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**From:** Jake Hunt

**Sent:** 01 June 2021 13:29

**To:**

**Subject:** Byland Abbey Views Assessment


Hi Hilary

Attached our visual Impact assessment.

I'm sure you will agree this supports our case. Are you able to share with interested parties? Let me know if I need to send to anyone else.

Kindest regards

Jake Hunt / Patron



ABBEY INN, BYLAND ABBEY, PROPOSED CAMPSITE:  
HERITAGE STATEMENT AND VIEWS IMPACT ASSESSMENT

ISSUE 01  
MAY 2021

NYMNPA

01/06/2021

 PURCELL



Bev Kerr

On behalf of Purcell ©  
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**Issue 01**  
May 2021  
*Jake Hunt, Abbey Inn*

# ABBEY INN, BYLAND ABBEY - PROPOSED CAMPSITE: HERITAGE STATEMENT AND VIEWS IMPACT ASSESSMENT

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# SECTION 1.0

## UNDERSTANDING

### 1.1 PURPOSE OF THE REPORT

This Heritage Statement and Views Impact Assessment has been commissioned by the proprietor of the Abbey Inn, Byland Abbey in North Yorkshire to accompany a planning application NYM/2021/0168/CU to obtain permission to install a campsite within the boundary of the Abbey Inn.

A heritage statement incorporating a views impact assessment was requested by Historic England to assess the impact on the setting of the Byland Abbey, which is situated immediately east of the proposal site, meeting the requirements of paragraph 189 of the NPPF which states:

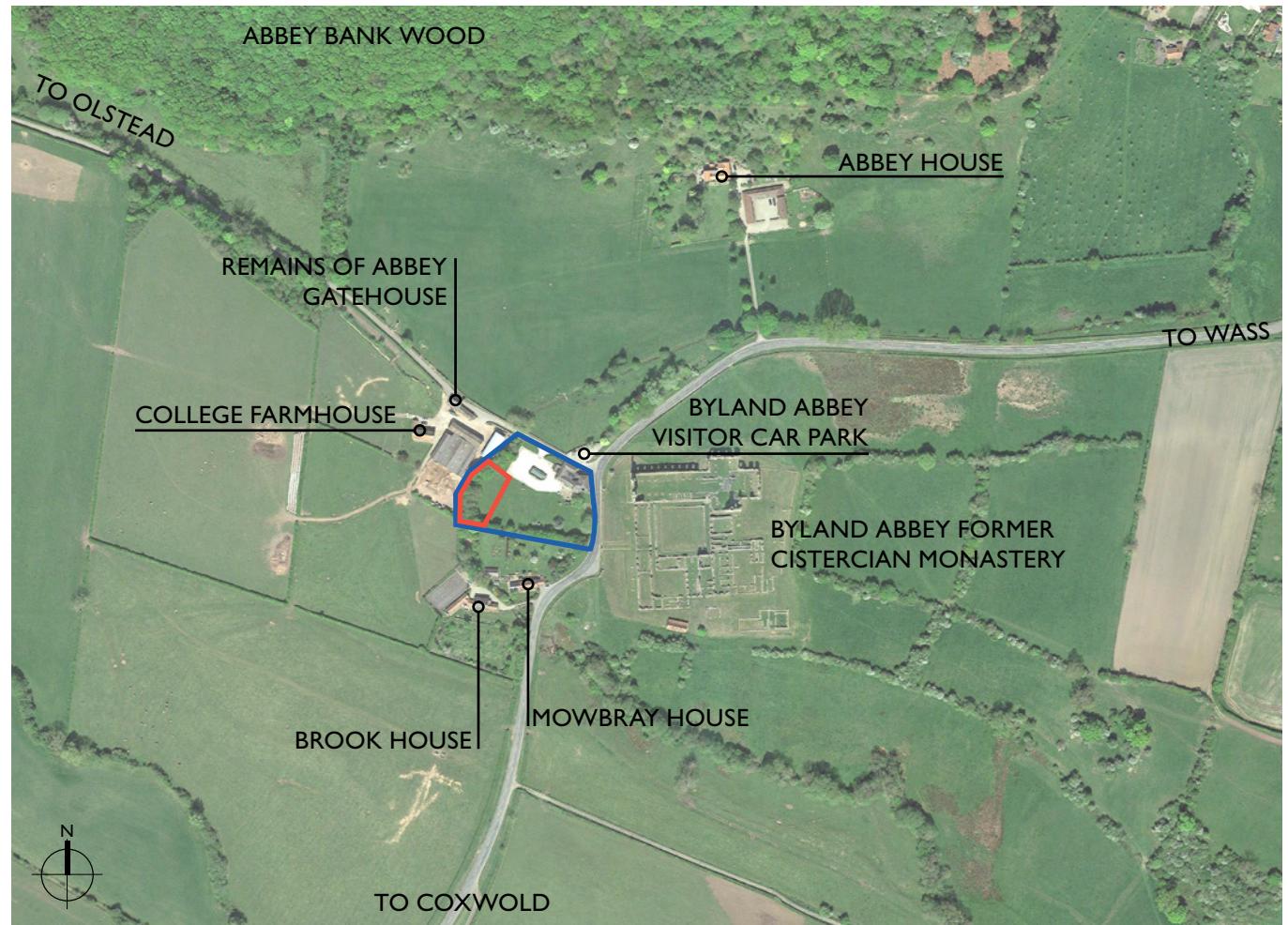
*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

### 1.2 AUTHORSHIP

This report has been prepared by Bev Kerr (BA, MA, Mst, ACIfA), Heritage Consultant at Purcell. Copyright will be vested with Purcell, with the proprietor of the Abbey Inn given rights to distribute this report to relevant stakeholders.

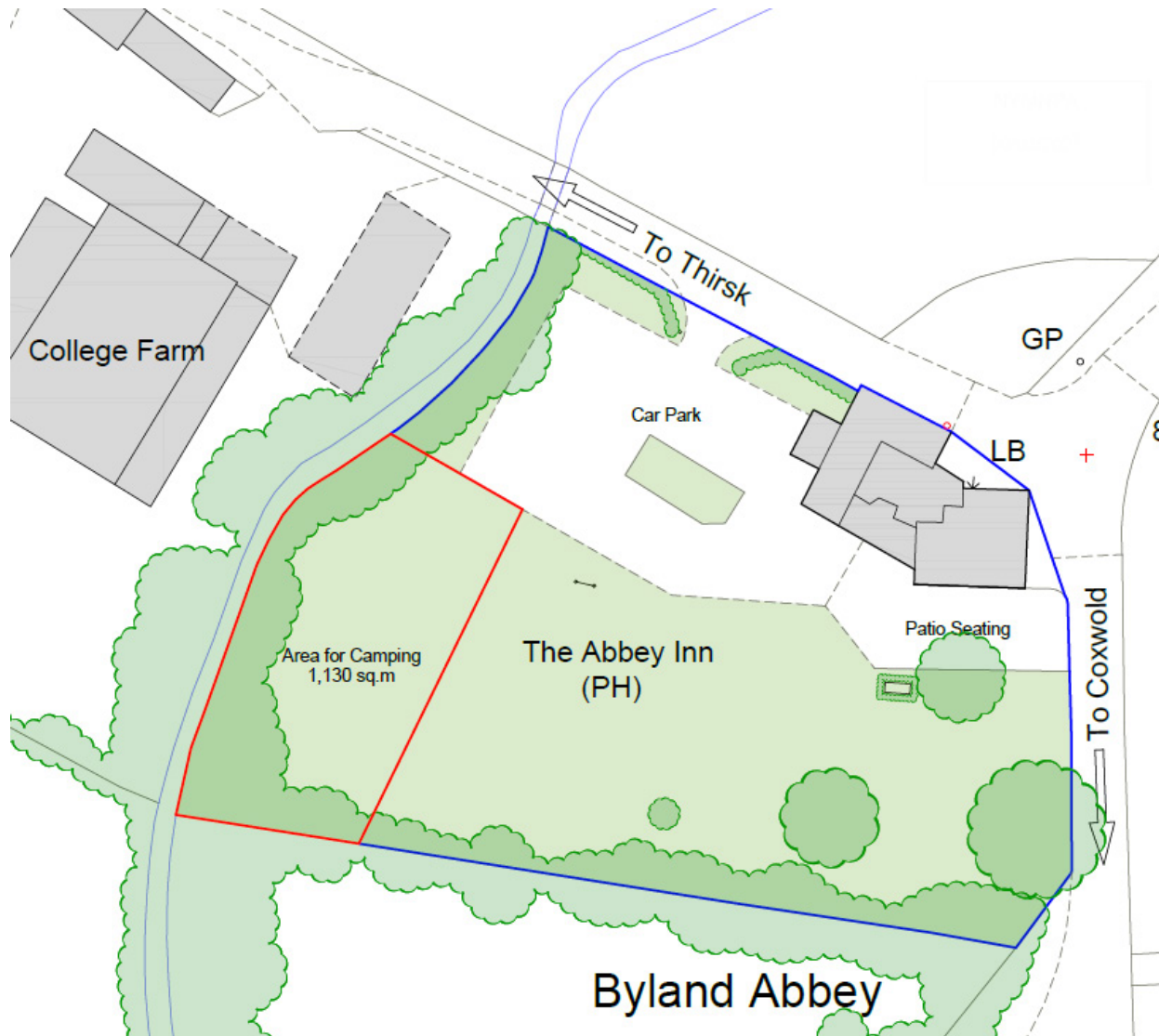
### 1.3 LOCATION

The Abbey Inn is located within the small settlement of Byland Abbey, Ryedale in North Yorkshire, within the North York Moors National Park. It is specifically located on the west side of the Coxwold to Wass road at the junction of the road to Oldstead and Kilburn. The proposal site is situated within the rear gardens of the Abbey Inn adjacent to Long Beck. The site is located at NGR SE 54792 78925 and the boundary shown on the plan adjacent.



The application site is outlined in blue, whilst the proposed location of the campsite is outlined in red. (© GoogleEarth 2021)

# UNDERSTANDING



Plan of the site. The application site is outlined in blue, whilst the proposed location of the campsite is outlined in red.

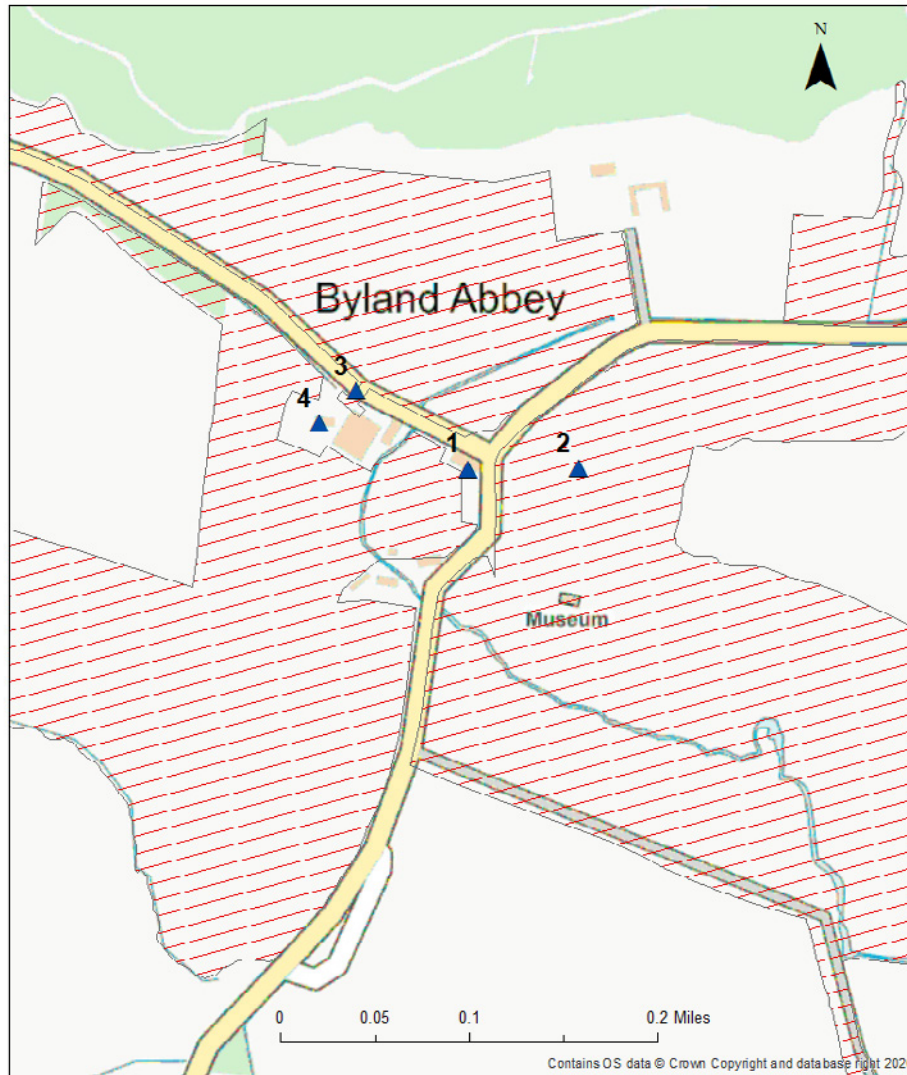


# UNDERSTANDING

## I.4 HERITAGE ASSETS

The site lies west of Byland Abbey which is a Grade I listed heritage asset (UID 1315790). The site and surrounding landscape including the proposal site are within the scheduled area of Byland Abbey (LEN 1013403).

In addition, there are three other designated heritage assets within the setting which are shown on the heritage assets map adjacent. Whilst this assessment is specifically focussed on the setting of the abbey, this assessment will also consider other nearby assets whose settings may be impacted by the proposals. These assets will be discussed further within the next section.



- ▲ Listed Buildings
- ▨ Scheduled Monuments

No	UID	NAME	GRADE
01	1149575	The Abbey Inn	II
02	1315790	Byland Abbey	I
03	1149576	The Abbey Gatehouse	II
04	1173052	College Farmhouse	II

*This plan is not to scale*



# UNDERSTANDING



*Byland Abbey, Grade I listed within a scheduled monument*



*Abbey Inn, Grade II listed*



*Ruins of the Abbey Gatehouse, Grade II\* listed*



*College Farmhouse, Grade II listed as seen from the Byland Abbey to Olstead road*



# UNDERSTANDING

## 1.5 SITE DESCRIPTION AND SETTING

The proposal site lies within the rear gardens of the Grade II listed Abbey Inn (UID 1149575) within the small rural settlement of Byland Abbey. The two-storey building is constructed of hammer dressed limestone with a Welsh slate roof. The principal elevation of three bays faces east onto the main highway and towards the ruins of Byland Abbey. To the rear is a later two-storey cross wing of three bays with attached single storey range which includes the kitchens, stores and patron's toilets.

The gardens and the proposal site are accessed from the Byland Abbey to Olstead road via a large, gravelled car park. Within the car park is a large cess pit or septic tank which is screened by trellis. The gardens also contain a large utility pole to the east of the proposal site. Immediately south of the Abbey Inn is a large patio area and informal gardens.

The proposal site is a low-lying area of grass adjacent to a watercourse known as Long Beck which provides the western boundary of the site. Views out of the proposals site are largely focused eastwards towards the rear elevation of the Abbey Inn and the ruins of the west front of Byland Abbey which rises above the Inn. The low-lying area of the garden lies to the rear of the Abbey Inn and makes only a limited contribution to the setting of the heritage asset.

The topography of the garden is of interest as to the east of the proposal site are earthworks associated with buildings formerly situated in the outer court of the abbey. These form a distinct raised platform. To the east of this platform is a linear depression in the lawn thought to have been a watercourse also associated with the monastic outer court, which ran north-south through the gardens prior to the construction of the Inn. The gardens therefore have a pronounced rise towards the middle, beyond which the ground slopes westwards towards the proposal site and the site boundary.



*The proposal site looking south-west*



*The proposals site looking south from the car park. Note the sloping ground towards the beck to the right. The bell tents will not rise any higher than the shed shown in the background*



*Looking north east from the proposal site. The ruins of the west front of Byland Abbey rises above the Abbey Inn.*



*Abbey Inn patio and south elevation*



## UNDERSTANDING

Further east beyond Long Beck, the boundary of the adjacent property is marked by mature trees along the banks of the beck. College Farmhouse (UID 1173052) is a Grade II listed two-storey, early 18<sup>th</sup> century house located approximately 50m north-west of the proposal site. Between the listed building and the proposal site are a collection of farm buildings which prohibit intervisibility.

The Byland Abbey former gatehouse is Grade II\* listed and lies approximately 70m north of the proposal site. It comprises a 13<sup>th</sup> century archway over the Byland Abbey to Olstead road. It is partially attached to one of College Farm's outbuildings which are located between the proposal site and the listed structure, again prohibiting intervisibility.

To the south of the proposal site lies a tree-lined boundary fence which separates the gardens of the Abbey Inn from the rear gardens of Mowbray House. This building, and Brook House further to the south, are non-designated heritage assets probably built in the 18<sup>th</sup> or 19<sup>th</sup> century with significant vernacular charm.<sup>01</sup> The houses face south, away from the site and on sloping ground which falls from the Abbey Inn gardens to the south and south-west. The rear elevation of Mowbray House can be partially glimpsed between foliage from within the gardens of the Abbey Inn, though not from the proposal site.

The eastern boundary of the Abbey Inn gardens comprises a limestone wall immediately adjacent to the highway where there is also a shed; a number of trees and shrubs also frame views into and out of the site. The northern boundary of the Abbey Inn site comprises the Abbey Inn itself and a trimmed hedge which flanks the entrance into the car park. The septic tank partially obstructs views into the Abbey Inn gardens from the highway.



*Southern boundary to Mowbray House from the Abbey Inn car park*



*Western boundary and farm buildings of College Farm from the proposal site*



*Eastern gardens of the Abbey Inn looking west towards the proposal site*



*Abbey Inn car park and gardens looking south from the Byland Abbey to Olstead road*

<sup>01</sup> Mowbray House has a datestone of 1908 but appears older. A building is shown in this position on the 1853 OS map.



## UNDERSTANDING

The Abbey Inn and site of Byland Abbey are separated by the narrow highway between Coxwold and Wass. The verges to the highway are very narrow which does not encourage pedestrians to linger. Visitors to Byland Abbey may park within the English Heritage car park on the north side of the Byland Abbey to Olstead road at the road junction, then walk the short distance to the entrance gates which are situated on the Byland Abbey to Coxwold road, close to the west front.

Whilst the abbey ruins are the focus for visitors the, the scheduled area takes in the wider monastic landscape of surviving earthworks beyond the immediate abbey ruins. The surrounding landscape is rather less dramatic than other North Yorkshire abbeys such as Rievaulx. The surrounding fields contain a complex of earthworks of former buildings, and the remains of a complex of leats and dams which drained the fields and controlled the water supply to the abbey. The majority of earthworks which form the scheduling lie beyond the tightly drawn site boundary of the Byland Abbey complex.

To the north of the abbey rises the Hambleton escarpment of mixed coniferous and deciduous plantations. Abbey Bank Wood forms a leafy backdrop to Byland Abbey. This dense but pleasant woodland is crisscrossed by footpaths.

The former Abbey Farm, now Abbey House lies approximately 330m north-east of the proposal site.

Byland Abbey as a small settlement might be described as tranquil. Within the Abbey Inn gardens the sounds of the beck and birdsong provide a pleasant background rhythm. However, to this should be added the mixed sounds of animals and machinery of the adjacent working farm, traffic noise from the busy highway and the mixed noises of the busy Abbey Inn and the many visitors to the abbey ruins.



*Highway between the Abbey Inn gardens with boundary wall to the right, and the boundary wall to the Byland Abbey site to the left*



*Mowbray House from the Byland Abbey to Coxwold road*



*Brook House from the Byland Abbey to Coxwold road*



*Looking north-east towards Abbey Bank Woods from the proposal site also showing the trimmed hedge of the northern boundary*



# UNDERSTANDING



Looking south-east along the Byland Abbey to Olstead road. The rear of the Abbey inn and northern boundary are to the right



Abbey Bank Woods



Abbey House looking north from the Byland Abbey to Wass road.



Byland Abbey visitor car park

## UNDERSTANDING

### 1.6 BYLAND ABBEY: A BRIEF HISTORY

This section does not aim to present a full description and history of Byland Abbey. There are many guides and sources available such as the official guidebook, Nicholas Pevsner's *Buildings of England Series 'Yorkshire: The North Riding'*, and the scheduled monument entry. The scheduled monument entry is reproduced in the appendix.

The village of Byland Abbey takes its name from the Cistercian abbey which was founded in 1177 and dissolved in 1538. The Historic England online record provides a useful summary of the site:

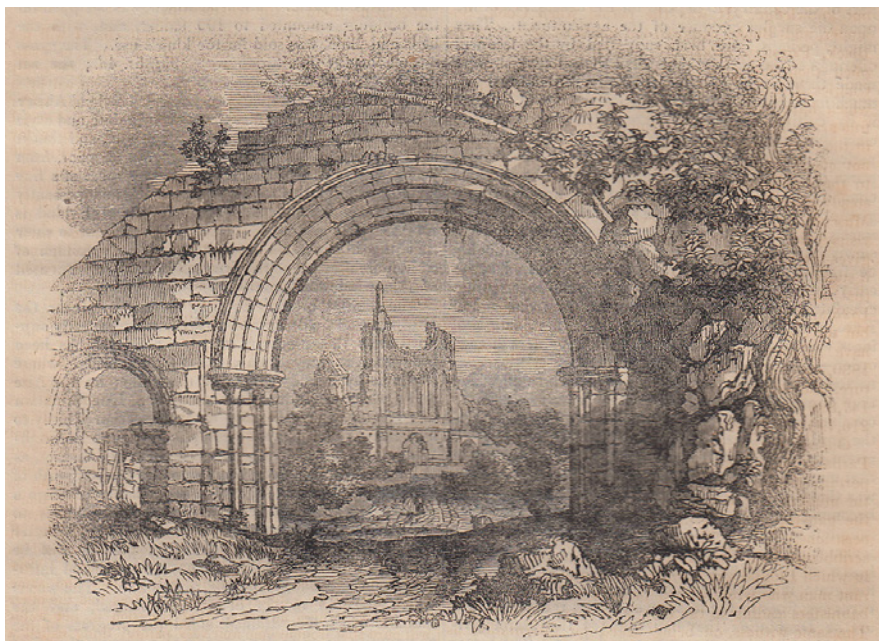
The remains of the church and claustral ranges of the Cistercian abbey of St Mary, re-founded at Byland in 1177 and dissolved in 1538. The abbey was originally founded at Calder in Cumbria in 1134 as a daughter house of the Savigniac Furness Abbey, but the monks fled Calder, and after temporary homes at Hood, Old Byland and Stocking - where in 1147 they were received into the Cistercian order along with the rest of the Savigniac congregation - finally settled at Byland.

The extensive ruins are of typical Cistercian plan. The earliest are those of the lay-brothers' quarters, which date from c 1155. The church is of early Gothic style, and except for parts of the nave and the remains of an early 13th-century wheel window in the west front, is of late 12th-century date. Building work was mostly complete by c 1200 although later additions include a 15th-century meat kitchen and an abbot's lodging of 13th-century and later date south of the east range.

The church lay at the heart of an exceptionally large precinct of about 50ha, entered in the west through an inner gatehouse that is still partly extant. The sites of a number of other monastic buildings survive as earthworks within the precinct or are hinted at in documents, including a guesthouse, dovecote and watermill; another monastic watermill lies just outside. The abbey was served by an extensive network of dams and leas, draining the precinct and surrounding land, protecting it against floods and re-introducing water in a controlled manner. Two monastic fishponds and a deer park lie just outside the precinct. A number of small quarries have been said to be the source of the abbey's building stone, but the constructional stone most likely came from quarries 1.5km away on Wass Bank.<sup>02</sup>

Little is known about the post-Dissolution history. According to the scheduled monument entry, the lands were granted to Sir William Pickering following the Dissolution. The site subsequently descended through the Wotton, Stapylton and Wombwell families.

A survey taken at the Dissolution states that Pickering's estate at Byland Abbey included 'edifices sufficient for a fermar'. It is thought that the former abbot's lodgings were possibly converted into a farmhouse or a higher status building around this time. Gradually, however, the site appears to have fallen into ruins, with much of its stone going into the fabric of local farm buildings and field barns. The abbey gateway, for example, was incorporated into an adjacent farm building at College Farm.



An engraving by W Westall of Byland Abbey published in the Penny Magazine, September 10th 1836. Drawing - the west front it framed by the abbey gateway.

<sup>02</sup> [https://www.heritagegateway.org.uk/Gateway/Results\\_Single.aspx?uid=5e5a1db9-93f3-4fff-a544-5178a797a162&resourceID=19191](https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=5e5a1db9-93f3-4fff-a544-5178a797a162&resourceID=19191)



## UNDERSTANDING

An engraving from the 18<sup>th</sup> century shows a number of cottages at the west end of the abbey church. Within the site now occupied by the Abbey Inn there appears to be the remains of a monastic building. A plan of Byland Abbey by Thomas Atkinson from the mid-18<sup>th</sup> century also shows the remains of walls in what are now the Abbey Inn gardens.<sup>03</sup>

The Abbey Inn is thought to have been built in 1845 by the monks of Ampleforth as a farmhouse.<sup>04</sup> However, it appears on the first edition Ordnance Survey of 1853 (published 1856) annotated as P.H. (Public House). The survey also shows a length of what appears to be wall, annotated as 'ruin' to the south of the Abbey Inn, which may have formed part of a building within the great court and shown on Atkinson's plan and other 18<sup>th</sup> century depictions.



1778 print of Byland Abbey from 'Antiquities of Great Britain' by Thomas Hearne & William Byrne.



1853 first edition Ordnance Survey showing Byland Abbey (published 1856), 6-inch

03 Reproduce on page 25 of M Jecock et al, 2011

04 Ibid, p24

## UNDERSTANDING

The standing remains and inner precinct were taken into state care in 1920. In 1921, the Office of Works cleared the site of debris and excavated the remains, consolidated and repaired walls, revealing the plan of the abbey.

More recent research has focused on the wider abbey landscape. Undertaken in 2008 and 2009, English Heritage carried out a detailed archaeological survey and investigation of earthworks in and around the western side of the abbey precinct. It was able to establish that many of the earthworks were focused on draining what was then a waterlogged site. It also identified buildings and trackways.

Of relevance was the investigation of the Abbey Inn and Mowbray House gardens. This area is thought to be the location of the great court which would have contained the abbey's guest house and probably the granary, bakehouse, brewhouse and other buildings. A complex of walls was detected in a geophysical survey and identified in a small-scale archaeological excavation when archaeologists uncovered fragments of stonework, roof tiles and pottery in an evaluation trench. By combining the documentary and survey evidence it was concluded that the earthworks were likely to represent the abbey guesthouse, served by a leat to the east (still visible in the Abbey Inn gardens as a linear depression) which may have washed the latrines and drains.

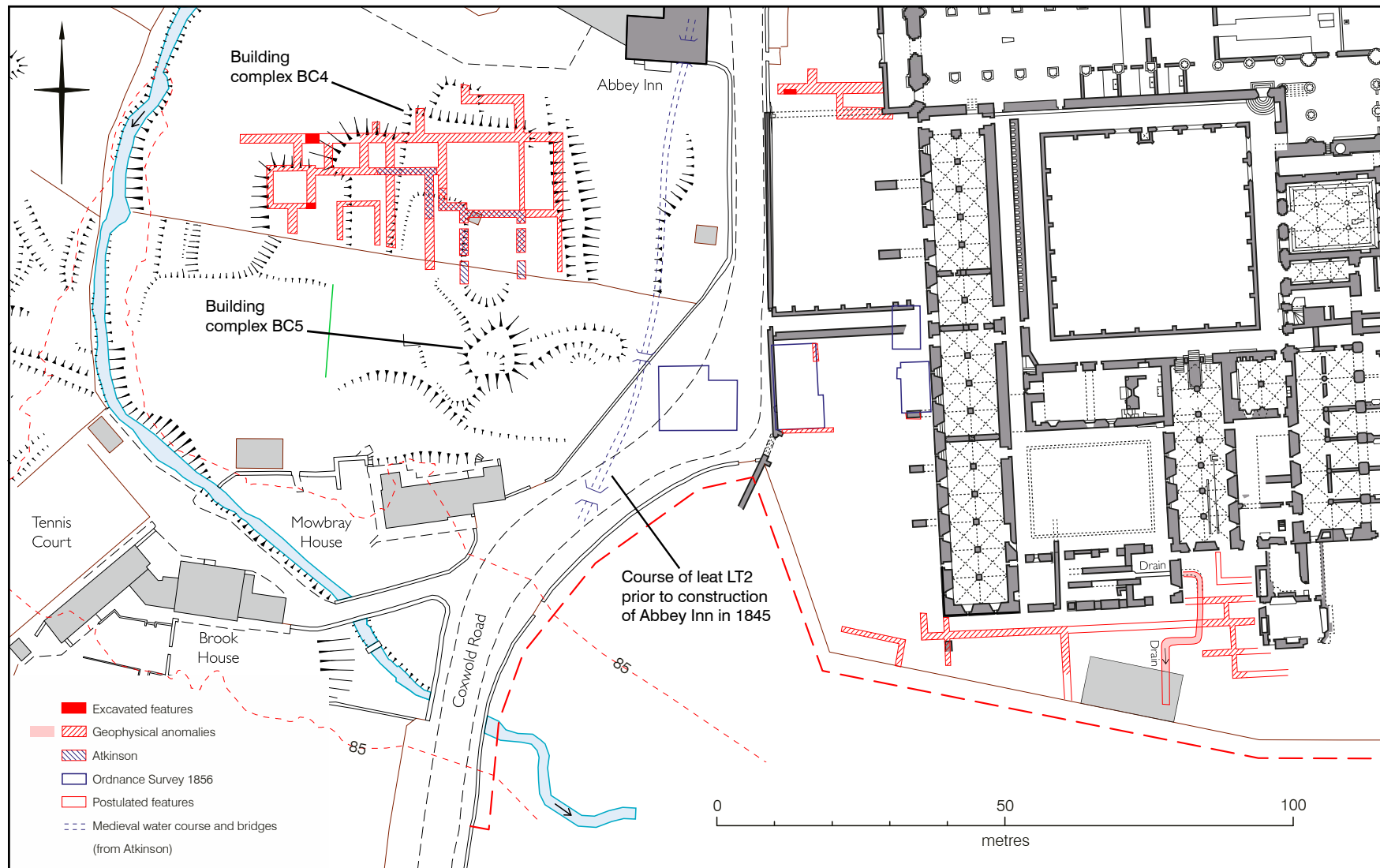
The Abbey Inn is currently owned by English Heritage, and managed privately as a B&B, public house and tea rooms.



*An early photograph of the west front before the site was taken into state care*



# UNDERSTANDING



Detail of the English Heritage earthwork survey focusing on the Abbey Inn and Mowbray House Gardens (Figure 23, Jecock et al. 2011)

# UNDERSTANDING

## I.7 SIGNIFICANCE

### THE ABBEY

Byland Abbey is significant for its exceptionally large cloister and the scale of the abbey church, reflecting the size of the community which once lived here. The design of the church was by far the most elaborate attempted by the Cistercians at that time in England, and Byland occupies an important position in the development of Gothic architecture.

Byland Abbey is of outstanding historic, aesthetic and archaeological significance for the following reasons:<sup>05</sup>

- As one of Yorkshire's largest Cistercian communities.
- The church is important in the development of northern monastic architecture, reflecting the rapidly changing monastic architecture of the region in the second half of the 12th century. It was one of the foremost early Gothic buildings in the north and proved hugely influential.
- The style of the architecture is also unusual as it displays an ornate, Early Gothic style far removed from the austere forms originally favoured by the Cistercian Order. The flamboyance of its architecture may be accounted for in part by the Savignac origins of the site, as this Order was less severe than that of the Cistercians. When Byland was built, Cistercian churches across Europe were becoming more Gothic and, in the process, less austere and more elaborate, following the example of Clairvaux, France.
- Byland's influence can also be seen at its daughter house of Jervaulx. The cloister arcades there were virtually identical and the west and east ranges, though smaller, are similar. The capitals take the chalice forms at Byland as their model, and the lower parts of the building would have been very similar to Byland.
- The influence of Byland can be seen at Old Malton Priory, North Yorkshire, where the nave shows the same sort of triforium design. At Tynemouth, the Benedictine priory church has the same distinctive Byland details in its capitals.
- Survival of extensive standing remains and inner precinct which comprise an exceptionally complete plan form. The survival of remains devoted to the needs of the lay brothers are important in demonstrating the lay contribution to monastic life. Features such as the lay brothers' cloister have not typically survived in other Cistercian monasteries, making Byland of exceptional importance.
- Remains also comprise lay-brothers' quarters, kitchens, meat kitchen, warming-house, frater, sacristy, chapter house and parlour, and also the abbot's lodging, monks' dorter and reredorter. Behind the east range lay the monks' cemetery.
- Evidence for the later demolition and also the subdivision of parts of the monastic ranges into small rooms shows how monastic life had radically changed from its 12th-century origins.
- The evidence of the alterations to the plan of the refectory, turning it at right angles to the south range of the cloister, is significant as it is one of the earliest examples of this important change to the early Cistercian plan.
- Remains of the superb early 13th century west front wheel window, which is prominent in the surrounding landscape and a draw for visitors today. The most significant views of the abbey are the wheel window from below the west front, the west front from the south of the abbey grounds, and the west front from the abbey gatehouse.
- Remains of the 12th century abbey gatehouse 150m north-west. This comprises an archway over the Byland-Olstead road, pier and pedestrian archway with wall remains.
- The surviving floor tiles in the south transept of the church form the most complete survival of a type formerly common in the north of England, and date to the 13th century.

<sup>05</sup> This section is derived from the English Heritage entry for Byland Abbey: <https://www.english-heritage.org.uk/visit/places/byland-abbey/history/significance/> and the scheduled monument entry <https://historicengland.org.uk/listing/the-list/list-entry/1013403>



## UNDERSTANDING

- The survival of extensive earthwork evidence of the monumental water-management system engineered to serve the abbey is also a rare and important survival and allows the location of industrial buildings such as mills to be determined as well as an increased understanding of the layout of the abbey.
- Wider landscape remains including hollow ways, enclosure banks of medieval closes, quarries and pits.
- Byland Abbey is one of many former monastic settlements open to the public, reflecting the history of monasticism in medieval Yorkshire and England.
- The ruins of Byland Abbey have featured in paintings and engravings in the past, valued for their romantic appearance during the 18th and 19th century. Today they continue to be valued by visitors.
- There is still much scope for understanding Byland Abbey through documentary research and earthwork surveys which remain incomplete. The location of the infirmary also remains elusive.

The most significant views of the abbey ruins are:

- the wheel window from below the west front
- the west front from the south of the English Heritage site
- the west front framed by the abbey gatehouse
- the north elevation to the abbey church captured looking south-west along the Wass to Coxwold road.

Other significant views can be found from within the abbey church facing west and east.

Those views which have the potential to be impacted by the proposals are discussed in the next section.

# UNDERSTANDING



*The west front*



*The abbey church looking east*



*The west front looking north-east from the south of the site.*



*The abbey church looking west*



*The west front from the abbey gateway*



*The abbey church north elevation from the Wass to Coxwold road.*



## UNDERSTANDING

### THE ABBEY INN

The building is located within the former outer court of the abbey precinct and is likely to have been constructed in 1845 from materials taken from the abbey ruins. Whilst it was not thought to have been built as an inn, by the first edition of the Ordnance Survey in 1853 it was already annotated as a public house, indicating a considerable length of service serving the needs of locals and visitors to Byland Abbey. The Abbey Inn has a close connection to the historic ruins, with past and present business dependant on visitors to the site.

A survey undertaken by English Heritage in 2008/9 of the Abbey Inn gardens indicated the remains of medieval structures which may represent the remains of the abbey's guesthouse. The building and its gardens therefore have high historical and archaeological value.

The Abbey Inn is a pleasant building constructed in the local limestone with a symmetrical frontage with later cross wing and extensions. It retains much of its vernacular charm, with a nod to polite architecture. Its principal elevation faces onto the Byland Abbey ruins and it is set in pleasant, informal gardens. The Inn is part of the setting of Byland Abbey, and features in a number of key views of the site. It blends well with the rural landscape of the area but is also a prominent corner building at the junction of two highways. The front elevation has a medium aesthetic value, whilst the rear elevation has low aesthetic value.



*The Abbey Inn from the west front of Byland Abbey*

## SECTION 2.0

### SETTING ASSESSMENT

---

#### 2.1 METHODOLOGY

The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting, which are the surroundings in which our heritage is experienced.<sup>01</sup> The understanding and careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live. The setting is often defined by views but may also comprise other qualities such as sound and smell.

The following is based upon a site visit and visual assessment which was carried on 18th May 2021 in fair weather conditions. During the site visit the proposed site and surround landscape and heritage assets were assessed and photographed. It was from this that a series of key views were chosen and assessed for the impact upon them of the proposed camp site.

This visual impact assessment has been carried out in accordance with the methodology set out in Historic England's 'Good Practice Advice 3 – the Setting of Heritage Assets' (2017).

#### 2.2 VIEWS SELECTION

There are an infinite number of views that contribute to the experience of a place. Views can be static or dynamic, may focus on the asset or from the asset, and can intersect with other heritage assets.

The 'Zone of Theoretical Visibility', or the catchment area having the potential to be visually affected by the proposals, was established during the on-site survey. This was found to be a fairly localised area due to location of the proposal site, surrounding topography, woodland and buildings. Despite its distance from the site, this assessment also includes the rising escarpment of Abbey Bank Woods to the north as requested by Historic England.

A series of viewpoints were then selected mainly directed towards the proposal site. These views will be broken down into long range views, and short-range views. The viewpoints are identified on plans which accompany each section.

---

01 NPPF, Annex 2, Glossary



# SETTING ASSESSMENT

## 2.3 CRITERIA

The visual impact of the proposed campsite is assessed with regards the magnitude of impact and the sensitivity of the resource affected, in this case the scheduled monument and listed buildings.

The effects of the proposals are categorised as:

<b>No Change</b>	No discernible change
<b>Negligible</b>	Discernible change but of limited or no consequence
<b>Minor</b>	A perceptible change in existing view
<b>Moderate</b>	An obvious change in existing view
<b>Major</b>	A dominant change in existing view

The impact of the proposals are categories as:

<b>High Beneficial</b>	Enhances the significance of the resources within the view
<b>Low Beneficial</b>	Minor enhancement to the significance of the resources within the view
<b>Neutral</b>	No change to the significance of the resources within the view
<b>Low Adverse</b>	Cause minor harm to the significance of the resources within the view
<b>High Adverse</b>	Causes considerable harm to the significance of the resources within the view

# SETTING ASSESSMENT

## 2.4 LONG RANGE VIEWS





Location of long range views (© GoogleEarth 2021)



# SETTING ASSESSMENT

The views to be assessed are directed towards the site are as follows:

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="98 475 134 504">01</p> 	North	High	<p>From the rise heading north towards Byland Abbey there are significant views of the abbey with Abbey Bank Woods forming a backdrop to the ruins and small settlement. Tree cover screens the proposal site from the view. This key view of the site will be unaffected by the proposals.</p>	No Change	<b>Neutral</b>
<p data-bbox="98 938 134 967">02</p> 	South-west	High	<p>From the Byland Abbey to Wass road the abbey ruins are prominent. The Abbey Inn is visible, but the proposal site is screened by trees on the north side of the road, topography and the boundary wall.</p>	No Change	<b>Neutral</b>

# SETTING ASSESSMENT

VIEW

DIRECTION

LEVEL OF SIGNIFICANCE

COMMENTARY

EFFECT

IMPACT

03



South-west

Low


From the public footpath south of Abbey House looking across the scheduled earthworks, the barns of College Farm and rear buildings of the Abbey Inn are visible. However, the proposal site is screened by trees and the stone wall of the site.

No Change


**Neutral**



# SETTING ASSESSMENT


VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 416 136 448">04</p> 	South-west	Medium	<p>The public footpath climbs towards Abbey Bank Woods from Abbey House. There are significant views of the abbey ruins, but the Abbey Inn and gardens are difficult to identify. The proposal site will not be visible.</p>	No Change	Neutral

# SETTING ASSESSMENT


VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p>05</p> 	South	Low	The dense planting of much of Abbey Bank Wood screens views of Byland Abbey and the proposal site below.	No Change	<b>Neutral</b>



# SETTING ASSESSMENT

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 416 134 446">06</p> 	South	Low	<p data-bbox="1368 416 1872 510">From within Abbey Bank Wood a thinning of the trees allows glimpses of the Abbey Inn and gardens. The proposal site is not visible.</p>	No Change	Neutral

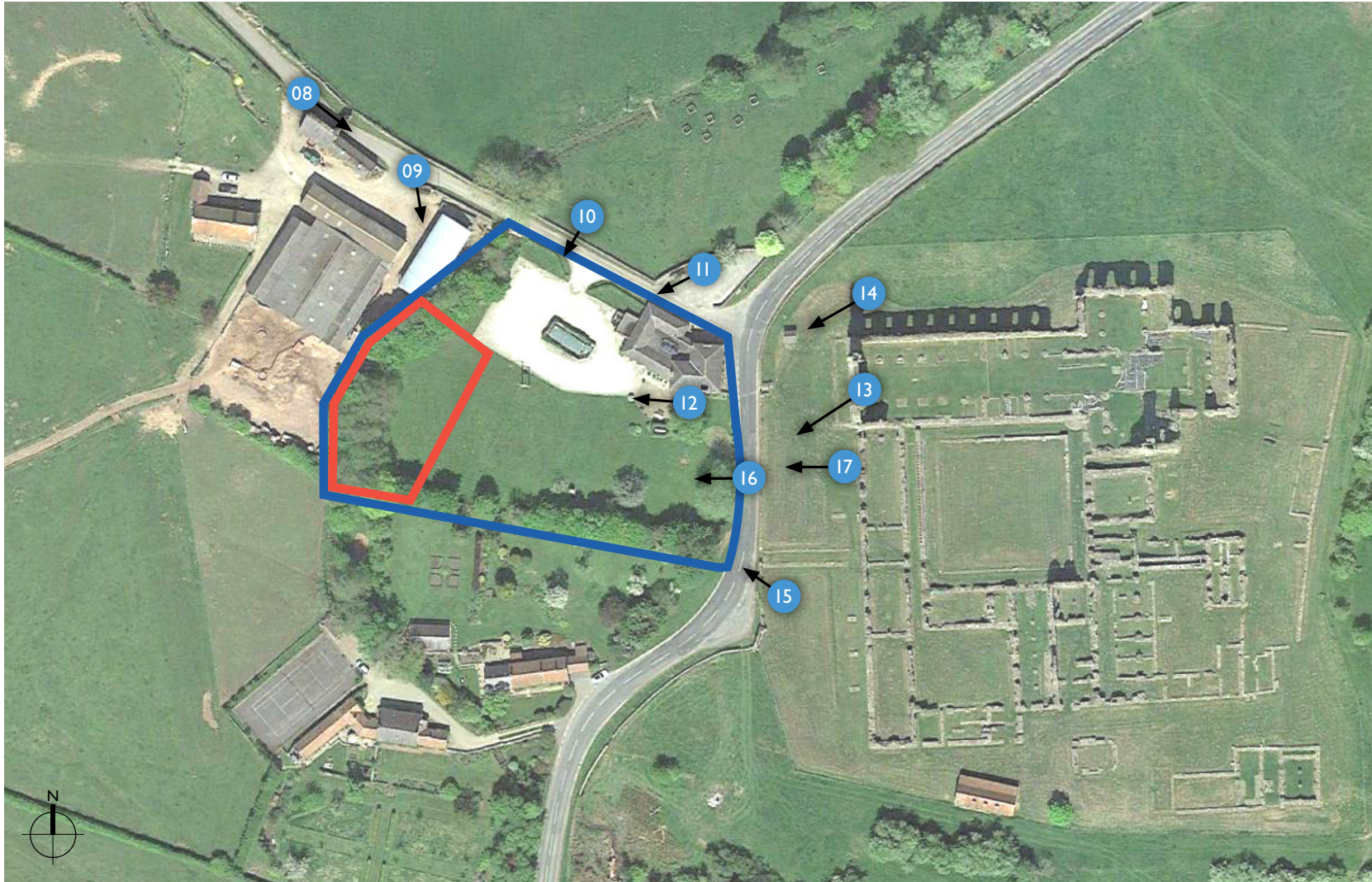
# SETTING ASSESSMENT

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p>07</p> 	South-east	Low	From just below Abbey Bank Woods there are clear views of Byland Abbey. The proposal site is not visible.	No Change	<b>Neutral</b>



# SETTING ASSESSMENT

## 2.5 SHORT RANGE VIEWS.



Location of short range views (© GoogleEarth 2021)





# SETTING ASSESSMENT


The views to be assessed are directed towards the site are as follows:

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
08	South-east	High	From the Byland Abbey to Olstead road adjacent to the listed gatehouse, Byland Abbey's west front is particularly significant in views. The gateway frames views towards the abbey, whilst the less significant rear elevations of the Abbey Inn also feature. College Farm buildings are to the left and there are no views of the proposal site.	No Change	Neutral
09	South	Low	From the Byland Abbey to Olstead road beside College Farm farmyard and towards the proposal site, the site is largely screened by trees and farm buildings. The top of the proposed bell tents may possibly be glimpsed but without distracting the observer or affecting the view negatively.	Negligible	Neutral

# SETTING ASSESSMENT


VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 419 136 443">10</p> 	<p data-bbox="887 419 1010 443">South-west</p>	<p data-bbox="1111 419 1155 443">Low</p>	<p data-bbox="1361 419 1794 799">From the Byland Abbey to Olstead road overlooking the Abbey Inn car park with the proposal site beyond, the campsite will be clearly visible in views from the road. Mitigation should be considered to reduce potential impact in the form of additional planting along the car park edge or on the northern boundary, and a consideration of an appropriate colour for the tent fabric. No listed buildings feature within the view and enjoyment and appreciation of the nearby heritage assets for visitors will be unaffected.</p>	<p data-bbox="1839 419 1951 443">Moderate</p>	<p data-bbox="1995 419 2130 608">Very low adverse impact / Neutral (with appropriate mitigation)</p>
<p data-bbox="91 882 136 906">11</p> 	<p data-bbox="887 882 1010 906">South-west</p>	<p data-bbox="1111 882 1155 906">Low</p>	<p data-bbox="1361 882 1794 1190">From the Byland Abbey car park, the proposal site is screened by hedging and the Abbey Inn's septic tank. There is a very slight potential that the tops of bell tents may be glimpsed, but this will not distract the observer or affect the view negatively. Appropriate mitigation including increasing the height of the hedge, additional planting and a consideration of an appropriate colour for the tent fabric could be applied.</p>	<p data-bbox="1839 882 1951 935">Negligible / No Change</p>	<p data-bbox="1995 882 2130 967">Neutral (with appropriate mitigation)</p>

# SETTING ASSESSMENT


VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 414 134 446">12</p> 	<p data-bbox="873 414 940 446">West</p>	<p data-bbox="1097 414 1153 446">Low</p>	<p data-bbox="1344 414 1814 861">From beside the Abbey Inn and within the patio area, the proposal site will be partially obscured by topography. The bell tents are likely to reach the height of the eaves of the blue shed to the left of centre in this image. A number of the bell tents position to the right of centre may also be in full view from this viewing point. Additional planting and a consideration of an appropriate colour for the tent fabric will mitigate against any impacts. The proposals are unlikely to reduce the visitors understanding and enjoyment of the Abbey ruins or the Abbey Inn, neither of which feature in this view.</p>	<p data-bbox="1836 414 1904 446">Minor</p>	<p data-bbox="1982 414 2139 510">Neutral (with appropriate mitigation)</p>




# SETTING ASSESSMENT

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 416 136 443">13</p> 	West	Low	<p>The west front is a focus for visitors to Byland Abbey. Located upon the raised platform by the west front and beside the southern-most door there is a view into the proposal site. The listed Abbey Inn also features in this view. The tops of some bell tents have the potential to be visible in this view, but the site is partially obscured by trees and shrubs within the Abbey Inn gardens. Mitigation to reduce potential impact should be considered including a consideration of an appropriate colour for the tent fabric. Due to the distance from the viewer, the topography and with appropriate mitigation, the bell tents are unlikely to distract the viewer from the abbey ruins or the Abbey Inn and are unlikely to reduce the visitors understanding and enjoyment of the Abbey ruins or the Abbey Inn.</p>	Minor	Neutral (with appropriate mitigation)

# SETTING ASSESSMENT


VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 399 134 438">14</p> 	South-west	Low	<p data-bbox="1361 399 1803 542">This view is from further north of the west front and demonstrates that the views of the proposal site are obscured by the Abbey Inn which features prominently in this view.</p>	No Change	Neutral

# SETTING ASSESSMENT


VIEW		DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
15		North-west	Low	<p>Visitors to the English Heritage site generally move south to capture oblique views of the west front from adjacent to the boundary wall. From here and turning towards the Abbey Inn, the proposal site is screened by the boundary wall and trees.</p>	No Change	Neutral



# SETTING ASSESSMENT

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 414 134 446">16</p> 	West	Low	<p>From the Byland to Coxwold road, adjacent to the eastern boundary wall of the Abbey Inn, the proposal site will be visible. The topography, however, will ensure that the bell tents are not fully visible, which will rise only to the height of the lowest tree branches seen here to the rear of the proposal site. The site will be partially obscured by planting closer to the viewer. Mitigation to reduce potential impact should be considered including a consideration of an appropriate colour for the tent fabric. No listed buildings feature within the view and the key view of the Abbey ruins is behind the viewer; the south elevation of the Abbey Inn is screened by planting to the left. Due to the busy nature of the highway and narrow verge, pedestrians do not tend to linger here.</p>	Minor	Neutral (with appropriate mitigation)

# SETTING ASSESSMENT

VIEW	DIRECTION	LEVEL OF SIGNIFICANCE	COMMENTARY	EFFECT	IMPACT
<p data-bbox="91 414 134 446">17</p> 	<p data-bbox="884 414 952 446">West</p>	<p data-bbox="1108 414 1164 446">Low</p>	<p data-bbox="1361 414 1814 957">From within the Byland Abbey boundary, adjacent to the boundary wall, the view is similar to the above but more restricted with two stone walls between the viewer and the Abbey Inn gardens. The view is further from the proposal site than in view 16 above, with potential limited visibility of the bell tents due to the topography. Only the tent tops are likely to be visible in this view. Mitigation to reduce potential impact should be considered including a consideration of an appropriate colour for the tent fabric. No listed buildings feature within the view and the key view of the Abbey ruins is behind the viewer. The proposals will not reduce the visitors understanding and enjoyment of the Abbey ruins or the Abbey Inn.</p>	<p data-bbox="1836 414 1904 446">Minor</p>	<p data-bbox="1982 414 2150 510">Neutral (with appropriate mitigation)</p>



# SETTING ASSESSMENT

## 2.6 SUMMARY AND CONCLUSION

### SUMMARY

This study has shown that the highly significant heritage asset of Byland Abbey and its scheduled landscape, will not be negatively impacted by the proposals. For visitors, views focus upon the abbey ruins away from the proposal site, particularly directed towards the west front, and the proposal site will not feature in any key views of the abbey ruins. There is likely to be visibility of the campsite from the Byland to Olstead road, but through appropriate mitigation, any negative impact or distraction in this view will be reduced.

There is no visibility of the proposal site from within the ruins, apart from those from below the west front; however, this assessment has concluded that due to the distance, topography and with appropriate mitigation, the proposed bell tents will be a minor change to the view and will not distract the viewer or reduce the understanding or enjoyment of the viewer to Byland Abbey.

The listed Grade II College Farm is separated from the site by mature trees along a watercourse and a series of farm buildings. As a consequence, there is no intervisibility between the proposal site and the heritage asset, and the impact on its setting is considered to be neutral.

The Byland Abbey's former gatehouse is Grade II\* listed and lies north of the proposal site. However, it is partially attached to one of College Farm's outbuildings, and further farm buildings also separate the two sites. As a consequence, there is no intervisibility between the proposal site and the heritage asset and the impact on its setting is considered to be neutral.

To the south of the site lie two non-designated heritage assets of Mowbray House and Brook House, which both lie approximately 60m from the proposals site's southern boundary. Whilst the rear elevation of Mowbray House is not visible from the proposal site, there are glimpsed views between foliage adjacent to the Abbey Inn. Additional planting to the southern boundary should be considered to mitigate against the potential loss of privacy to the owners of Mowbray House, but the impact on both non-designated heritage assets is considered to be neutral.

This study has also demonstrated that views from below and within Abbey Bank Wood and directed towards the heritage assets and proposals site will not be impacted by the proposal. The site will be screened by topography, buildings and vegetation.

### CONCLUSIONS

This report was written to comply with planning policy, in particular paragraph 189 of the NPPF, in order to provide sufficient information to understand the potential impact of the proposal on the significance of Byland Abbey and surrounding heritage assets.

The proposal site has been carefully chosen to be set well back from the highway on a partially enclosed site away from the ruins of Byland Abbey. The site is to the rear of the Abbey Inn and beside the car park, which makes a limited contribution towards the setting of the listed building. The tents are likely to have little or no impact on the ground surface, being raised on platforms. Impact on archaeology has been further mitigated by locating the campsite away from the earthwork remains identified within the gardens in 2008-9.

The tents are unlikely to be occupied during the day when the Byland Abbey site is open to visitors with no impact from activity or noise beyond that already experienced from a busy public house. The site will be monitored 24 hours by on site manager to ensure the amenity for users to the Inn, visitors to Byland Abbey and neighbours are not negatively impacted.

The campsite does not feature within key views of Byland Abbey and the choice of colour for the proposed bell tents, additional planting (without damage to the scheduled monument) and by limiting the number of tents and the use of the site to the summer months when there is sufficient leaf cover, will mitigate against any potential loss of privacy for neighbours, and further reduce impact on views of the proposal site from the highway and from within the Byland Abbey site.

Overall, the proposals will have a neutral impact on the setting of Byland Abbey and other heritage assets within its setting and therefore complies with national and local planning policy.

# LIST OF SOURCES

## BIBLIOGRAPHY

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# APPENDIX A

## LIST ENTRIES

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### BYLAND ABBEY CISTERCIAN MONASTERY: MONASTIC PRECINCT, WATER-MANAGEMENT EARTHWORKS, ENCLOSURES, ANCILLARY BUILDINGS AND QUARRIES

List Entry Number: 1013403

Date first listed: 20-Jul-1992

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 75 of these religious houses belonged to the Cistercian order founded by St Bernard of Clairvaux in the 12th century. The Cistercians - or 'white

monks', on account of their undyed habits - led a harsher life than earlier monastic orders, believing in the virtue of a life of austerity, prayer and manual labour. Seeking seclusion, they founded their houses in wild and remote areas where they undertook major land improvement projects. Their communities were often very large and included many lay brethren who acted as ploughmen, dairymen, shepherds, carpenters and masons. The Cistercians' skills as farmers eventually made the order one of the richest and most influential. They were especially successful in the rural north of England where they concentrated on sheep farming. The Cistercians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

Byland Abbey was one of Yorkshire's largest Cistercian communities. The plan of the abbey is exceptionally complete and is unusual in dating largely to the twelfth century. At this time the abbey was built anew on a freshly cleared site and displays an ornate, Early Gothic style far removed from the austere forms originally favoured by the Cistercian Order. The flamboyance of its architecture may be accounted for in part by the Savignac origins of the site, as this Order was less severe than that of the Cistercians. The survival of extensive earthwork evidence of the monumental water-management system engineered to serve the abbey is also a rare and important survival and allows the location of industrial buildings such as mills to be determined as well as an increased understanding of the layout of the abbey.

Byland Abbey is situated in Ryedale near the village of Wass. The monument comprises four separate areas. Between them these contain the standing remains and inner precinct of the Cistercian monastery of St Mary and a variety of associated features including fishponds and other water-management earthworks, quarries,

the sites of ancillary buildings, and the remains of monastic enclosures. Archaeological features relating to the abbey also survive outside the protected area but are not included in the scheduling, being insufficiently understood. The extensive standing remains demonstrate the typical layout of a Cistercian monastery. The earliest are those of the lay-brothers' quarters, which formed the west range of the cloister. These date to the foundation of the abbey in 1177 and include a reredorter (latrine) and drain as well as the ruins of a vaulted undercroft and the 'lane' giving the lay-brothers access to the abbey church. The church formed the north range of the cloister and is of late Cistercian type, with square end and ambulatory, built in early Gothic style, with round-arched windows but pointed vaults. Except for parts of the nave, which include the west-front and the remains of its early 13th century wheel window, the church is late twelfth century. A special feature at Byland is a number of large areas of medieval tiled floor, surviving throughout the church. Most building at the abbey appears to have been completed by c.1200 and the only subsequent work was in minor alterations and additions, including that of a meat kitchen in the 15th century. This was built onto the existing south range which consisted of the kitchens, warming-house and frater or refectory. In the east range were the sacristy, chapter house and parlour; and also the abbot's lodging, monks' dormitory and reredorter, served by another drain. Behind the east range lay the monks' cemetery whilst an infirmary lay to the south. Also standing, 150m to the north-west, is the abbey gatehouse. The remains of this consist of a twelfth century arch which spans the Byland- Oldstead road, a pier on the grass verge north of the road, the remains of a pedestrian archway and an area of collapsed masonry in the field to the north which, although overgrown, is believed to be the site of a room of the gatehouse. On the south side of the road, a wall runs westward for c.9m from the main archway and contains a small, well-preserved



## LIST ENTRIES

doorway, now blocked. This wall is believed to have been the north wall of a porter's lodge, and, along with the east wall, which is now incorporated into a modern farm- building, survives to a height of 6m. In addition to its standing remains, Byland also possesses a wide range of other features surviving in the modern fields round about. These include parts of the precinct boundary, visible to west and south as a bank containing occasional evidence of walling, and field earthworks, including the enclosure banks of medieval closes. Also surviving are a number of quarries, including several small pits to the north-west, which are believed to have provided the stone for lining the monastic drains and ponds, and a larger quarry to the east which, due to its position on the same slope as the abbey, without easy access to Wass but with the remains of a paved track leading in the direction of the abbey, is likely to have been the source of its building stone. Numerous platforms throughout the adjacent area indicate the sites of ancillary buildings such as barns and woolhouses, the site of a kiln or furnace to the south and the probable location of a water-mill or fulling-mill in the vicinity of Low Pasture House. Further earthworks have been interpreted as causeways and hollow ways, both serving the abbey and skirting it along its eastern boundary. In addition, extensive earthwork remains of former water-management systems have been identified around the abbey. These include stone-lined conduits or water channels to the north and north-east, dams (pond-bays) constructed of stone and earth to the west and north-west, a complex of fishponds to the north and earthworks relating to the mill noted above, located to the south. Byland Abbey was founded in 1177 by the formerly Savignac monks of Old Byland, who had moved to Stocking in 1147 and become Cistercian before moving again to their final location near Wass. The monastery had an uneventful history and was dissolved in 1539 when its lands were granted to Sir William Pickering. Nothing is known of its post-

Dissolution history and it seems to have fallen into ruin gradually, with much of its stone going into the fabric of local farm-buildings and field-barns. The standing remains and inner precinct have been in State care since 1921 and are also a Grade I Listed Building. The Abbey gatehouse is a Grade II Listed Building. Several features within the protected areas are excluded from this scheduling. These are the exhibition building and ticket hut, all modern fencing and walling, all English Heritage fixtures such as notices and rails, all modern buildings excepting those containing original medieval fabric, and the surfaces of paths, carparks and drives. The ground underneath these features is, however, included.

### BYLAND ABBEY

Grade: I

List Entry Number: 1315790

Date first listed: 04-Jan-1955

Date of most recent amendment: 11-Dec-1985

BYLAND WITH WASS MAIN STREET SE 57 NW (east side)  
Byland 4/20 and 5/20 Byland Abbey (previously listed as By land Abbey and Abbey 4.1.55 gateway to the North West) GV I

Abbey church and monastic buildings. Now ruinous. Late C12, early C13 and C15. Limestone ashlar and rubble. Substantial remains of church including west front standing almost to full height. Ruins of monastic buildings standing to height of approximately 5 metres in places. For descriptions see DoE guidebook. Scheduled Ancient Monument. Peers C. "Byland Abbey" DoE official guidebook. Pevsner N. "Yorkshire: the North Riding" 1966.

### THE ABBEY GATEHOUSE

Grade: II

List Entry Number: 1149576

Date first listed: 04-Jan-1955

Date of most recent amendment: 11-Dec-1985

BYLAND WITH WASS OLDSTEAD LANE SE 57 NW Byland

4/23 The Abbey Gatehouse (previously 4.1.55 listed together with Byland Abbey) GV II

Gatehouse to Byland Abbey (q.v.), now ruinous. Early C13. Limestone ashlar and rubble. Remains of gateway across approach road to abbey and return wall. Gateway: roll-moulded impost carrying roll-moulded capitals supporting round arch of 2 hollow-moulded orders with hoodmould. Remains of springer for vault above. Return wall contains pointed doorway of 2 orders with keeled mouldings, now blocked, carried on plain impost with moulded capitals. This wall is now incorporated into the farm buildings of College Farm (q.v.) which are of no special interest. Pevsner N. "Yorkshire: the North Riding" 1966.

## LIST ENTRIES

### THE ABBEY INN

Grade: II

List Entry Number: 1149575

Date first listed: 11-Dec-1985

BYLAND WITH WASS MAIN STREET SE 57 NW (west side)  
Byland 4/21 The Abbey Inn

Public house. Early-mid C19. Hammer dressed limestone, Welsh slate roof. Central entry with cross wing to rear. 2 storeys, 3 bays. 4-panel door beneath divided overlight. 16-pane sash in flush wooden architraves beneath stone lintels throughout. Hipped roof. Stacks at eaves level. Included for group considerations.

### COLLEGE FARMHOUSE

Grade: II

List Entry Number: 1173052

Date first listed: 04-Jan-1955

Date of most recent amendment: 11-Dec-1985

BYLAND WITH WASS OLDSTEAD LANE SE 57 NW (south side)  
Byland 4/24 College Farmhouse (previously 4.1.55 listed as Byland College Farmhouse and outbuildings)

House. Early C18. Limestone rubble brought to course. 4-cell plan, probably originally hearth passage but much altered, with single storey cross wing to rear. Garden facade: 2 storeys, 4 first floor windows. Half-glazed door with one 4-pane sash to left and 2 to right. First floor: blocked window above doorway, and 16-pane sashes. Gable coping and shaped kneeler to right. End and ridge stacks.

# APPENDIX B

## EARTHWORK SURVEY OF BYLAND ABBEY

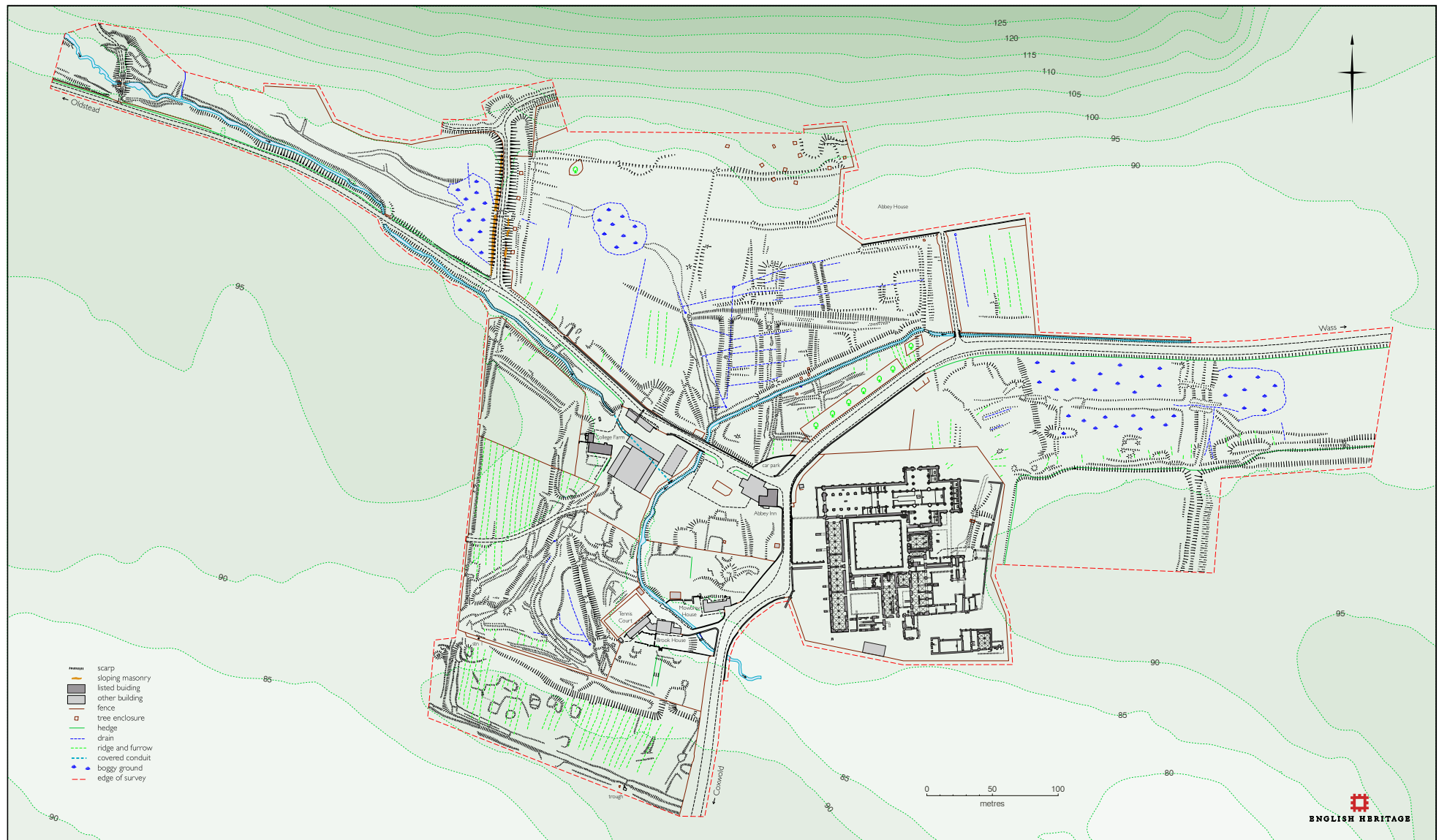


Figure 56 from an earthwork survey by English Heritage undertaken in 2008 and published in M Jecock, A Burn, G Brown and A Oswald, Byland Abbey, Ryedale, North Yorkshire: Archaeological Survey and Investigation of part of the Precinct and Extra-Mural Area, English Heritage Research Department Report 4/2011 (Swindon, 2011).



# APPENDIX C

## PLANNING POLICY

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### PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT (1990)

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Conservation Areas are also protected under Section 69 of the same act. In 2013 the government abolished the requirement for Conservation Area Consent under the Enterprise and Regulatory Reform Act 2013. This has been replaced with a requirement for planning permission for demolition of a building in a Conservation Area.

In terms of the impact on the special character and appearance of the listed building, Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, states:

In considering whether to grant listed building consent for any works the local planning authority or 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

### NATIONAL PLANNING POLICY FRAMEWORK

The application proposals have been developed with consideration of the National Planning Policy Framework (NPPF). The NPPF was published 27 March 2012 (last updated in 2019) and sets out the Government's planning policies for England and how these are expected to be applied in 'the presumption in favour of sustainable development'. It outlines the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. The NPPF is a material consideration for local planning authorities in determining planning and LBC applications.

### LOCAL PLANNING POLICY

Applications for planning permission are primarily considered against policies set out in the development plan for the North York Moors National Park. The North York Moors National Park's development plan currently comprises the Local Plan 2020, the Whitby Business Park Area Action Plan and the Helmsley Plan. The Authority adopted the Plan at its National Park Authority/AGM meeting on 27 July 2020. Policies relating to heritage are as follows:

#### Policy ENV9 – Historic Landscape Assets

Development affecting historic landscape assets of the North York Moors will be required to conserve and, where appropriate, enhance its landscape quality and character by taking into consideration the elements which contribute to its significance and, where relevant, the public's experience of it. Such assets can include, but are not limited to:

1. Registered Historic Parks and Gardens of Arncliffe Hall – Grade II, Duncombe Park – Grade I, Mulgrave Castle – Grade II\* and Rievaulx Terrace and Temples – Grade I;
2. Other designed landscapes of regional or local significance;
3. Medieval street patterns and garths;
4. The layout of traditional farmsteads and their relationship with the surrounding agricultural landscape;
5. Ridge and furrow and other evidence of past field systems and farming practices (including isolated features such as sheepfolds and limekilns);

6. Other landscape features such as mature or veteran trees, hedges and historic boundaries and enclosures, trods, historic pavements, milestones and boundary stones, fords and watercourses and other important historic elements;

7. Monastic ruins and associated water management systems;

8. The open, unenclosed character of Common Land;

9. Evidence of historic mining, railways and other historic industries;

10. The early enclosure landscapes of the 12th and late 16th centuries and the Parliamentary enclosures of the late 18th and 19th centuries;

11. The 18th Century water races of the southern Moors such as at the Duncombe Estate;

12. The network of extant trenches, bombing decoys, anti-tank defences and radar installations from the First and Second World Wars;

13. The remains of the structures associated with rabbit-farming along the southern edges of the Moors;

14. Features of the Heritage Coast such as harbours, harbour walls, former lighthouses, and slipways.

Where a development will impact on features which contribute to the historic landscape (and our understanding and appreciation of it) the Authority will require preservation of the original features. When preservation is not justified the applicant will be required to make adequate provision for recording and analysis in advance of the development, secured through an approved Written Scheme of Investigation.

### **Policy ENV10 - Archaeological Heritage**

Development that would result in harm to the significance of a Scheduled Monument or other nationally important archaeological site will not be permitted unless it can be demonstrated that there are wholly exceptional circumstances and that there are substantial public benefits that outweigh the harm.

The preservation of other archaeological sites will be an important consideration having regard to their significance. When development affecting such sites is acceptable in principle, the Authority will seek the preservation of remains in situ, as a preferred solution. When in situ preservation is not justified, the applicant will be required to make adequate provision for excavation and recording in advance of development, secured through an approved Written Scheme of Archaeological Investigation.

The Authority will require applicants to provide sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance.

### **Policy ENV11 – Historic Settlements and Built Heritage**

Development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features. Development proposals will only be permitted where they:

1. Conserve, enhance or better reveal elements which contribute to the significance of the heritage asset or its setting including key views, approaches and qualities of the immediate and wider environment that contribute to its value and significance;
2. Conserve or enhance the special character and appearance of settlements including buildings, open spaces, trees and other important features that contribute to visual, historical or architectural character;
3. Reinforce the distinctive qualities of settlements through the consideration of scale, height, massing, alignment; design detailing, materials and finishes;
4. Respect the integrity of the form of historic settlements including boundary and street patterns and spaces between buildings;
5. In the case of new uses, ensure the new use represents the optimum viable use of the asset which is compatible with its conservation;
6. In the case of adapting assets for climate change mitigation, the proposal is based on a proper understanding of the asset and its material properties and performance, and of the applicability and effectiveness of the proposal. Development should not harm the heritage value of any assets affected.

When a proposal affecting a heritage asset is acceptable in principle, the Authority will seek the preservation of historic fabric in situ.

When retention of the feature is not justified or the form and appreciation of a heritage asset is compromised through the proposal, the applicant will be required to undertake an appropriate programme of historic building recording (HBR) and analysis secured through an approved Written Scheme of Investigation (WSI).

