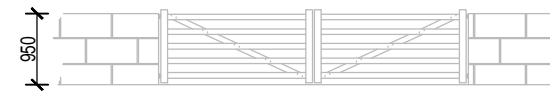
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Scale **1:100** Sheet **1 OF 1** Rev **A**

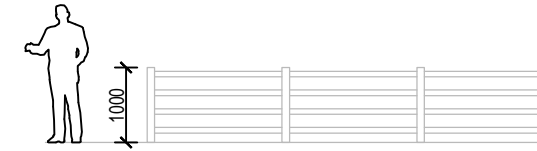
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LANDSCAPING PLAN (Scale NTS)



BOUNDARY TREATMENT - W1 (SCALE 1:100)
 TRADITIONAL STONE WALL (IN KEEPING WITH NEIGHBORING PROPERTIES)
 PAIR OF TIMBER TRADITIONAL 5 BAR GATES



BOUNDARY TREATMENT - W2 (SCALE 1:100)
 TIMBER POST & RAIL FENCE
 WITH NATIVE SPECIES MIX HEDGE BEHIND (NOT SHOWN FOR CLARITY)

Rev	Date	Description	Drawn	Check	Approve
A	11/03/2021	RE-DESIGN FOLLOWING PLANNING DISCUSSIONS & GUIDANCE	JG	JL	RC

SCOPE OF WORKS

PROPOSAL TO CONSTRUCT A 3 BEDROOM DWELLING & 2.5 BAY TIMBER CART LODGE AT THE SITE BETWEEN WINDY RIDGE AND MOUNT PLEASANT, EGTON, WHITBY, YO21 1UE

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Client **MULGRAVE ESTATE**

Project **LAND BETWEEN WINDY RIDGE & MOUNT PLEASANT, EGTON WHITBY, YO21 1UE**

Drawing **LANDSCAPING PLAN**

Drawing Number **05-2020-1008**

Scale	VARIOUS	Sheet	1 OF 1	Rev	A
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APPENDIX 2

SITE PHOTOGRAPHS



1. View of site looking east towards Mount Pleasant



2. View of the site looking northeast towards rear of Mount Pleasant



3. View of site looking northwest towards Windyridge



4. View of site looking north between Windyridge (left) and Mount Pleasant (right)



APPENDIX 3

FLOOD RISK INFORMATION

Flood map for planning

Your reference
Egton

Location (easting/northing)
481008/506378

Created
28 Apr 2020 17:58

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

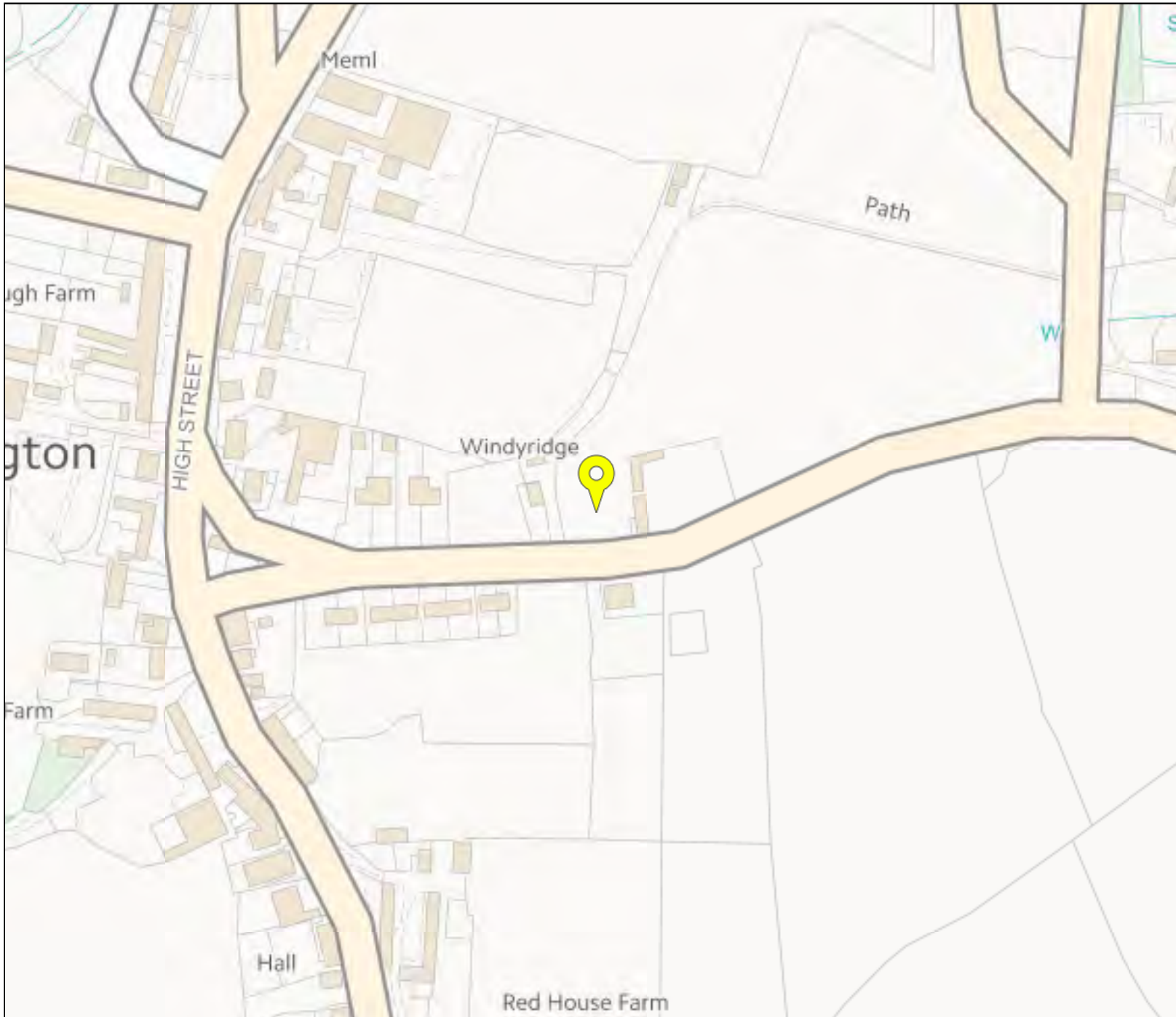
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Egton

Location (easting/northing)









481008/506378

Scale

1:2500

Created

28 Apr 2020 17:58

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



NYMNPA

18/03/2021

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

LAND EAST OF WINDY RIDGE, EGTON NORTH YORK MOORS NATIONAL PARK

**PREPARED BY LANPRO SERVICES
ON BEHALF OF
MULGRAVE ESTATE**

July 2020



Planning + Development | Design Studio | Archaeology + Heritage

Project Reference: 2252/01
 Document Prepared by: Mitchell Pollington MCifA
 Document Reviewed by: Paul Gajos MCifA

Revision	Reason for Update	Document Updated

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Plate 4. The study site looking west, with Windy Ridge to the right

Plate 5. Section of 'trod' to the north of the road in front of the houses on Esk View and Windy Ridge, looking west

Plate 6. Section of 'trod' on the northern side of the road adjacent to Windy Ridge, looking east

Plate 7. The southern edge of the study site, showing the northern side of the road, with Mount Pleasant to the rear

Non-Technical Summary

Lanpro was commissioned by Mulgrave Estate to produce an historic environment desk-based assessment (HEDBA) to inform a planning application for a proposed residential development on land to the east of Egton, in the North York Moors National Park (centred at NZ 8100 0638). The study site comprises approximately 0.14ha of rough pasture located on a south-facing slope, situated between the properties of Windy Ridge to the west, and Mount Pleasant to the east.

The HEDBA addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no impact upon any designated heritage assets in the surrounding area.

The available archaeological records, combined with the results of the analysis of historical mapping, cropmark data, and previous archaeological investigations, suggest that there is some limited potential for the survival of prehistoric remains within the study site, but very low potential for Roman period remains to be present.

It is possible that buried remains relating to medieval or post-medieval agriculture could survive within the study site, but it is considered unlikely that any such remains would be of greater than negligible significance.

1 INTRODUCTION

- 1.1 This historic environment desk-based assessment of land to the east of Windy Ridge, Egton, in the North Yorkshire Moors National Park, has been prepared by Lanpro Services Limited on behalf of Mulgrave Estate. This assessment has been undertaken to inform a planning application for a proposed residential development within the study site.
- 1.2 This document provides an assessment of the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised June 2019) and is in line with the Chartered Institute for Archaeologists (CifA) guidelines *Standard and guidance for historic environment desk-based assessment* (CifA 2014).

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
 - Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
 - Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990
- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.
- 2.5 Section 66 of the 1990 Act states that '*...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, the 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*'.

- 2.6 Section 72 then adds that *'...with respect to any buildings or other land in a Conservation Area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.
- 2.7 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a Conservation Area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively 'enhance'.

National Planning Policy Framework

- 2.8 Section 16 of the NPPF (revised June 2019), entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.9 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance
- 2.10 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.11 A Heritage Asset is defined in Annex 2 of the NPPF as: *'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.12 Annex 2 also defines 'Archaeological Interest' as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.13 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- 2.14 Significance is defined as: *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’*
- 2.15 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit in situ preservation

Planning Practice Guidance

- 2.16 The Planning Practice Guidance is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *‘Conserving and enhancing the historic environment’*. The guidance given in this section sets out the best practice to applying government policy in the NPPF.

Local Planning Policy

- 2.17 The North York Moors National Park Authority Local Plan (adopted July 2020) sets out planning policies for the North York Moors National Park. Strategic Policy I relates to archaeology and the historic environment and is reproduced below.

Strategic Policy I - The Historic Environment

All developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:

1. *Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area’s industrial, farming, fishing and monastic past;*

2. *Archaeological sites and monuments, comprising both upstanding and below-ground assets, including Scheduled Monuments and regionally or locally important non-designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;*
3. *The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings.*

Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

Harm to an element which contributes to the significance of a designated heritage asset (or to non-designated archaeology of national importance) will require clear and convincing justification and will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm will only be permitted where it can be demonstrated that the proposal would bring substantial public benefits that outweigh the harm or there are other exceptional circumstances.

Where non-designated heritage assets are affected, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset and other material considerations.

Professional Guidance

- 2.18 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2014) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.19 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.20 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in Conservation Principles (English Heritage 2008): aesthetic, communal, historic and evidential. Significance results from a combination of any, some or all of the values.
- 2.21 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, 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’ (para. 4).
- 2.22 Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.23 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.24 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.25 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 METHODOLOGY

Information Sources

- 3.1 A gazetteer of all records held on the North York Moors Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) for within a 1km search area is provided in Appendix 1, and their locations marked on a plan in Figure 1.
- 3.2 The following sources of information have been consulted in order to meet the requirements of the assessment, and are in line with the guidelines laid down by the ClfA (2014).

Archaeological Records

- 3.3 Information on heritage assets and archaeological investigations for within the search area was obtained from the HER and the NHLE.

Historical Documentary and Cartographic Sources

- 3.4 The holdings of the North Yorkshire County Record Office and other on-line repositories were consulted for historical maps and plans, and relevant documentary sources.

Designated Heritage Assets

- 3.5 Information on designated heritage assets was obtained from the HER and the NHLE.

Published and Unpublished Documentary Sources

- 3.6 A range of published and unpublished material has been consulted, including the *Yorkshire Archaeological Research Framework: research agenda* (Roskams and Whyman 2007), and sources on the wider archaeological and historical background of the area.

Historic Landscape Characterisation

- 3.7 The Historic Landscape Characterisation (HLC) information covering the study site records it as comprising 'An area of piecemeal enclosure consisting of medium sized fields in an irregular pattern. It is defined by regular external and internal hedgerow boundaries and has significant legibility with approximately 30% boundary loss since 1850' (HLCUID HNY10910).

Walkover Survey

- 3.8 A site walkover survey was undertaken on 1st July 2020 in overcast, dry conditions to provide an assessment of the character of the site and appraise the potential impact of the proposed development on any archaeological heritage assets (see Plates 1 to 7). The site was under rough pasture at the time of the visit, and although there appears to have been some ground disturbance on the site's southern side, this seems to be related to the movement of modern vehicles into the field from the gate on the study site's south-western side, and no archaeological surface features were identified.

- 3.9 It was suggested by the North York Moors Archaeology Officer, following consultation in May 2020, that a paved pathway, known on the North York Moors as a ‘trod’, may have been present adjacent to the road outside the southern boundary of the study site. However, despite a well preserved section of trod being present along the road in front of the modern houses along Esk View and Windy Ridge, to the west of the study site, this trod continues only as far as the entrance leading into Windy Ridge (see Plates 5 to 7). On the eastern side of this entrance, along the southern edge of the study site, the ground banks steeply up from the northern side of the road, and is at least in part occupied by an overgrown section of drystone wall. There is no evidence of any paving along this northern section of road and, given the gradient of the ground, there would not previously have been space for such a path. Indeed, the large scale Ordnance Survey maps of the 19th and 20th century all show a path along the northern side of the road, corresponding with the existing trod, ending at the trackway into the what is now Windy Ridge, but then continuing on the southern side of the road, opposite the study site (see Figures 4, 5 and 7).

LiDAR Data

- 3.10 LiDAR data produced by the Environment Agency and published on the DEFRA Data Service Platform (DEFRA 2020) was consulted in order to aid in the identification of any previously unrecorded earthworks or other surface remains within the study site. A low mound appears to be present on the southern half of the study site, but on the ground this corresponds with disturbance associated with the modern access route into the field, and does not appear to represent an archaeological feature (see Figure 9).

Assessment Criteria

Setting

- 3.11 The NPPF defines the setting of a heritage asset 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. 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’*
- 3.12 Historic England’s Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Significance

- 3.13 Paragraph 189 of the NPPF (2019) states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 3.14 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 189, NPPF 2019) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.15 Assessment of significance has been undertaken in accordance with the Historic England's Statements of Heritage Significance. Analysing Significance in Heritage Assets (2019).

Definition of Harm

- 3.16 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 195 of the NPPF states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'

- 3.17 Paragraph 196 of the NPPF states that:

'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'

- 3.18 In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:

- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688

- 3.19 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:

'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'

- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 3.20 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'*

4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site is situated on the eastern edge of Egton, in the North York Moors National Park (centred at NZ 8100 0638; Figure 1).
- 4.2 The study site comprises approximately 0.14ha of rough pasture located on a south-facing slope, situated between the properties of Windy Ridge to the west, and Mount Pleasant to the immediate east. The larger field of pasture in which the study site is situated continues to the north-east. Beyond Windy Ridge, to the west, are mid-20th century semi-detached houses.
- 4.3 The recorded bedrock geology within the study site consists of mudstone, sandstone and limestone of the Scarborough Formation, overlain by glaciofluvial deposits of Devensian sand and gravel (BGS 2020).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 5.1 This section reviews existing archaeological evidence for the study site and the archaeological and historical background of the surrounding area, based on a consideration of evidence in the HER and the NHLE.
- 5.2 It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

Designated Heritage Assets

- 5.3 The study site contains no designated heritage assets.
- 5.4 There are 17 Listed Buildings within the 1km search area, all of which are Grade II Listed and of a post-medieval or 19th century date, and all are situated within the Egton Conservation Area, which covers the historic core of the village. The boundary of the Conservation Area is situated approximately 100m to the west of the study site, between which are mid-20th century semi-detached houses along both sides of the road. Of the Listed Buildings within the Conservation Area, none are recorded as having historical associations with the study site, and only one (the range of farm buildings approximately 10m south of Red House Farm House; NHLE 1316159) is currently partially inter-visible with the study site. However, this heritage

asset is situated around 165m to the south-west of the study site, between which is Red House farm house, modern barns, and the mid-20th century housing to the study site's south-west. Views between the study site and this building range are also restricted by the natural topography. In addition to this, the North York Moors National Park Authority have recently granted planning permission for a residential development within the field between Overdale and 12 Esk View, to the south-west of the study site (planning ref. NYM/2020/0324/OU), which would further obscure views between the study site and the farm buildings at Red House Farm.

- 5.5 It is considered that the setting of the designated range farm buildings is based on its inter-relationship with the adjacent farm buildings and that this will not be impacted by the proposed development, and that the study site does not make any contribution to the significance of the farm buildings.
- 5.6 There are no other designated heritage assets (i.e. Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites) within the search area.
- 5.7 Therefore, following step i) of the Historic England setting guidance (2017; see Section 2.23 above), all designated assets within the search area have been scoped out of further assessment.

Non-designated Heritage Assets

- 5.8 The HER does not contain any specific records of heritage assets situated within the study site. However, the study site's western side is covered by the areas of two general HER records defining the suggested area of the village in the 12th century (HER 8053) and recording the earliest known documentary reference to the settlement from the Domesday Book (HER 4727).
- 5.9 The HER contains 47 'monument' records and two 'event' records for within the search area, including the 17 Listed Buildings also recorded on the NHLE. Details of all records are listed in a gazetteer in Appendix 1 and their positions marked on Figure 1.
- 5.10 The HER records relating to archaeological remains, buildings, finds or investigations within the search area breakdown by period as follows. Some records cover more than one period:-

Period	Within Study Site	Within Search Area
Prehistoric	0	4
Roman	0	0
Early medieval	0	1
Medieval	2	6
Post-medieval/19 th century	0	30
Modern	0	3
Undated / None	0	7

Prehistoric Period (c. 9500 BC – c. AD 43)

- 5.11 There is no recorded evidence for prehistoric activity within the study site.
- 5.12 Recorded evidence for prehistoric activity within the search area is limited. The HER holds three records which are assigned as relating to prehistoric remains, all of which have been identified as cropmarks and remain undated; a possible round barrow to the north of Egton about 650m to the study site's north-west (HER 4709), a possible ring ditch over 600m to the of the study site (HER 4711), and an oval enclosure on Egton Flats, to the north-west of the village and over 750m to the north-west of the study site (HER 4720). It is possible that other undated enclosures identified from aerial photographs to the north and north-west of Egton could also have a prehistoric origin (HER 4710; 4712; 4721, 4722, 4723), as could a possible ditched enclosure identified by the National Mapping Programme (NMP) to the east of Egton, around 80m to the east of the study site (HER 4726).
- 5.13 Evidence of prehistoric activity from previous archaeological investigations within the search area is limited, with a watching brief carried out on the north-western side of Egton in 1997 not identifying any evidence of prehistoric activity (HER 33), while extensive archaeological evaluation of a site around Lady Cross Plantation in 2020, at least 980m to the north-east of the study site, did not identified any features of archaeological significance (HER 899). However, it was noted that a small number of prehistoric finds recovered from the topsoil in this area suggested prehistoric activity in the vicinity.
- 5.14 Despite the lack of recorded prehistoric evidence from the search area, there is extensive evidence for prehistoric activity across the uplands of the North York Moors, dating from the Mesolithic through into Iron Age. It is also possible that some of the undated features identified from aerial photographs, but which have not otherwise been investigated, could be of a prehistoric date.
- 5.15 It is therefore considered that although it is possible that the study site could contain evidence of prehistoric activity, the potential for such evidence to be present is low, and there is no evidence to suggest that any such remains would be of greater than local significance.

Roman Period (c. AD 43 – c. AD 410)

- 5.16 There is no recorded evidence for Roman period activity in the study site or in the surrounding search area.
- 5.17 There is some limited evidence for early Roman period settlement on the northern side of the North York Moors in general, around Kildale, 4km to the south of Guisborough, and Roxby, 5km south of Staithes, comprising small groups of rectilinear enclosures, shown to contain round houses at Roxby (Ottaway 2013, 67) but these are likely to have been continuations of late Iron Age settlement patterns and agricultural management. Indeed, it is possible that some of the undated enclosures identified from aerial photographs may have been in use in the Roman period, even if they had late prehistoric origins. There is also evidence for late

Roman settlement in Eskdale, specifically that identified at a site north-west of Newbiggin Hall in the 1960s (Hayes 1968), around 3.5km to the north-east of the study site.

- 5.18 Despite this, the lack of evidence for Roman period activity across the search area, and the relative scarcity of evidence for Roman activity across the high moorlands within the North York Moors, suggest that there is very low potential for the survival of Roman period remains within the study site.

Medieval Period (c.AD 410 – c. 1540)

- 5.19 There is no evidence for medieval activity within the study site, although the HER includes the study site's western side within an area suggested as representing the extent of the medieval village in the 12th century (HER 8053). There is no earthwork evidence within the study site, however, that appears to indicate any medieval boundaries or other activity.
- 5.20 The earliest documentary reference to a settlement at Egton is from the Domesday Book of 1086, which records it as *Egetune* (HER 4727; Williams and Martin 1992, 803) meaning the 'farmstead of a man called Ecga' in Old English (Mills 2011, 172). This suggests an Anglo-Saxon origin for the settlement, although no archaeological evidence of an early medieval date has been recorded within the search area.
- 5.21 The track that runs to the north of the study site may represent a former medieval back lane running to the east of Egton, and the remains of possible medieval crofts have been identified between the back lane and High Street, on the north-eastern side of the village. The back lane appears to have originally met the present road to the south at a point further to the west (see 1842 tithe map; Figure 22), with the study site situated to its south-east.
- 5.22 No features of a possible medieval date have been identified within the study site, and given its position to the south-east of the back lane, it appears to have been situated outside of the main focus of medieval settlement. Therefore, any potential buried archaeological features dating to the medieval period within the study site are likely to relate to agricultural activity and are unlikely to be of greater than negligible significance.

Post-medieval and Modern Periods (c.1540 – Present)

- 5.23 The Egton enclosure map of 1842 provides limited detail on the layout of Egton and the study site itself, as it largely only depicts the few plots of land around the village that were subject to the commutation of tithes at this time (Figure 2). Mount Pleasant, to the study site's immediate east, is depicted, together with its adjacent (Plot 194), although no other field boundaries are marked in the surrounding area. To the west of the study site the route of the southern end of the possible medieval 'back lane' is marked, following a north-easterly alignment from its junction with the road to the south.
- 5.24 The Ordnance Survey first edition 6 inch map, published in 1853, shows the study site much as it exists today (Figure 3). To the study site's west, the house at Windy Ridge is marked, named 'Tinker Hill', with the route of the former 'back lane' re-aligned on a straight north-

south alignment, rather than curving towards the south-west, as shown on the 1842 tithe map (see Figure 2). This suggests that the present building at Windy Ridge was constructed at some time in the late 1840s, and that the route of the former back lane was altered to provide access to the new buildings, while its former route was removed to allow for the laying out of new plots to the west of Windy Ridge. To the east of the study site, Mount Pleasant is depicted as comprising a house with a small garden to its south-west and a L-shaped building range to the north, aligned along the western side of a track providing access from the road, with a rectangular enclosure to the east. To the north of the study site, and to its south on the opposite side of the road, the surrounding area remained open farmland.

- 5.25 There was no significant change to the study site or the surrounding area through the late 19th and early 20th centuries, although the building range at Mount Pleasant, adjacent to the study site's eastern edge, may have been rebuilt or extended during this period (Figures 4 and 5). The Ordnance Survey 25 inch map also depicts the line of a path running eastwards from Egton along the northern side of the road, which ends at the entrance leading to Tinker Hill/Windy Ridge, before continuing on the southern side of the road opposite the study site (see Figure 4). The section of this path aligned along the northern side of the road, to the west of the study site, represents the route of a paved 'trod', which may have medieval or post-medieval origins (see Evans 2008, 44-45; see Plates 5 to 7). The Ordnance Survey maps suggest that this trod may have continued on the southern side of the road east of the entrance to Windy Ridge, and although an informal path is present along this section of the road no 'trods' were identified here during the walkover survey for this assessment (see Section 3.8). The steep gradient of the ground along the northern side of the road, to the immediate south of the study site, also suggests that a 'trod' is unlikely to have been present here (see Plate 7).
- 5.26 In the early 1950s the fields to the west of Windy Ridge were developed with the construction of a number of semi-detached houses along Esk View, with further semi-detached houses subsequently constructed on the southern side of the road soon after, together with a bungalow known as Overdale immediately opposite the proposed development site (Figure 7).

6 ASSESSMENT OF SIGNIFICANCE

Designated Heritage Assets

- 6.1 The study site contains no designated heritage assets.
- 6.2 There are 17 Listed Buildings within the 1km search area, all of which are Grade II Listed and fall within the Egton Conservation Area. The eastern boundary of the Conservation Area is situated approximately 100m to the west of the study site, between which are mid-20th century houses. None of these heritage assets are inter-visible with the study site due to the presence of modern residential development, and natural topography, apart from

the range of farm buildings approximately 10m south of Red House Farm House (NHLE 1316159) which may be partially inter-visible with the study site. However, it is considered that the study site does not make any contribution to the significance of these farm buildings, and therefore this, and all other Listed Buildings within the search area have been scoped out of detailed assessment in accordance with step 1 of the Historic England setting guidance (see Section 2.23).

Potential Sub-Surface Archaeological Remains

- 6.3 There is no previously recorded evidence for prehistoric or Roman activity in the study site, and evidence within the wider search area for activity dating to these periods is limited, although it is possible that features identified from aerial photographs could have prehistoric origins. The combination of the evidence suggests that there is low potential for the survival of prehistoric remains within the study site, and very low potential for the survival of archaeological remains of a Roman period date. If such features were present, there is no evidence to suggest that these would be of greater than local significance.
- 6.4 It is likely that the study site was situated outside the area of medieval settlement at Egton, to the east of the possible medieval back lane which may have defined the rear extent of medieval crofts extending from High Street within the village. There is no earthwork evidence for any features of a potential medieval date within the study site. It is likely that the study site was in agricultural use from at least the medieval period, probably as pasture, and although it is possible that agricultural features of a medieval or post-medieval date could survive within the study site, it is considered likely that any such features would be of no more than negligible significance.

7 IMPACT ASSESSMENT

Proposed development

- 7.1 The development proposals comprise residential development within the site.

Previous Impacts

- 7.2 The study site does not appear to have been impacted by any modern disturbance, or have been subject to recent ploughing. The area on the southern side of the site appears to have been disturbed by the transit of vehicles into the field from the gate on its south-western edge.

Designated Heritage Assets

- 7.3 The proposed development will have no direct impacts upon any designated heritage assets.
- 7.4 The study site is not considered to contribute to the significance of any designated heritage assets through forming part of its setting. The proposed development will, therefore, not impact any designated heritage assets.

Potential Sub-Surface Archaeological Remains

- 7.5 This assessment has established that there is low potential for the survival of prehistoric remains within the study site, and very low potential for remains to be present of a Roman period date, that could be impacted by the proposed development. If such features were present there is no evidence to suggest that these would be of greater than local significance.
- 7.6 There is some limited potential for the survival of sub-surface features relating to medieval and post-medieval agricultural activity, which could be impacted by the proposed development, but it is considered unlikely that any such remains would be of greater than negligible significance.

8 CONCLUSIONS

- 8.1 This historic environment desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of land proposed for residential development at Windy Ridge, Egton in the North York Moors National Park.
- 8.2 The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.3 The assessment has established that there are no designated heritage assets in the study site and that the proposed development will have no impact upon any designated heritage assets in the surrounding area.
- 8.4 The available archaeological records, combined with the results of the analysis of historical mapping, cropmark data, and previous archaeological investigations, suggest that there is some limited potential for the survival of prehistoric remains within the study site, but very low potential for Roman period remains to be present.
- 8.5 It is possible that buried remains relating to medieval or post-medieval agriculture could survive within the study site, but it is considered unlikely that any such remains would be of greater than negligible significance.

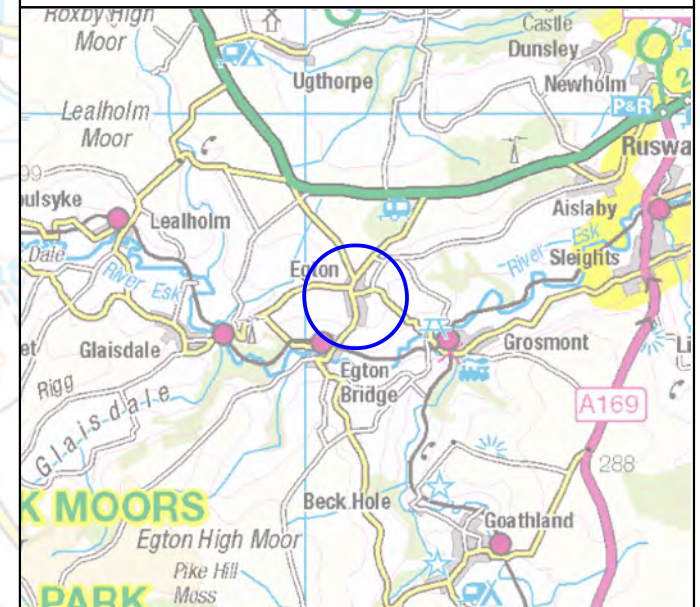
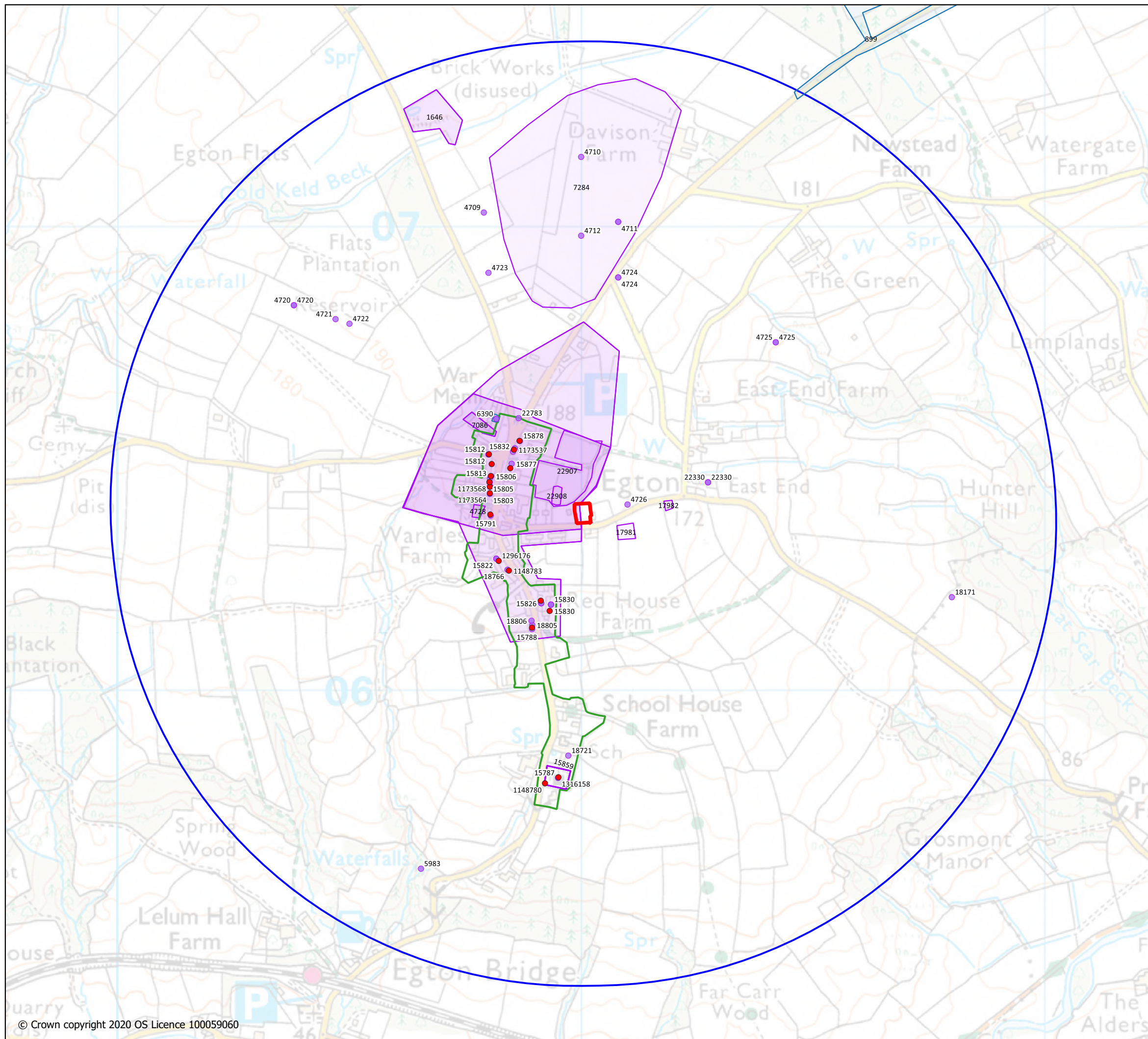
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Historical Mapping

- Egton tithe map 1842
- Ordnance Survey 1853, First Edition County Series 6 inch map (Yorkshire) sheet 45
- Ordnance Survey 1894, County Series 25 inch map (Yorkshire) sheet XLV.3
- Ordnance Survey 1913, County Series 25 inch map (Yorkshire) sheet XLV.3
- Ordnance Survey 1952, County Series 6 inch map (Yorkshire) sheet XLV.3
- Ordnance Survey 1972, National Grid Series 1:2500 scale map

Figures



- █ Study Site
- Search Area
- HER 'monument' point
- HER 'monument' line
- HER 'monument' area
- HER 'event' record
- Conservation Area
- Listed Building




Figure 1. The study site and search area with the location of HER and NHLE records



Figure 2. Extract from the Egton tithe map of 1842



 Study Site


0  50m

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Figure 3. Extract from the Ordnance Survey 6 inch map of 1853



 Study Site

0  50m

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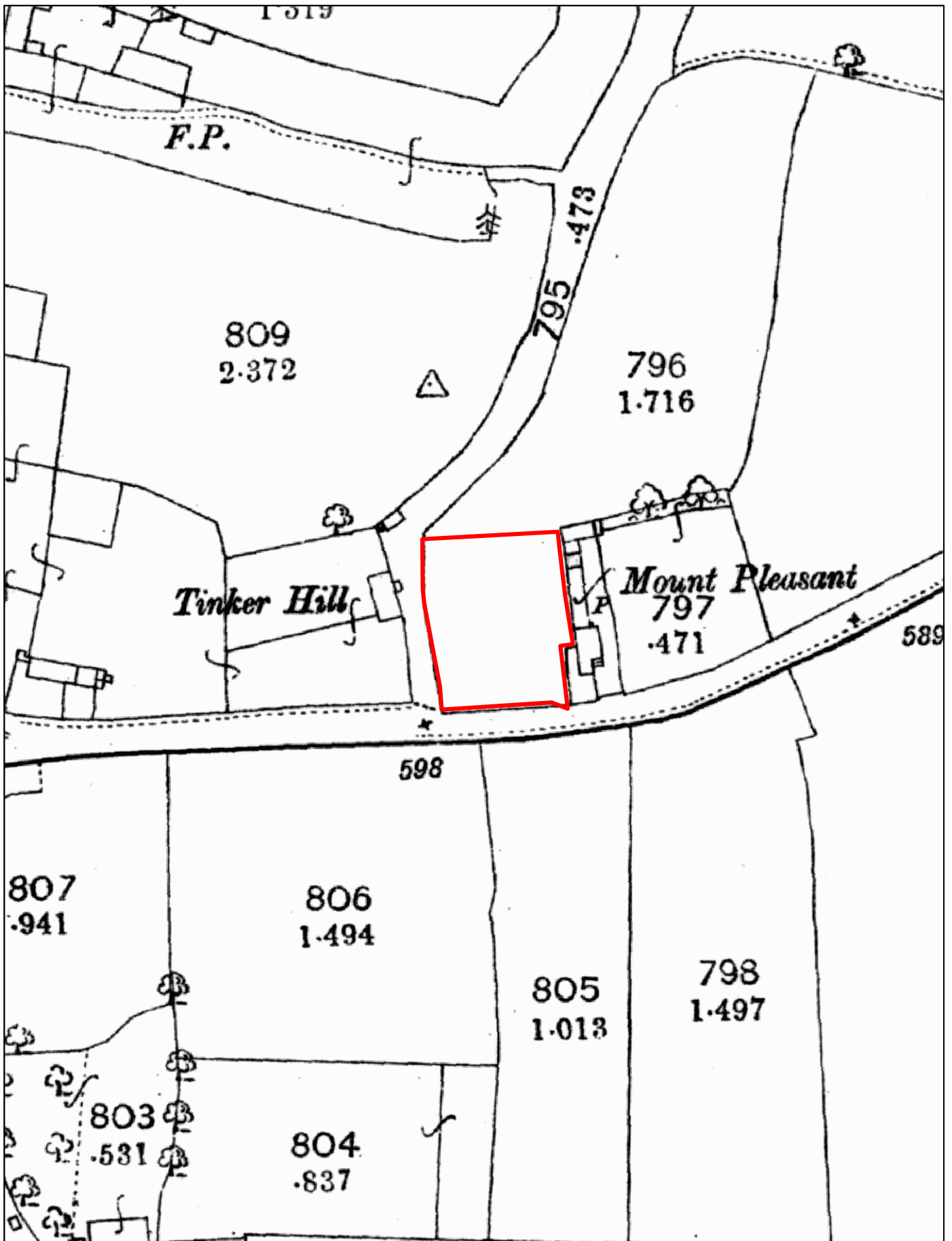



Figure 4. Extract from the Ordnance Survey 25 inch map of 1894



 Study Site

0  50m

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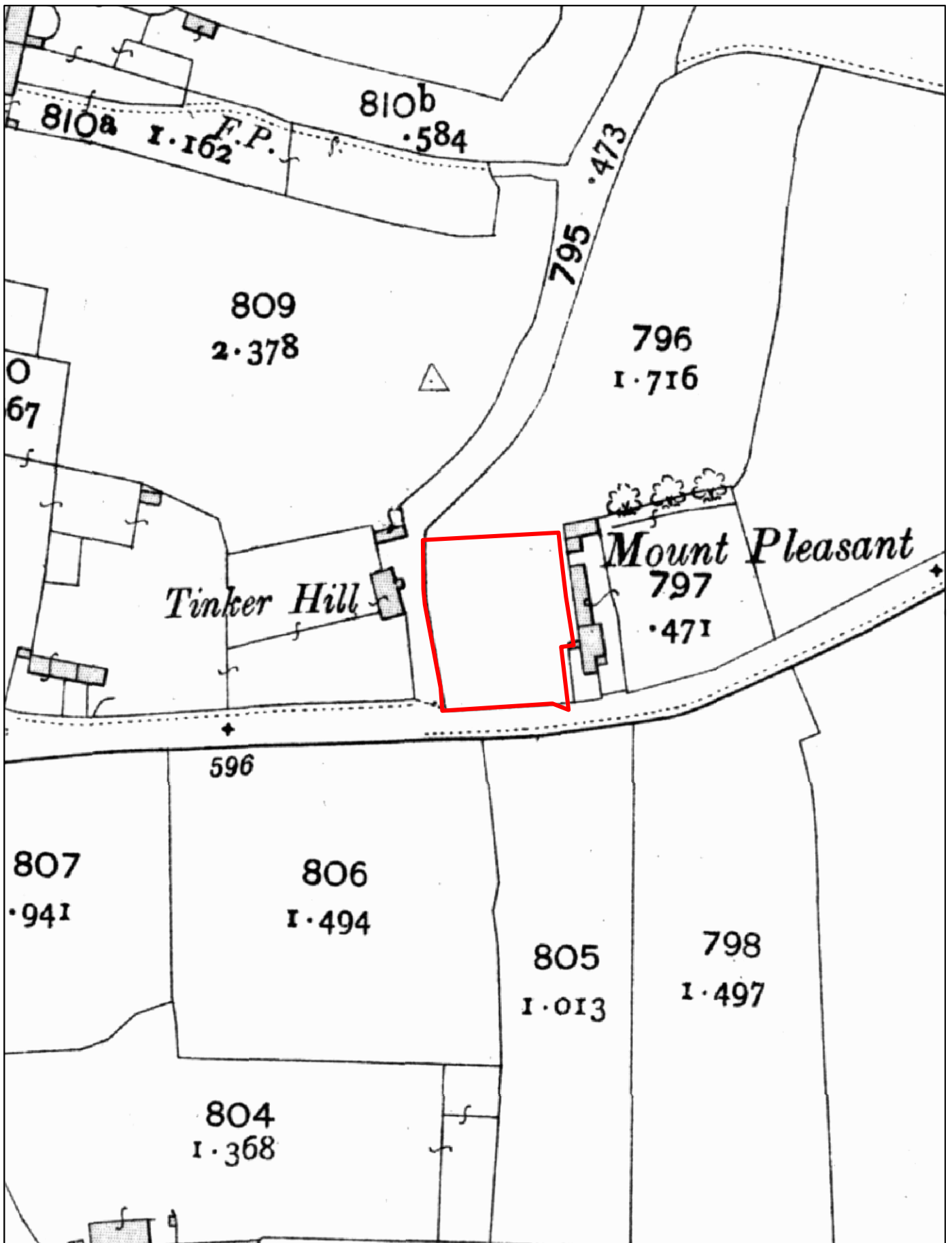


Figure 5. Extract from the Ordnance Survey 25 inch map of 1913

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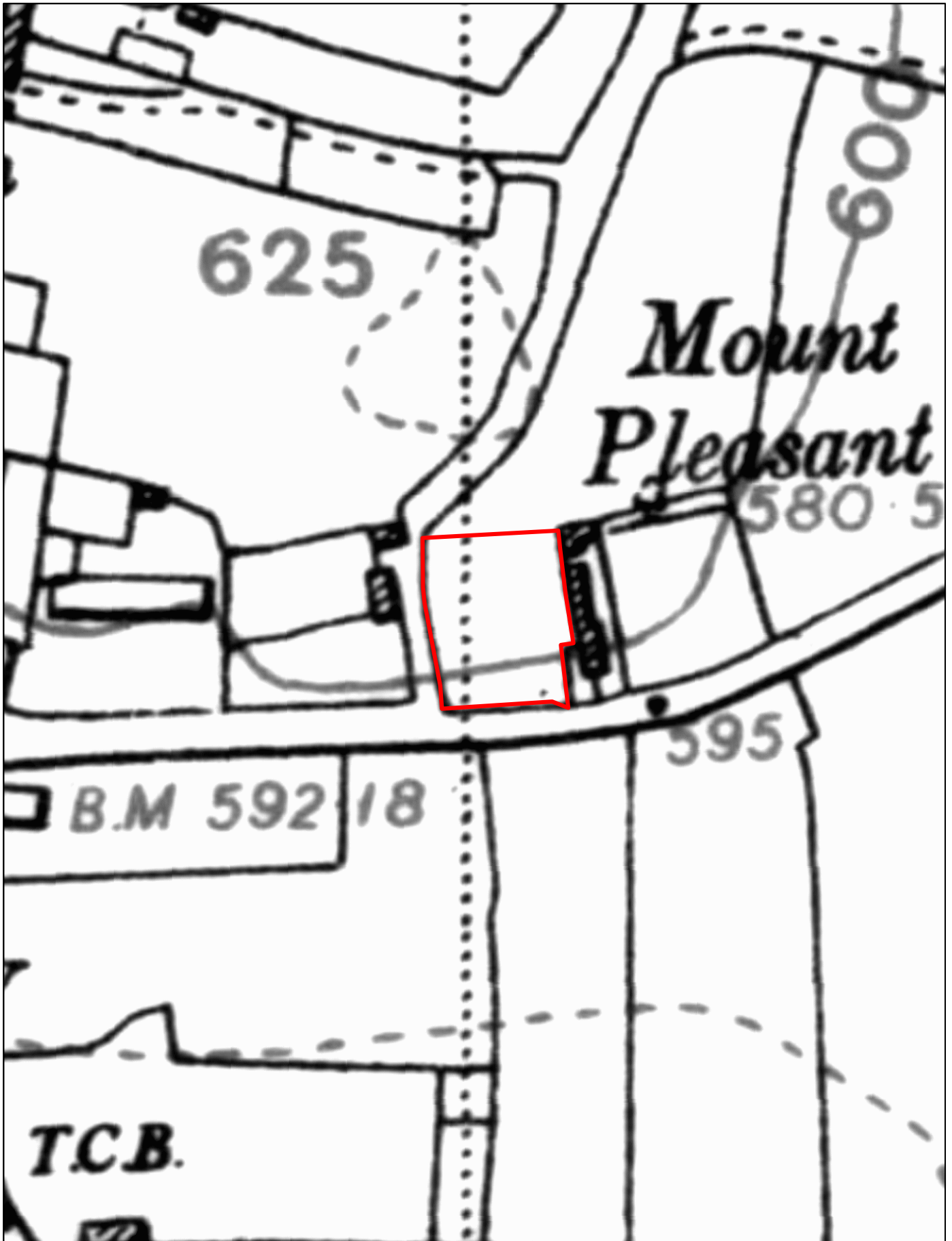



Figure 6. Extract from the Ordnance Survey 6 inch map of 1952



 Study Site

0  50m

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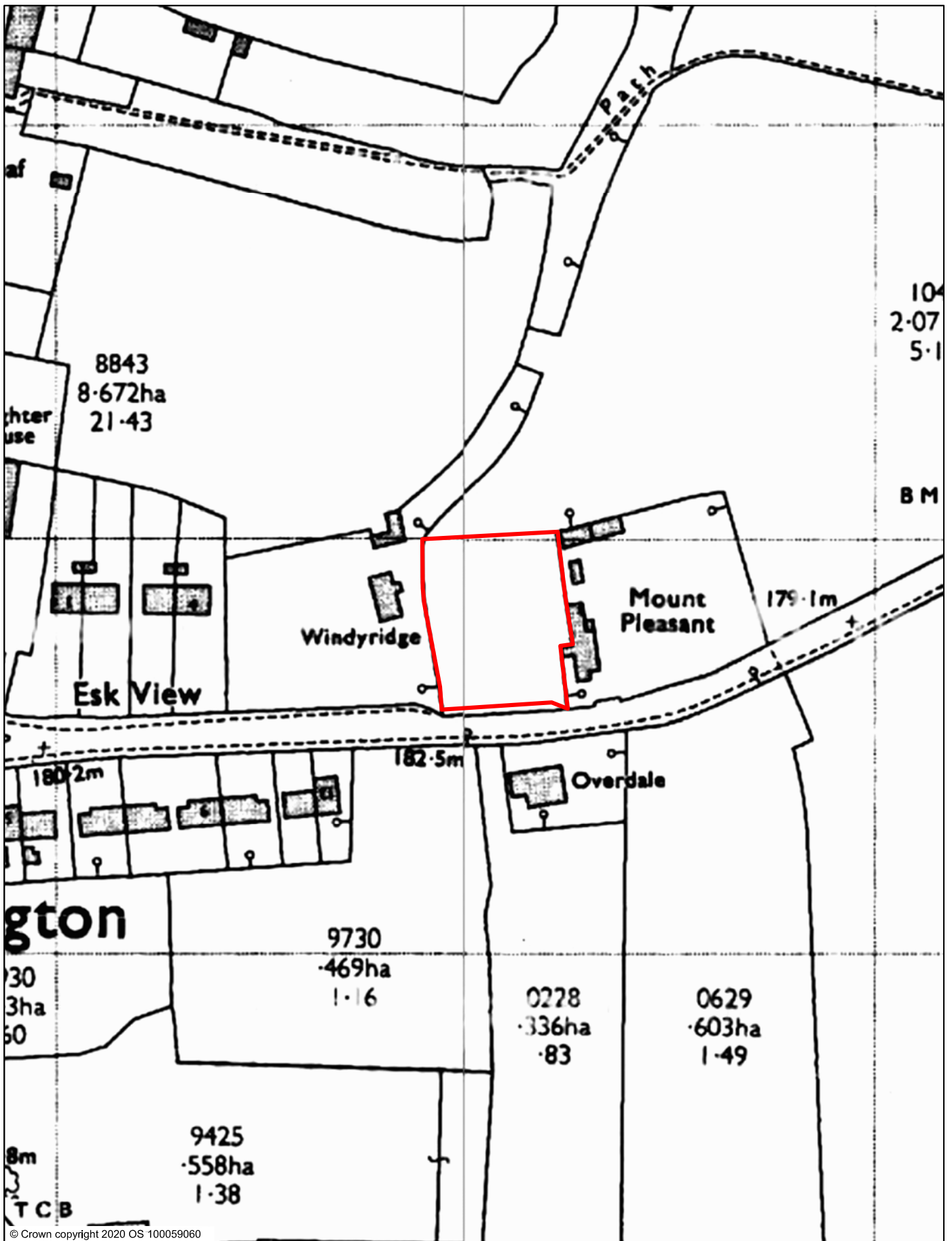



Figure 7. Extract from the Ordnance Survey 1:2500 scale map of 1972

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Figure 8. Aerial photograph of the study site (Google Earth 2018)



 Study Site

0  50m

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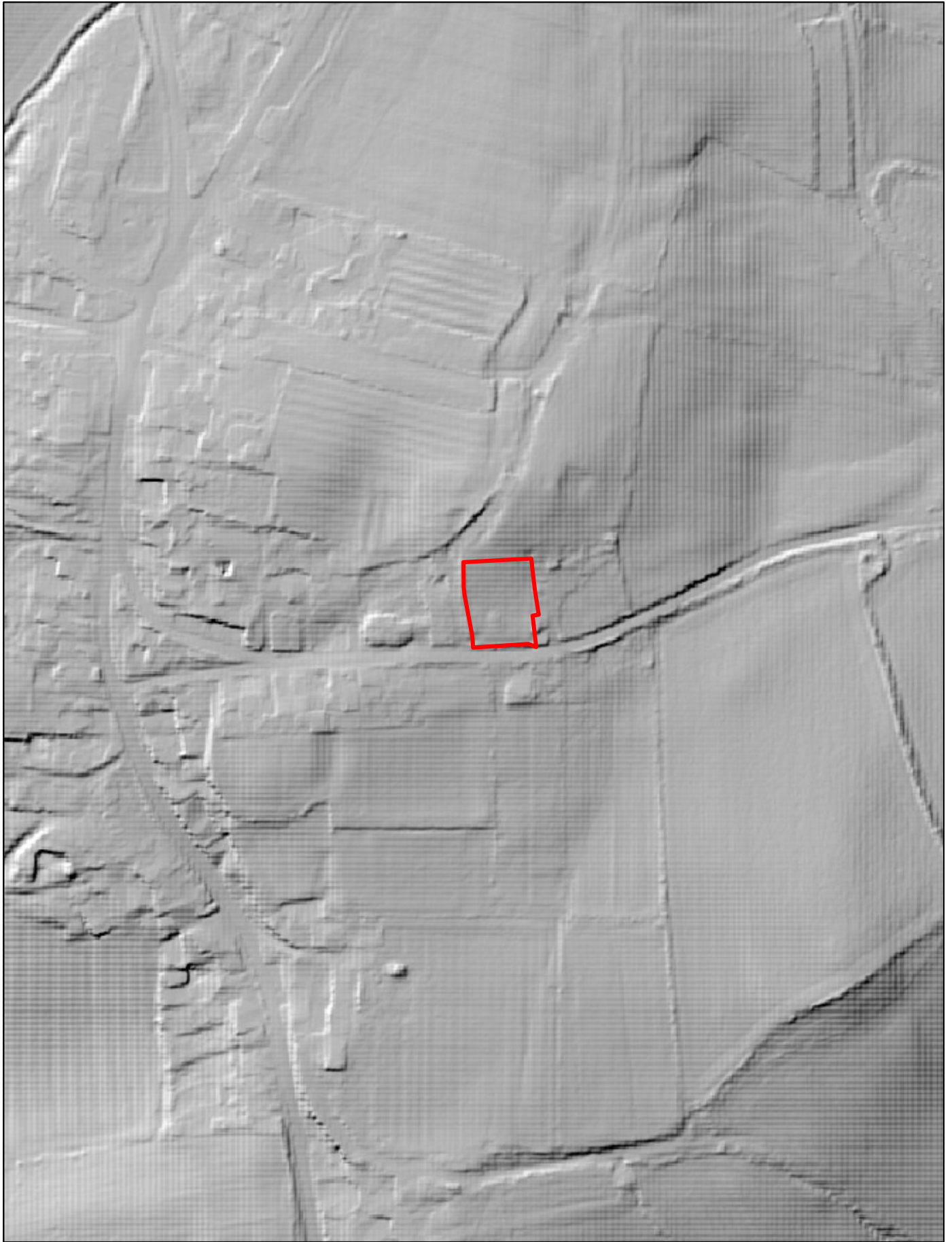



Figure 9. Plot of 1m resolution LiDAR data recorded in 2019



 Study Site

0  100m

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Plates



Plate 1. The study site looking south, with Mount Pleasant to the left and Windy Ridge to the right



Plate 2. The study site looking north-west towards Windy Ridge



Plate 3. The study site looking north-east, with Mount Pleasant to the right



Plate 4. The study site looking west, with Windy Ridge to the right



Plate 5. Section of 'trod' to the north of the road in front of the houses on Esk View and Windy Ridge, looking west



Plate 6. Section of 'trod' on the northern side of the road adjacent to Windy Ridge, looking east



Plate 7. The southern edge of the study site, showing the northern side of the road, with Mount Pleasant to the rear

Appendix 1: Gazetteer of heritage assets

The following table provides details of heritage assets recorded on the North York Moors HER and on the Historic England National Heritage List for England within 1km of the study site. These have been listed in order of their HER references, and their locations are marked on Figure 1.

Ref.	Name	Description	NGR	Designation	Period
HER 'monument' records:					
1646	Brickworks at Egton Flats	Annotated as brickworks, disused on the 1st ed 25" series OS map, not shown on earlier historic map. Only the quarry survives the rest of the works are either destroyed or survive only as slight remains or foundations.	NZ 80681 07236		19th century
4709	Round barrow north of Egton village	Identified from high level photographs the plot shows 3 conjoined circular features although the description only makes reference to one possible barrow. No feature is mapped here by NMP.	NZ 80790 07030		Prehistoric
4710	Enclosures north of Egton village	Identified from high level air photographs described as an irregular group of enclosures. no further details about form, etc. possible earthworks? no source for this record - which ap and nothing is visible on 2014 digital APs. Not mapped by NMP.	NZ 81000 07150		Undated
4711	Ring ditch north of Egton village	Ring ditch; round barrow? adjacent to it are two parallel ditches with a U shaped terminal. No feature is mapped here by NMP.	NZ 81080 07010		Prehistoric
4712	Ditched enclosure north of Egton village	Two parallel ditches which join at their western ends to form a u shaped terminal. No feature is mapped here by NMP.	NZ 81000 06980		Undated
4720	Enclosure and ridge and furrow at Egton Flats	Oval enclosure, no further details. Narrow and wide ridge and furrow within enclosure is mapped by NMP, and wide ridge and furrow within the enclosure is visible on 2009 digital AP's.	NZ 80380 06830		Prehistoric / Medieval
4721	Enclosure at Egton Flats	Oval enclosure. No further details. not mapped by NMP	NZ 80470 06800		Undated
4722	Enclosure at Egton Flats	Oval enclosure no further details. Not mapped by NMP	NZ 80500 06790		Undated
4723	Ditched enclosure north of Egton village	Oval enclosure? ditched? no further details. identified from high level vertical a/ps. visited 10/3/92. No traces apparent in arable field.	NZ 80800 06900		Undated
4724	Cross base north of Egton village	Site marked on OS 1st edition 6" map of 1853 but not on 2nd edition 25". young suggests that the base of a wayside cross near Egton may mark the spot where corpses where rested on funeral processions.	NZ 81080 06890		Medieval? / Post-medieval

4725	Mound at Matts Hill	Described by R. Hayes as a natural mound or possible tumulus. He notes that the mound was examined by A. Smith but gives no details other than a smith thought it may be the site of a beacon.	NZ 81420 06750		Undated
4726	Enclosure east of Egton village	A possible ditched enclosure identified from high level air photos. However, Shine record deleted as insufficient evidence.	NZ 81100 06400		Undated
4727	Egton village	Earliest known documentary reference is that in the Domesday book. Egetune-ton in Domesday book, taxed with Lease Rigg, Westonby and Cucket Nook in 1301 lay subsidy.	NZ 80839 06371		Early medieval
4728	Egton Hall east of High Strret at Egton Village	Location marked as a point on the OS. 2nd edition 25" map, whereas the 1st edition 6" appears to mark an area slightly further to the sw - now marked as a constraint on the gis layer. No further details currently available.	NZ 80779 06385		Medieval
5983	Quarry south of Egton	Marked as 'old quarry' sheet xlv ne. not on the 1st ed 6" series OS map. Marked on modern digital mapping.	NZ 80654 05614		19th century
6390	Pits and drain north west of Egton village	At the east side of the ridge a spread of tile fragments and charcoal were visible spread in a linear strip 4-5m long after removal of c.25-30cm of topsoil. A concentration at the south end was cleaned off/photographed before a further 20cm was skimmed off.	NZ 80817 06585		Post-medieval
7086	Lynchet/field boundary north-west of Egton village	Earthworks noted on map in field to west of road at north end of village. note appears to relate to an old boundary in the form of a low lynchet c.60cm high which, from the quantity of stone noted, appears to have been associated with a former wall	NZ 80781 06573		Medieval
7284	Racecourse north of Egton village	A race course is marked to the north of Egton village on the OS 6" map of 1853.	NZ 81009 07072		Post-medieval
8053	Croft boundaries at Egton village	Suggested extent of village in ?12th century. Traces of (?12th century) planned lay-out appear to be visible in the survival of part of the back lane and strip crofts on the east side of the village.	NZ 80849 06564		Medieval
15787	Church of St Hilda, Egton	Church. 1878-79. Architect E H Smales, at the expense of the Foster family. Tooled sandstone on chamfered plinth; sandstone ashlar dressings, and stone slate roof.	NZ 80950 05810	LB II 1316158	19th Centiury
15788	Church View Egton village	Three houses. C18 and C19 with C20 alteration. Sandstone, coursed and squared, herringbone-tooled and hammered; pantile roofs.	NZ 80894 06131	LB II 1296172	Post-medieval
15791	Cross View Egton village	House. C17 or earlier; front rebuilt in C18, and C19 alteration. Re-roofed c.1980. Cruck-framed, encased in tooled sandstone.	NZ 80805 06376	LB II 1316161	Post-medieval
15803	No. 1 High Street, Egton	House. C18 with C19 and C20 alteration. Coursed sandstone with pantile roof.	NZ 80803 06423	LB II 1173564	Post-medieval

15804	No. 3 High Street, Egton	Cottage. Late C18 with C20 alteration.	NZ 80804 06439	LB II 1148784	Post-medieval
15805	No. 4 High Street, Egton	House. Dated 1880, incorporating remains of C17 house. Re-used sandstone, some tooled, hammered and squared; stone slate roof with stone dressings.	NZ 80803 06448	LB II 1173568	Post-medieval
15806	Nos. 5, 6, 7 and Arncliffe View and garage attached to no. 5 Egton village	Four houses and attached garage. Early C19; No.5 and Arncliffe View altered in late C19; Nos.6 and 7 remodelled in C20.	NZ 80806 06461	LB II 1296150	19th Century
15812	Outbuilding approximately 2.5m north of Arncliffe View Egton village	Stables, garage and public toilet. C18 on earlier footings, altered in C20. Tooled sandstone with pantile roof.	NZ 80800 06508	LB II 1316162	Post-medieval
15813	Outbuilding attached to no. 4 High Street, Egton (formerly listed as no. 5 High Street)	Outbuilding. Probably C18, altered in C19. Dressed sandstone with pantile roof.	NZ 80803 06456	LB II 1148785	Post-medieval
15822	Farm buildings approximately 5m north-west of Wardles farmhouse, Egton village	Former cartsheds, stables and byres, and lofts over, now residential. c.1880. Rusticated sandstone with slate roof.	NZ 80817 06283	LB II 1296176	19th Century
15826	Farm buildings on the west side of Red House Farmyard Egton village	Range of farmbuildings approximately twelve point five metres south- west of Red House Farm House Smithy, stable and byres. Late C18.	NZ 80914 06187	LB II 1148781	Post-medieval
15830	Farm buildings on the east and south side of Red House farmyard Egton village	Threshing barn and cartshed with loft over, and attached range of byres, cowsheds and stables. Late C18.	NZ 80935 06184	LB II 1316159	Post-medieval
15832	Market Place Cottage, Egton village	Two houses. 1704 on lintel, altered in C19 and C20. Hammered and herringbone-tooled sandstone; pantile roof with stone dressings, stone and brick stacks.	NZ 80853 06514	LB II 1173537	Post-medieval
15859	Walls, piers and gates to churchyard of St Hilda, Egton	Walls, piers and gates to churchyard of St.Hilda GV II Churchyard walls, piers, gate and gate piers. 1879.	NZ 80949 05811	LB II 1148780	19th Century
15877	Wheatsheaf Inn Egton village	Public house. Late C18-early C19, partly rebuilt and altered in 1887; further later alteration.	NZ 80850 06488	LB II 1148782	Post-medieval
15878	Ye Horseshoe Inn, Egton ('The Witching Post')	Public house. Probably late C17 or early C18; later C18 alteration, and further alterations of 1879 and 1923.	NZ 80868 06537	LB II 1316160	Post-medieval
17981	Houses east of Egton village	1st ed 6" OS mapping shows a house with two outbuildings on the eastern edge of Egton village. They do not appear on subsequent map editions. Location just about visible on 2009 digital AP s as slightly disturbed ground and wall fragment incorporated int	NZ 81097 06342		Post-medieval

17982	Cottage east of Egton village	1st edition OS mapping shows a building, presumably house or cottage, alongside road on east side of Egton village. Location visible now as area of rough ground, possibly with some stone, in field corner.	NZ 81188 06398		Post-medieval
18171	Searchlight battery east of Egton village	Searchlight site. This site is located in a Non Specified Zone. see HER 18903 for possible correct location for this site.	NZ 81800 06200		Modern
18721	World War II aircraft crash site at Egton	Approximate site of crashed aircraft. Mosquito serial no. KB269 crashed while on a cross country night flight 14/08/1944. The crew bailed out and the aircraft crashed in a field between the school at Egton and the church.	NZ 80972 05858		Modern
18766	Wardles farmhouse, Egton village ('Stone House')	Farmhouse. Mid C18, probably incorporating earlier house; C19 alteration and extension.	NZ 80841 06259	LB II 1148783	Post-medieval
18803	The Forge Egton Village	An eighteenth century house with the date 1704 on the door lintel, altered in the nineteenth and twentieth century, adjoining Market Place Cottage	NZ 80857 06521		Post-medieval
18805	Hill View Egton village	The middle one of three adjoining eighteenth and nineteenth century houses with twentieth century alteration.	NZ 80894 06140		Post-medieval
18806	Woodbine Cottage Egton village	One of three adjoining eighteenth and nineteenth century houses with twentieth century alteration.	NZ 80893 06149		Post-medieval
22330	East End Cottages	Longhouse built in the 17th century, converted into houses in the 19th century, with further alterations by 1986. NMR record no. 523085. Annotated on the 1st ed 6" and 25" series OS maps as "East End".	NZ 81274 06448		19th Century
22783	Egton Village Cross	Located at the north of the village consisting of a circular plinth with six steps upon which the base and shaft stand. The latter is tall and fluted and is suggested by Source 257 to be possibly older than the plinth, perhaps rescued from a possible	NZ 80865 06586		Modern
22907	Medieval or later ridge and furrow with associated field boundaries on the east side of Egton village	Surviving earthwork ridge and furrow with associated field boundaries on the east side of Egton village visible on EA 50cm LiDAR. NMP suggests that a probable post medieval building is visible as earthworks on air photographs within the southern edge of	NZ 80970 06478		Medieval
22908	Post-medieval building remains at Egton	NMP suggests that a probable post medieval building is visible as earthworks on air photographs within the southern edge of an area of ridge and furrow, apparently overlying the cultivation. The building measures approximately 28m x 13m, aligned roughly	NZ 80948 06419		Post-medieval

HER 'event' records:					
33	Watching Brief at Egton	Two shallow post medieval pits and a stone capped drain were recorded during an archaeological watching brief in 1997. They may indicate the site of a former barn.	NZ 80816 06586		Post-medieval
899	Potash Exploration Programme of Archaeological Works (Phase 3) at Lady Cross Plantation	Archaeological evaluation 2020. Trial pits were excavated and no features or deposits of archaeological significance were identified. A small number of finds, generally from topsoil contexts, hint at prehistoric activity at Lady Cross.	NZ 81521 07729		Prehistoric?
NHLE records:					
1148780	Walls piers and gates to churchyard of St Hilda	Walls, piers and gates to churchyard of St.Hilda GV II Churchyard walls, piers, gate and gate piers. 1879.	NZ 80922 05798	LB II	19th century
1148781	Range of farm buildings approximately 12.5 metres south west of Red House Farm House	Range of farm buildings approximately twelve point five metres south- west of Red House Farm House Smithy, stable and byres. Late C18.	NZ 80913 06192	LB II	Post-medieval
1148782	Wheatsheaf Inn	Public house. Late C18-early C19, partly rebuilt and altered in 1887; further later alteration.	NZ 80847 06478	LB II	Post-medieval
1148783	Stone House	Farmhouse. Mid C18, probably incorporating earlier house; C19 alteration and extension.	NZ 80844 06257	LB II	Post-medieval
1148784	3, High Street	Cottage. Late C18 with C20 alteration.	NZ 80803 06438	LB II	Post-medieval
1148785	Outbuilding attached to number 4 High Street	Outbuilding. Probably C18, altered in C19. Dressed sandstone with pantile roof.	NZ 80805 06461	LB II	Post-medieval
1173537	The Forge and Market Place Cottage	Two houses. 1704 on lintel, altered in C19 and C20. Hammered and herringbone-tooled sandstone; pantile roof with stone dressings, stone and brick stacks.	NZ 80855 06518	LB II	Post-medieval
1173564	1, High Street	House. C18 with C19 and C20 alteration. Coursed sandstone with pantile roof.	NZ 80803 06424	LB II	Post-medieval
1173568	4, High Street	House. Dated 1880, incorporating remains of C17 house. Re-used sandstone, some tooled, hammered and squared; stone slate roof with stone dressings.	NZ 80802 06448	LB II	19th century
1296150	Arncliffe View and garage attached to number 5	Four houses and attached garage. Early C19; No.5 and Arncliffe View altered in late C19; Nos.6 and 7 remodelled in C20.	NZ 80807 06487	LB II	19th century

1296172	Church View hill view and Woodbine Cottage	Three houses. C18 and C19 with C20 alteration. Sandstone, coursed and squared, herringbone-tooled and hammered; pantile roofs.	NZ 80894 06134	LB II	Post-medieval / 19th century
1296176	Range of former farm buildings, including Wild Rose Barn, approximately 5 metres east of Wardles Farm House	Former cartsheds, stables and byres, and lofts over, now residential. c.1880. Rusticated sandstone with slate roof.	NZ 80822 06278	LB II	19th century
1316158	Church of St Hilda	Church. 1878-79. Architect E H Smales, at the expense of the Foster family. Tooled sandstone on chamfered plinth; sandstone ashlar dressings, and stone slate roof.	NZ 80951 05811	LB II	19th century
1316159	range of farm buildings approximately ten metres south of red house farm house	Threshing barn and cartshed with loft over, and attached range of byres, cowsheds and stables. Late C18.	NZ 80932 06170	LB II	Post-medieval
1316160	The Witching Post	Public house. Probably late C17 or early C18; later C18 alteration, and further alterations of 1879 and 1923.	NZ 80867 06537	LB II	Post-medieval
1316161	Cross View	House. C17 or earlier; front rebuilt in C18, and C19 alteration. Re-roofed c.1980. Cruck-framed, encased in tooled sandstone.	NZ 80804 06378	LB II	Post-medieval
1316162	Outbuilding approximately 2.5 metres north of Arncliffe View, High Street	Stables, garage and public toilet. C18 on earlier footings, altered in C20. Tooled sandstone with pantile roof.	NZ 80801 06508	LB II	Post-medieval

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