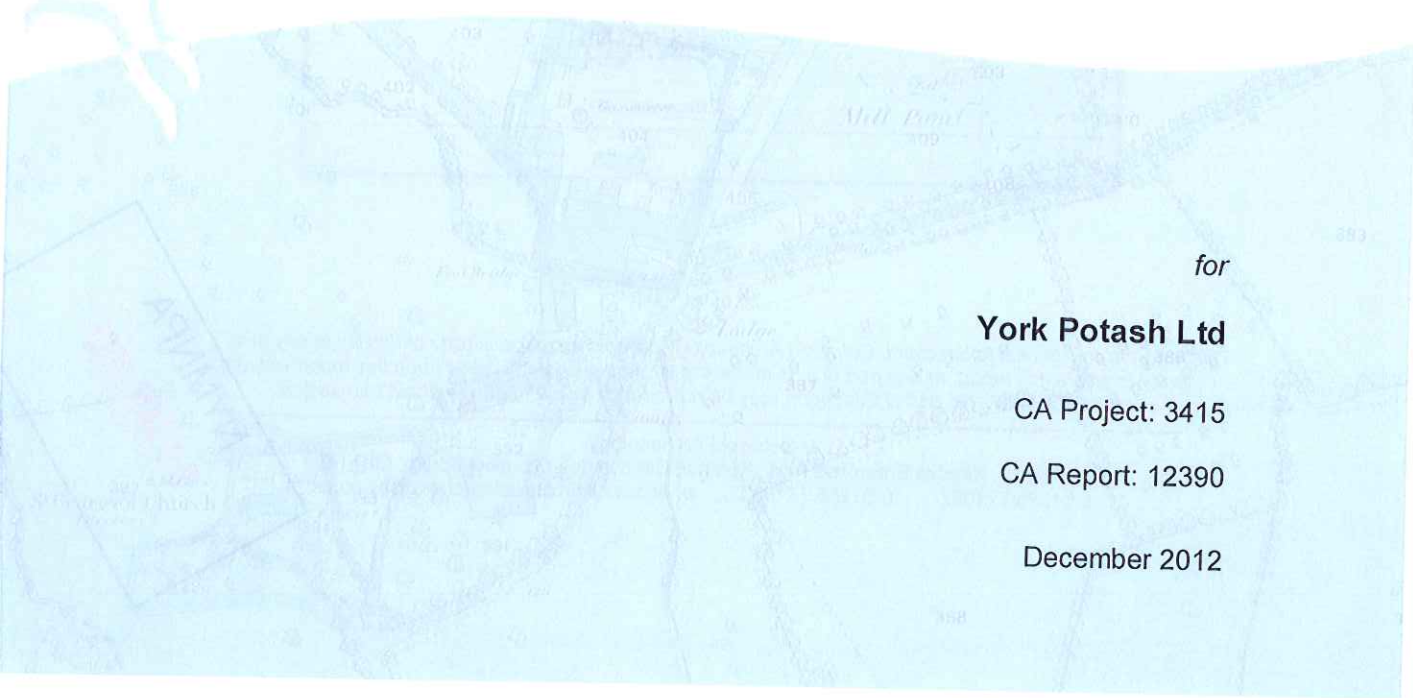




Knaggy House Farm, North York Moors

Heritage Desk-Based Assessment



for

York Potash Ltd

CA Project: 3415

CA Report: 12390

December 2012

Knaggy House Farm,
North York Moors

Heritage Desk-Based Assessment

CA Project: 3415

CA Report: 12390

| | |
|-------------|---|
| prepared by | Chris Morley, Heritage Consultant and Chris Jordan, Heritage Consultant |
| date | December 2012 |
| checked by | Robert Sutton, Principal Heritage Consultant |
| date | December 2012 |
| approved by | Robert Sutton, Principal Heritage Consultant |
| signed | |
| date | December 2012 |
| issue | 01 |

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

© Cotswold Archaeology
Building 11, Kemble Enterprise Park, Kemble, Cirencester, Gloucestershire, GL7 6BQ

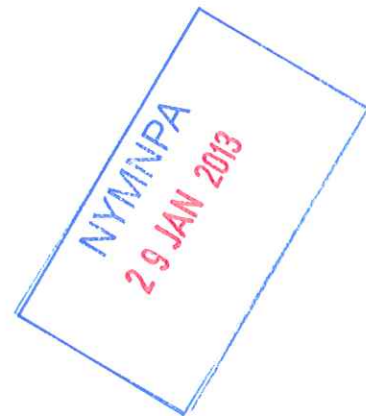


CONTENTS

| | |
|--|----|
| SUMMARY | 6 |
| 1 INTRODUCTION | 7 |
| <i>Outline</i> | 7 |
| <i>Location and landscape context</i> | 7 |
| <i>Objectives</i> | 7 |
| 2 METHODOLOGY | 8 |
| <i>General</i> | 8 |
| <i>Data acquisition</i> | 8 |
| <i>Site visit</i> | 9 |
| 3 PLANNING POLICY CONTEXT | 10 |
| <i>Planning policy and guidance context</i> | 10 |
| <i>National Planning Policy Framework (NPPF)</i> | 10 |
| <i>Local planning policy</i> | 11 |
| 4 OVERVIEW OF THE HERITAGE RESOURCE AND A SUMMARY OF THE DEVELOPMENT HISTORY OF THE SITE AND ITS WIDER ENVIRONS | 13 |
| <i>Introduction</i> | 13 |
| <i>Summary of statutory and non-statutory designated heritage assets</i> | 13 |
| <i>Summary of non-designated or potential heritage assets</i> | 13 |
| <i>Geology, topography and the palaeoenvironment</i> | 13 |
| <i>Roman (43 BC - AD 410)</i> | 14 |
| <i>Early medieval (AD 410) to modern</i> | 14 |
| 5 POTENTIAL, SIGNIFICANCE AND IMPACT | 16 |
| <i>Potential development impacts</i> | 16 |
| <i>Significance</i> | 16 |
| <i>Impacts</i> | 16 |
| <i>Conclusion</i> | 17 |
| 6 REFERENCES | 18 |
| <i>Relevant Policy Documents</i> | 18 |
| <i>Textual sources</i> | 18 |
| <i>Maps</i> | 18 |



APPENDIX A - GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER
ELEMENTS OF THE HISTORIC ENVIROMENT 19



LIST OF ILLUSTRATIONS

- Fig. 1 Site location plan
- Fig. 2 Recorded heritage assets
- Fig. 3 Extract from Ordnance Survey Map of 1893



SUMMARY

Project Name: Potash Exploration
Location: Knaggy House Farm, North York Moors
NGR: 489274 505841

In December 2012 Cotswold Archaeology was commissioned by York Potash Ltd to carry out a heritage desk-based assessment of land at Knaggy House Farm, Sneaton, North York Moors. The objective of the assessment was to identify the nature and extent of the heritage assets within the Proposed Development Area (PDA) and its immediate environs.

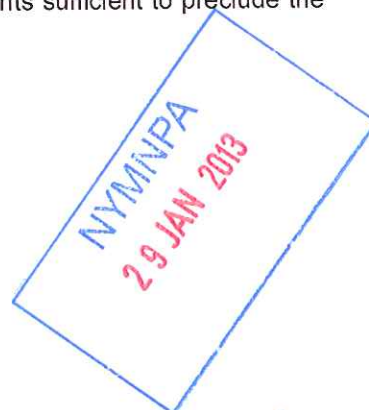
The proposed development will entail the creation of a compound of c.2.2 hectares, which will include all of the required facilities to maintain and operate a temporary deep drilling rig. The drill rig will stand c.32m tall.

No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are located within the Study Area or its immediate vicinity. No Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Registered Battlefields are located within the Study Area.

The only designated asset identified within the Study Area comprises a Grade II Listed drinking fountain, located c.900m from the PDA. Neither the Listed Building nor its setting will be harmed by the proposed development.

There is no evidence to suggest previous occupation within the PDA, which would appear to have remained primarily in agricultural usage. Given the proximity of prehistoric moorland funerary landscapes, and the small number of prehistoric sites identified within the wider Study Area, there is a slight, though unconfirmed, potential for prehistoric buried archaeology within the PDA.

It is considered unlikely that the proposed development will have a significant impact upon the heritage resource. The development does not conflict with local or national heritage policy and there are not considered to be any heritage constraints sufficient to preclude the proposed development.



1 INTRODUCTION

Outline

- 1.1 In December 2012 Cotswold Archaeology was commissioned by York Potash Ltd to carry out a heritage desk-based assessment relating to land at Knaggy House Farm, Sneaton, North York Moors. (centred on 489274 505841; Fig. 1).

Location and landscape context

- 1.2 The Proposed Development Area (PDA) is approximately 2.2 hectares in size and comprises an area of land to the south of Windmill Hill Plantation. The field is bounded to the north and west by the plantation woodland, to the south by a road accessing Catwick Farmhouse and to the east by a field boundary.
- 1.3 At the time of preparation of this report, the field within which the PDA is situated was in agricultural use. Height above sea level is c.200m, and the surrounding landscape is one of undulating farmland interspersed with open moor.

Objectives

- 1.4 This assessment considered the cultural heritage resource within a Study Area, comprising a 1km buffer centred on the PDA (Fig. 2). The main objectives of the assessment were to:
- identify designated heritage assets within the Study Area;
 - identify non-designated heritage assets within the Study Area;
 - assess the potential for further unrecorded assets;
 - evaluate the significance of those identified heritage assets; and
 - determine any potential effects of the development upon the heritage resource.



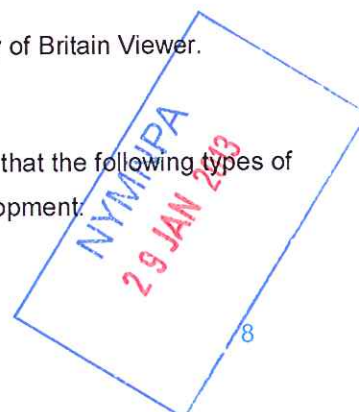
2 METHODOLOGY

General

- 2.1 The assessment methodology is based on guidance provided within the Institute for Archaeologist's *Standards and Guidance for Desk-based Assessment* (IfA 2011).
- 2.2 A Study Area was defined (as described in paragraph 1.4) in order to better contextualise the heritage resource identified within the PDA, by placing it within its wider landscape setting.
- 2.3 The identified heritage resource is discussed in Section 4, and a gazetteer of all known and potential heritage assets is provided in Appendix A. All assets have been attributed a unique reference number, and their locations are recorded in Figure 2.

Data acquisition

- 2.4 Historic environment data was requested from the English Heritage Archive (EHA) and from North York Moors National Park Historic Environment Record (HER). This data related to all known designated and non-designated heritage assets recorded at the time of enquiry, and included detail on monuments, buildings, find-spots, historic land-use, and previous archaeological investigations.
- 2.5 In addition, the following resources were consulted:
- Historic OS mapping (25 inch to 1 mile);
 - The North York Moors National Park Authority Environment and Planning web pages;
 - The North Yorkshire County Council Historic Landscape Characterisation Project database;
 - The online British Geological Survey (2012) Geology of Britain Viewer.
- 2.6 A study of the relevant baseline information has indicated that the following types of heritage assets will not be affected by the proposed development.



- Scheduled Monuments;
- Listed Buildings;
- Conservation Areas;
- World Heritage Sites;
- Registered Battlefields;
- Registered Parks and Gardens of Special Historic Interest.

2.7 This assessment is therefore focused on the likely impacts of the proposed development on the significance of non-designated heritage assets and their settings. This includes any impacts that may be evident in relation to the wider historic landscape.

Site visit

2.8 The PDA was visited in order to identify any heritage assets not previously recorded, and to assess any other potential constraints affecting the proposed development. The site visit was carried out by a qualified archaeologist, with observations recorded on *pro forma* record sheets.



3 PLANNING POLICY CONTEXT

Planning policy and guidance context

3.1 This assessment has been prepared within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002)
- Town and Country Planning Act (1990)
- Planning (Listed Buildings and Conservation Areas) Act (1990)
- National Planning Policy Framework (2012)
- English Heritage Conservation Principles: policies and guidance for the sustainable management of the historic environment (2008)

National Planning Policy Framework (NPPF)

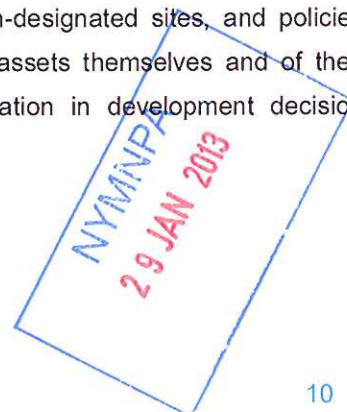
3.2 The NPPF sets out national planning policy relating to the conservation and enhancement of the historic environment.

3.3 The NPPF defines the historic environment as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

3.4 Individual aspects of the historic environment are considered *heritage assets*: 'buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.'

3.5 Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making.

3.6 Key tenets of the NPPF are that:



- 1) when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be;
 - 2) significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. *Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional;*
 - 3) where a proposed development will 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 proposal; and
 - 4) with regard to non-designated heritage assets a balanced judgement will be required having due regard to the scale of any harm or loss and to the significance of the heritage asset affected.
- 3.7 Local planning authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. *The level of detail required in the assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*
- Local planning policy**
- 3.8 The North York Moors National Park Authority Local Development Framework (LDF): Core Strategy and Development Policies (2008) provides the overall strategic planning context for the North York Moors National Park.
- 3.9 Heritage is provided for under Development Policy 7 'Archaeological Assets', and under Core Policy G 'Landscape, Design and Historic Assets'.



- *Development Policy 7: Archaeological Assets* states that: proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument, or other sites or remains considered to be of national archaeological importance will not be permitted. In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved *in situ*. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest.

Core Policy G – Landscape, Design and Historic Assets' states that: the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection will be given to those elements which contribute to the character and setting of: Conservation Areas; Listed Buildings; Historic Parks and Gardens; and Scheduled Monuments and other sites of archaeological importance. The re-use of buildings of architectural and historic importance which make a positive contribution to the landscape and character of the National Park will be encouraged.



4 OVERVIEW OF THE HERITAGE RESOURCE AND A SUMMARY OF THE DEVELOPMENT HISTORY OF THE SITE AND ITS WIDER ENVIRONS

Introduction

- 4.1 This section provides an overview of the historical and archaeological background of the Study Area and the region surrounding it in order to provide a better understanding of the context and significance of the heritage resource that may be affected by the proposed development.

Summary of statutory and non-statutory designated heritage assets

- 4.2 There are no World Heritage Sites, Registered Parks and Gardens of Special Historic Interest, Registered Battlefields or Scheduled Monuments within the PDA or Study Area. A single Grade II Listed Building lies within the Study Area, this being a drinking fountain (Fig. 2, 8), c.900m west of the PDA.

Summary of non-designated or potential heritage assets

- 4.3 There are no known heritage assets recorded within the PDA, though a number are recorded within the wider Study Area. These are discussed in further detail below.

Geology, topography and the palaeoenvironment

- 4.4 The solid geology of the site comprises Sandstone of the Moor Grit Member (BGS Viewer, consulted December 2012). No drift deposits are recorded within the PDA or its vicinity. No deposits of palaeoenvironmental potential have been recorded within the PDA or the wider Study Area.

Prehistoric (pre-43 AD)

- 4.5 Moorland within the North York Moors National Park is typically rich in well-preserved prehistoric funerary and settlement remains. This includes cairns, barrows, and numerous other features, particularly of Bronze Age and Iron Age date (2400 BC to AD43).
- 4.6 In proximity to the PDA are Ugglebarnby Moor and Sneaton Low Moor. The latter is located c.2km to the south-east and contains a dense concentration of recorded prehistoric sites. However, only one confirmed prehistoric findspot is recorded within the Study Area, this being the find of two barbed arrowheads near Hemptsyke Farm, c.900m west of the PDA (Fig. 2, 3).



4.7 Although the PDA sits in relative proximity to the moorland prehistoric landscape at Sneaton Low Moor, there is little evidence for that landscape having extended into the present Study Area. Some small-scale prehistoric activity might be inferred from the recovered flint tool assemblage, though these are not uncommon background finds and no firm evidence of prehistoric occupation is recorded.

4.8 No buried archaeological remains were identified during the geophysical survey undertaken less than 200m to the south of the PDA. Furthermore, no archaeological remains were revealed which the topsoil and subsoil was stripped in advance of the rig compound at Doves Nest Farm (c. 500m to the south of the PDA).

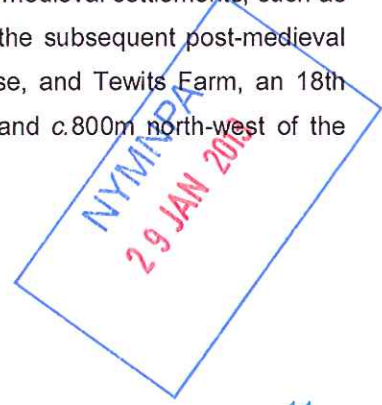
Roman (43 BC - AD 410)

4.9 The PDA is located c.63km north-east of the *civitas* capital at York (*Eboracum*). In greater proximity is the site of a coastal legionary fort / signal station at Ravenscar, c.9km to the south-east. Roman activity is otherwise extremely limited in this area of the North York Moors, and no sites dating to this period have been identified within the Study Area.

Early medieval (AD 410) to modern

4.10 By the mid 11th century the village of Sneaton, in the Hundred (Saxon administrative division) of Langbaugh, had a population of forty villagers, three smallholders and eight freemen (Domesday Book). It is likely that the PDA formed part of the village's agricultural hinterland. There are no recorded heritage assets of early medieval date within the Study Area. However, the parish boundary between Sneaton and Eskdaleside-cum-Ugglebarnby may have its origins in either this or, more likely, the subsequent Medieval period (Figure 2).

4.11 The PDA is likely to have continued in agricultural use throughout the medieval period, with areas of ridge and furrow agriculture and medieval settlements, such as Sneaton and Sneatonthorpe, known locally. During the subsequent post-medieval period, Lound House farm, a 17th century longhouse, and Tewits Farm, an 18th century farmhouse, were both constructed c.600m and c.800m north-west of the PDA respectively.



- 4.12 The landscape around the PDA remained largely agricultural into the modern period, with modern features comprising 19th-century farmsteads (Fig. 2; 1, 2, 9), a blacksmiths (Fig. 2, 10) and a sandstone quarry (Fig. 2, 11).
- 4.13 Nineteenth century Ordnance Survey mapping shows the field divided into two by an E-W oriented boundary (Figure 3). The plantation belt running N-S to the west of the PDA is labelled 'Pokeham Brow' and Windmill Hill Plantation is clearly defined as the block of woodland to the north. By the 1930s an extra patch of copse was in existence in the north-west corner of the field, which persists to present. The road accessing the farmhouse immediately south of the PDA is a simple trackway at this time and does not appear as a road until the 1970s.
- 4.14 No modern finds or features of significance are recorded within the vicinity of the PDA, and no features of any kind have been identified on aerial photographs or historic mapping. The name 'Windmill Hill' suggests that there may once have been a windmill in proximity to the PDA, though there is no corroborating archaeological evidence for this and the name may as well be incidental.

Undated

- 4.15 Several undated features have been identified on aerial photographs. A small enclosure, formed by infilled ditches, has been identified on aerial photographs to the south-east of the PDA although this is unconfirmed on the ground and may be of natural origin (Fig. 2, 5). A second enclosure has also been identified on Ugglebarnby Moor, c.600m south-west of the PDA (Fig. 2, 7), and a linear feature, probably a modern service, has been recorded to the west (Fig. 2, 6). A pond, of uncertain origin, lies approximately 800m to the south-east of the PDA (Fig. 2, 4).



5 POTENTIAL, SIGNIFICANCE AND IMPACT

Potential development impacts

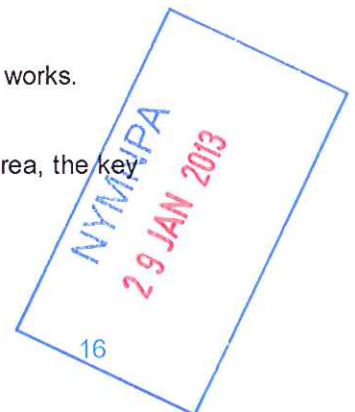
- 5.1 The proposed development will entail the creation of a 2.2 hectare compound that will contain all of the facilities required to maintain and operate a deep drilling rig. The drill rig will stand at approximately 32m in height and will be accompanied by supporting single storey structures, surrounded by an earthen bank and fence.
- 5.2 The compound will be a temporary construction and will be in place for an estimated six months. The rig itself will be operational (and erect) for much of this six month period.
- 5.3 The creation of the compound will require the removal of topsoil and subsoil which might disturb or remove any buried archaeological remains should they survive within the proposed development site.

Significance

- 5.4 No archaeological features have been identified within the PDA. Cropmarks suggested as being indicative of enclosures have been recorded by the HER to the south of the site; however they are considered more likely to be of natural origin. Given the lack of evidence for archaeological activity, the potential for encountering significant unknown heritage assets is considered to be low.
- 5.5 No features of significance are recorded on either the historic mapping or aerial photography, suggesting that any remains that do survive are likely to be no later than early 19th century. Any undetected sites would be anticipated to be agricultural and no earlier than post-medieval.
- 5.6 No features, finds or deposits of archaeological significance were identified during the recent installation of a drilling rig to the south of the PDA.

Impacts

- 5.7 No known heritage assets would be physically affected by the proposed works.
- 5.8 Although the rig would be visible from heritage assets across a wide area, the key significances of these assets would not be affected.



Conclusion

- 5.9 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (January 2012) are located within the Study Area or its immediate vicinity. No Scheduled Monuments, Conservation Areas, Registered Parks and Gardens or Registered Battlefields are located within the Study Area.
- 5.10 The only designated asset identified within the Study Area comprises a Grade II Listed drinking fountain (Fig. 2, 8). Neither the fabric nor setting of this asset will be harmed by development within the PDA.
- 5.11 There is no evidence to suggest previous occupation within the PDA, which would appear to have remained primarily in agricultural usage. Given the proximity of prehistoric moorland funerary landscapes, and the small number of prehistoric sites identified within the wider Study Area, there is some limited potential for buried prehistoric remains within the PDA.
- 5.12 In summary, it is considered unlikely that the proposed development will have a significant impact upon the heritage resource. The development does not conflict with local or national heritage policy and there are not considered to be any heritage constraints sufficient to preclude the proposed development.

NYMNP
29 JAN 2013

6 REFERENCES

Relevant Policy Documents

Ancient Monuments and Archaeological Areas Act (1979).

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

Heritage Coast, North Yorkshire and Cleveland, Management Plan 2008-2013 (3rd Review).

National Heritage Act 1983 (amended 2002).

National Planning Policy Framework 2012.

North York Moors National Park Authority Local Development Framework: Core Strategies and Development Policies, 2008, North York Moors National Park Authority.

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Textual sources

BGS (British Geological Survey) 2010 *Geology of Britain Viewer*. Online resource at http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html viewed December 2011.

Institute for Archaeologists 2011, *Standard and Guidance for Desk-Based Assessment*.

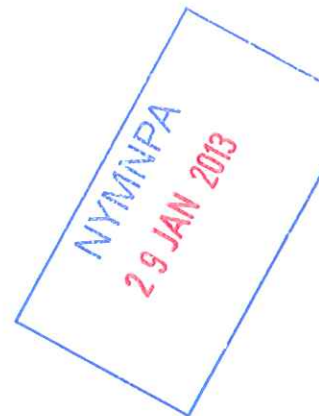
Margary, I.D., 1973, *Roman Roads in Britian: Third Edition*, London, John Baker.

White, Young Green, 2003, North York Moors National Park, Landscape Character Assessment.

Maps

1893 Ordnance Survey 25" First Edition Map of Yorkshire

Historic Maps consulted via www.old-maps.co.uk in December 2012

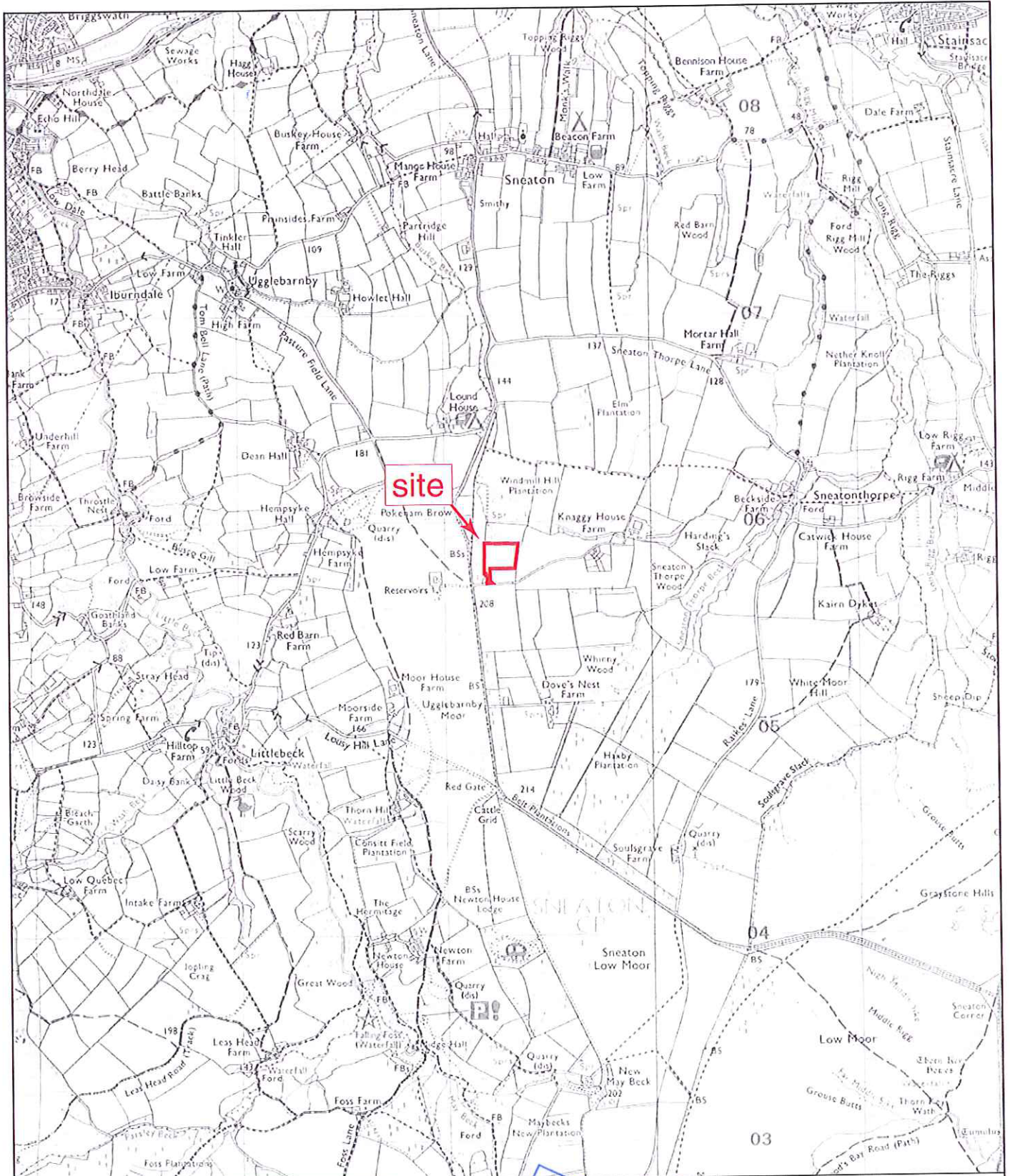


APPENDIX A - GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIROMENT

| No. | Description | Period | Status | NGR (all NZ) | HER ref. NMR ref. EH ref. | Major Source |
|-----|--|---------------|--------------------------|--------------|---------------------------------|--------------|
| 1 | Dove's Nest Farmhouse | Modern | - | 8950 0510 | 533737 | EH |
| 2 | Catwick | Modern | - | 9000 0600 | 533739 | EH |
| 3 | Two barbed arrowheads | Prehistoric | - | 8830 0580 | 29210 | HER |
| 4 | Pond | Undated | - | 8981 0518 | 06/96 | HER |
| 5 | Enclosure | Undated | - | 8930 0568 | 7593 | HER |
| 6 | Linear feature identified from APs – HER suggests it may be a modern service | Undated | - | 8891 0552 | 7591 | HER |
| 7 | Possible ditched enclosure | Undated | - | 8866 0540 | 7592 | HER |
| 8 | Public drinking fountain | Modern | Grade II Listed building | 8830 0568 | 327542 | EH |
| 9 | Hempseyke | Modern | - | 4883 0600 | - | HER |
| 10 | Blacksmith Workshop | Modern | - | 8840 0594 | - | HER |
| 11 | Sandstone Quarry | Modern | - | 8853 0606 | - | HER |
| 12 | Tewits Nest | Post-medieval | - | 8860 0640 | - | HER |
| 13 | Lound House Farm | Post-medieval | - | 8900 0650 | - | HER |

Key: North York Moors Historic Environment Record (HER); English Heritage Archive (EH)





NIMANPA
 29 JAN 2013

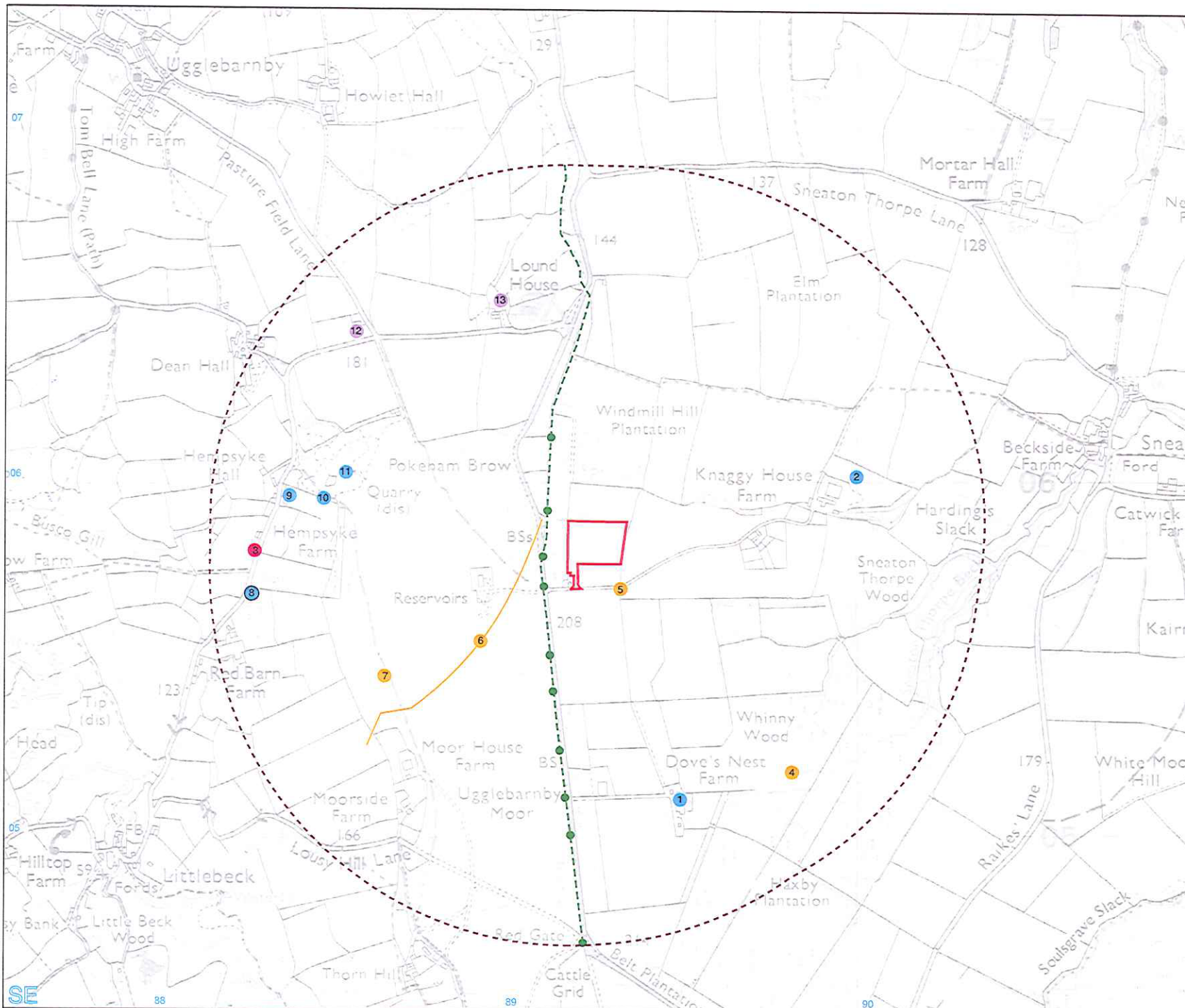


PROJECT TITLE
Knaggy House Farm, North York Moors

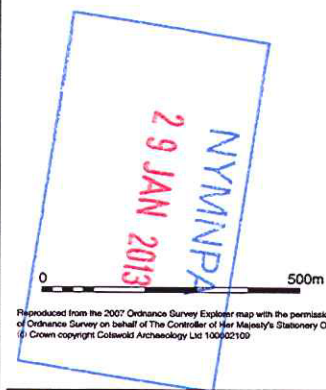
FIGURE TITLE
Site location plan

Reproduced from the 2008 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office © Crown copyright Cotswold Archaeology Ltd 100002103

| | | | | |
|-------------|------|----------|------------|-----------|
| PROJECT NO | 3415 | DATE | 12-12-2012 | FIGURE NO |
| DRAWN BY | | REVISION | 00 | 1 |
| APPROVED BY | P M | SCALE@A4 | 1:25,000 | |



- site
- study area
- prehistoric
- post-medieval
- modern
- undated
- Grade II Listed building
- Parish boundary
- Parish boundary marker stones



Reproduced from the 2007 Ordnance Survey Explorer map with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office © Crown copyright Cotswold Archaeology Ltd 100052100



PROJECT TITLE
Knaggy House Farm, North York Moors

FIGURE TITLE
Recorded heritage assets

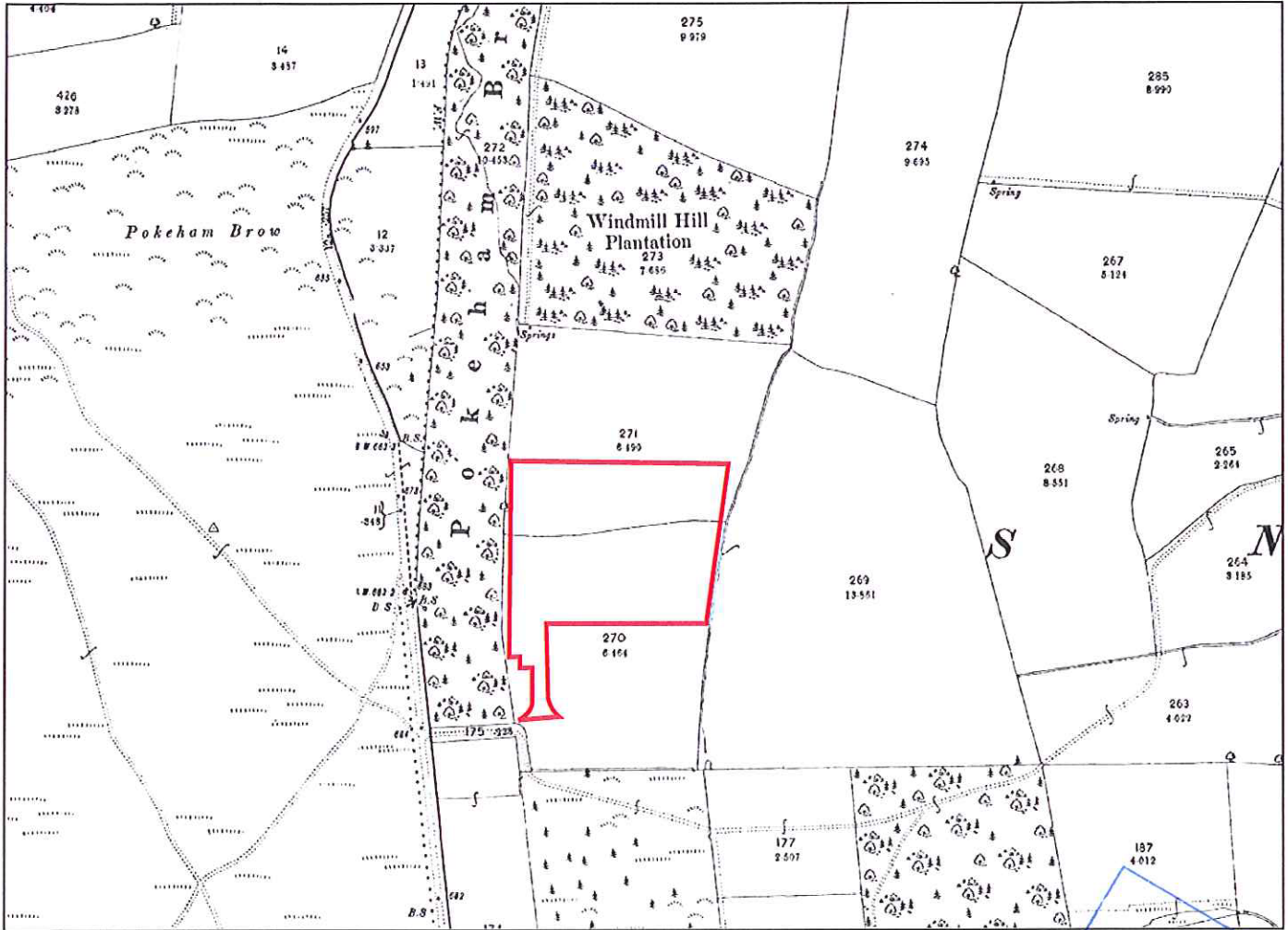
| | | | | | |
|-------------|------|----------|-------------|-----------|----------|
| PROJECT NO | 3415 | DATE | 12-12-2012 | FIGURE NO | |
| DRAWN BY | | REVISION | 00 | | |
| APPROVED BY | P M | SCALE | A3 1:10,000 | | 2 |

SE

88

89

90



NYMMPA
 29 JAN 2013



PROJECT TITLE
 Knaggy House Farm, North York Moors

FIGURE TITLE
 E tract from the Ordnance Survey map of 1893

| | | |
|------------------|------------------------|-----------|
| PROJECT NO. 3415 | DATE 12-12-2012 | FIGURE NO |
| DRAWN BY | REVISION 00 | 3 |
| APPROVED BY P M | SCALE@A4 approx 1:5000 | |