



Redcar & Cleveland Submission Local Plan April 2017

Heritage Impact Appraisals



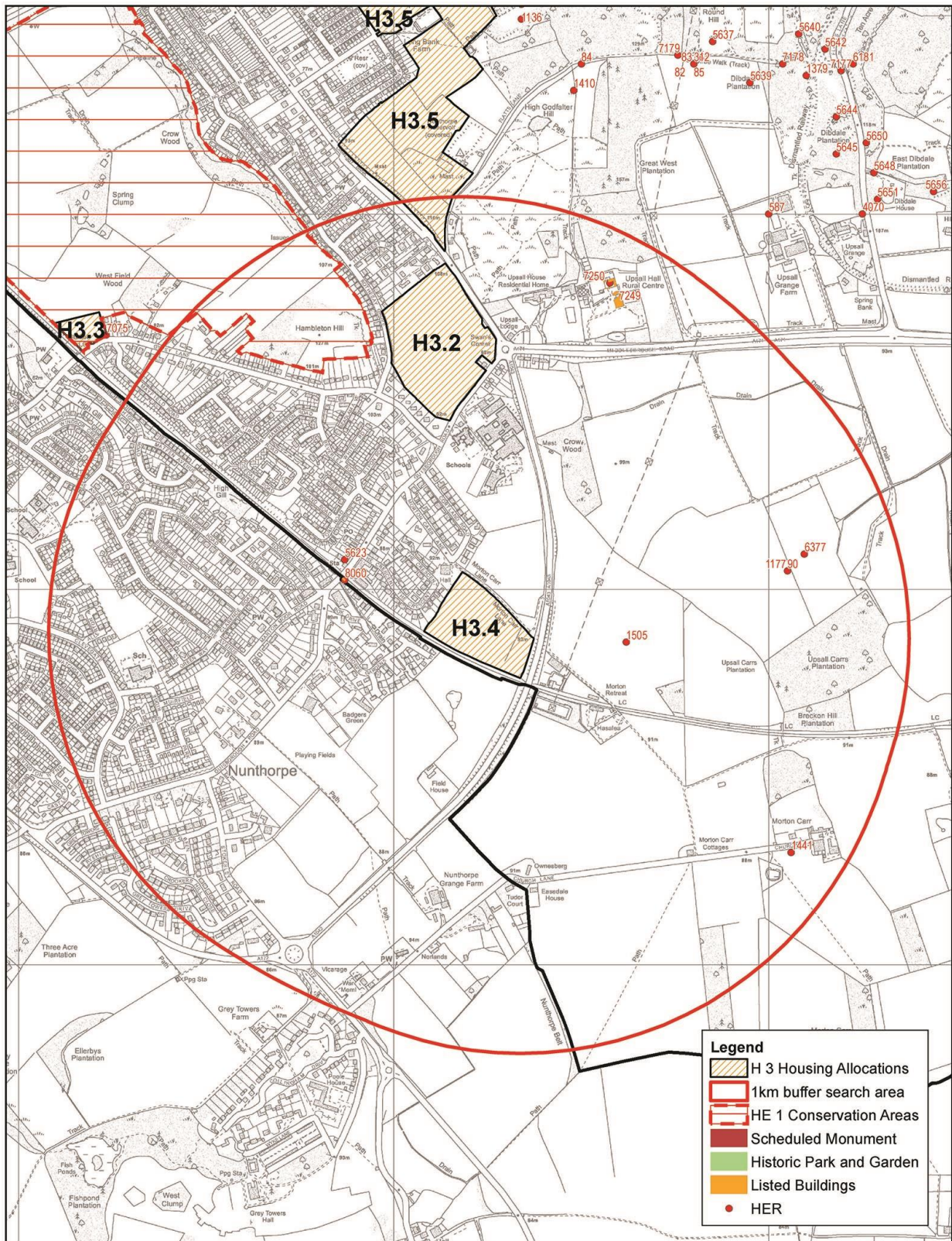
H3.4 Morton Carr Lane

Historic Landscape Characterisation

Un-cultivated former agricultural land which historically was likely to have been farmed by East Hambleton farm, now gone and subsumed by the large expanse of 20th century housing development of modern Nunthorpe. Identified as *enclosed land* by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document and designated Restoration Landscape in the Redcar & Cleveland Landscape Character SPD. The northern, western and southern boundaries are historic, although the field was curtailed to the south by the mid-19th century construction of the railway.

The site has since been colonised by bushes and scrub and acts as a barrier between mid to late 20th century bungalows of The Crescent and the A1083 bypass road. To the north are the playing fields and large education complex of Nunthorpe Academy with further agricultural land stretching to the south west, following the route of the A1083.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



Legend

- H 3 Housing Allocations
- 1km buffer search area
- HE 1 Conservation Areas
- Scheduled Monument
- Historic Park and Garden
- Listed Buildings
- HER



H3.4 Morton Carr Lane



Date: 06/02/2017 Officer: DM
 Scale: 1:12,611 DWG No: PLNG707-4
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
7249	Upsall Hall/Gatepiers/Wing/Laundry	HALL HOUSE	LISTED II	454601	515765
7250	Upsall Hall Stable/Walls/Lodge	STABLE	LISTED II	454576	515817
8060	Nunthorpe Signal Box	SIGNAL BOX	LISTED II	453870	515025
90	ESTON	ROAD		455050	515050
1177	ST.HILDA'S WELL	HOLY WELL		455050	515050
1441	MORTON CARR	FIELD SYSTEM		455060	514300
1505	CARR COTTAGES	ENCLOSURE		454620	514860
5623	Nunthorpe Coal and Lime Depot	COAL DEPOT		453870	515080
6377	Upsall Carrs	ENCLOSURE		455095	515095

Past Disturbance

The land has had no other use other than agricultural, thus damage to archaeology will be limited.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Finds in the vicinity relate to 19th century structures and older prehistoric finds, such as enclosures to medieval remnants including field systems, a road and well.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Development will change the agricultural character of the site

Impact on Heritage Assets

The nearest designated heritage asset is GII listed Nunthorpe Signal Box, which is surrounded by later development. GII listed Upsall Hall and associated buildings is approximately 500m to the north but separated from the site by existing housing and a large school complex and the allocated site is considered sufficiently remote from these assets to ensure that the significance of these sites will not be compromised.

Impact on Conservation Areas

The site is approximately 800 metres south of Ormesby Hall Conservation Area and is screened from views into and out of the historic parkland of the hall due to the mass of Hambleton Hill, which is agricultural land surrounded by woodland, forming the southern extent of the conservation area.



The allocation site marked in red with the southern extent of Ormesby Hall Conservation Area washed in orange. Not readily visible, but the residential expanse of Nunthorpe lays between the two.

Implications for the Wider Area

The allocation represents the development of open land between the A1083 and the rear of the suburban development of Nunthorpe, thus resulting in an eastward expansion of the limits of the current suburban development.

Planning Recommendations for allocation

As a restoration landscape any development proposals should include restoration of hedgerows marking the plot boundary.

Pre-application Stage

Archaeology - Desk-based assessment and walkover survey resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within the vicinity of the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

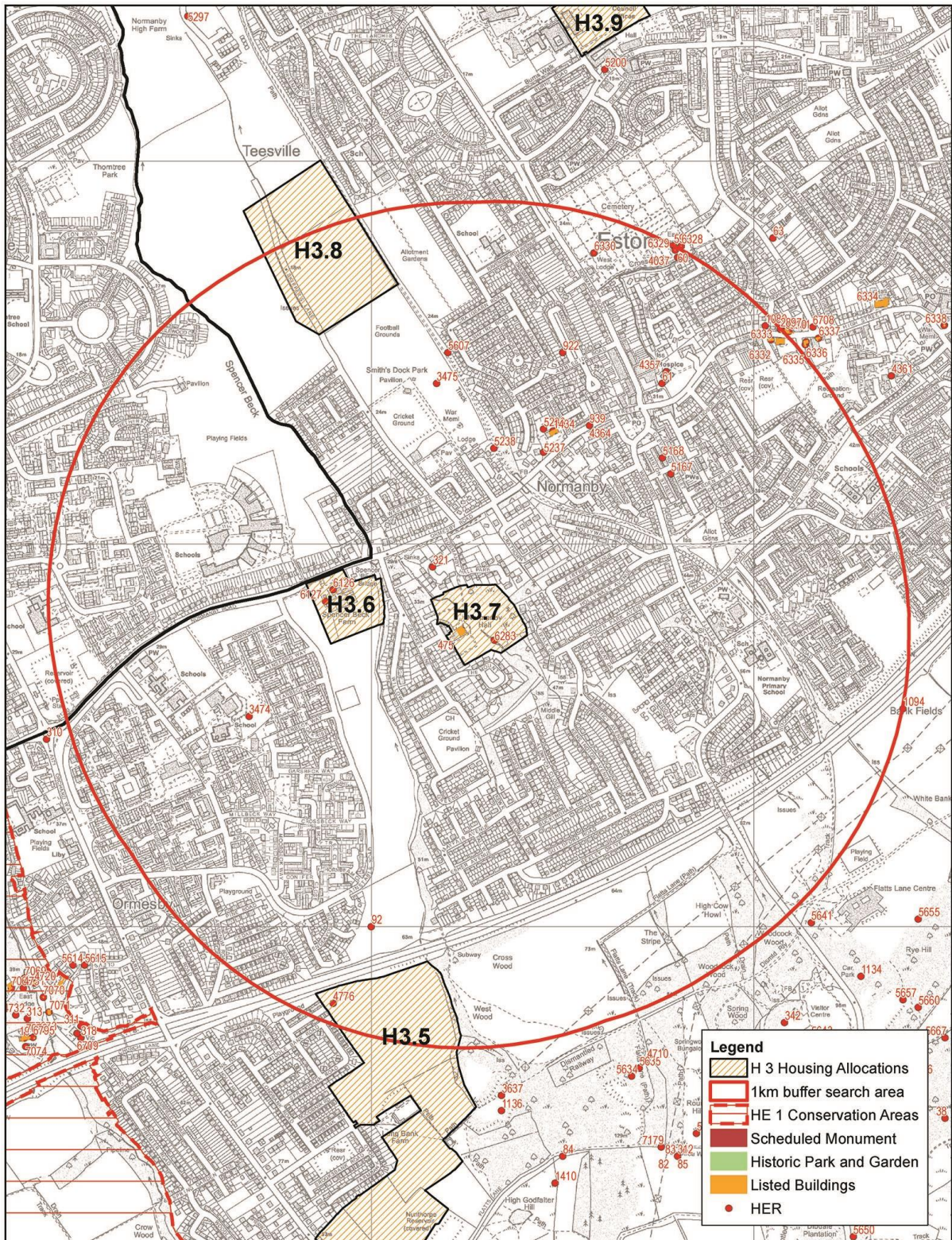
H3.7 Normanby Hall

Historic Landscape Characterisation

GII listed Normanby Hall, a Regency mansion designed by Ignatius Bonomi. The latter part of the 20th century saw residential development within the hall's park land, which extended to the north, east and south of the house and is identified within the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document as a *designed landscape*. Now, only a relatively small section of land to the east remains undeveloped, the extent of which cannot be considered as much more than a large domestic curtilage.

The mid to late 20th century also saw significant residential development on agricultural land immediately to the rear of the hall and the overall result is that Normanby Hall has been completely surrounded by residential development which screens the hall from most surrounding vistas. Established tree growth closer to the hall acts to screen views of every elevation but the rear, even to those within the surrounding housing developments. The hall has thus lost its significance within the wider landscape.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.7 Normanby Hall



Date: 06/02/2017 Officer: DM
 Scale: 1:12,374 DWG No: PLNG707-7
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1434	Normanby Manor House	MANOR HOUSE	LISTED II*	454475	518295
475	Normanby Hall	HALL HOUSE	LISTED II	454236	517775
2897	BLACKSMITHS, ESTON	BLACKSMITHS WORKSHOP	LISTED II	455069	518561
6329	Appleton Tombstone, Eston	TOMBSTONE	LISTED II	454794	518768
6330	Evans Monument, Eston	TOMBSTONE	LISTED II	454582	518761
6332	74, 76 & 78 High Street, Eston	TERRACED HOUSE	LISTED II	455044	518534
6333	Stapylton Arms, 80 High Street	FARMSTEAD	LISTED II	455068	518531
60	ST HELENS CHURCH	CROSS		454800	518750
61	CROSSBECK CONVENT	WELL		454760	518420
92	NORMANBY	POTTERY		454000	517000
321	NORMANBY	AXEHEAD - FLINT		454160	517940
922	ESTON	VILLAGE		454500	518500
939	NORMANBY	VILLAGE		454570	518310
1080	HIGH STREET, ESTON	FIELD SYSTEM		455030	518570
3474	SPENCER BECK	FIELD SYSTEM		453680	517550
3475	SMITHS DOCK PARK	FIELD SYSTEM		454170	518420
4357	CROSS BECK HOUSE	BUILDING		454770	518450
4364	NORMANBY	WINDMILL		454570	518310
4776	EAST OF ORMESBY	ARTEFACT		453900	516800
5167	NORMANBY METHODIST	CHURCH		454783	518183
5168	UNITED METHODIST	CHURCH		454761	518225
5236	NORMANBY MANOR HOUSE	STABLE		454450	518300
5237	NORMANBY MANOR HOUSE	BOUNDARY BANK		454450	518240
5238	OLD HALL	HALL HOUSE		454320	518250
5607	Normanby Branch Line	RAILWAY		454200	518500
6126	Spencerbeck Farm	FARMSTEAD		453900	517880
6127	Robert's Row, Normanby Road	TERRACED HOUSE		453880	517850
6283	Normanby Hall	CASCADE		454321	517749

Past Disturbance

The site is the curtilage to GII listed Normanby Hall, a Regency Mansion formerly set in ornamental parkland. Prior to then it was most likely to have been agricultural land. The site has therefore remained undeveloped and thus damage to archaeology will be limited.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. An ornamental cascade, most likely to be contemporary to the house, is at the southern end of the site. Finds in the vicinity range from Neolithic axe-heads and Roman pottery. There are also nearby 18th century structures relating to the historic village through to 19th century industrial archaeology.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Development will change the setting of Normanby Hall and the character of the remaining park land.

Impact on Heritage Assets and Conservation Areas

Within the allocated site is GII listed Normanby Hall. The hall and the remaining curtilage are surrounded by existing residential development which dominates the local area and, whilst development within the remaining curtilage will have an impact, it is anticipated that sensitive development to secure the future of the hall can be carried out without impacting on the significance of the asset. Other heritage assets are located near to the village centre and, due to their more prominent setting, are arguable more significant than the hall itself which is largely screened from views and is not prominent within the local area.

The nearest conservation area is the parkland of Ormesby Hall at 1.3km to the west, with significant built development between. It is therefore considered that limited sensitive development within the site will have no impact upon Ormesby Hall Conservation Area.

Implications for the Wider Area

The allocation represents the development of the remaining curtilage / historic parkland of Normanby Hall. The setting of the hall has already been significantly compromised by earlier suburban housing development which characterises the area.

Planning Recommendations

Proposals must be designed to have a minimal impact upon the significance of Normanby Hall, to ensure that the setting of the listed building is preserved as required by Policy HE2 of the draft local plan and the NPPF.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the remaining undeveloped parkland, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

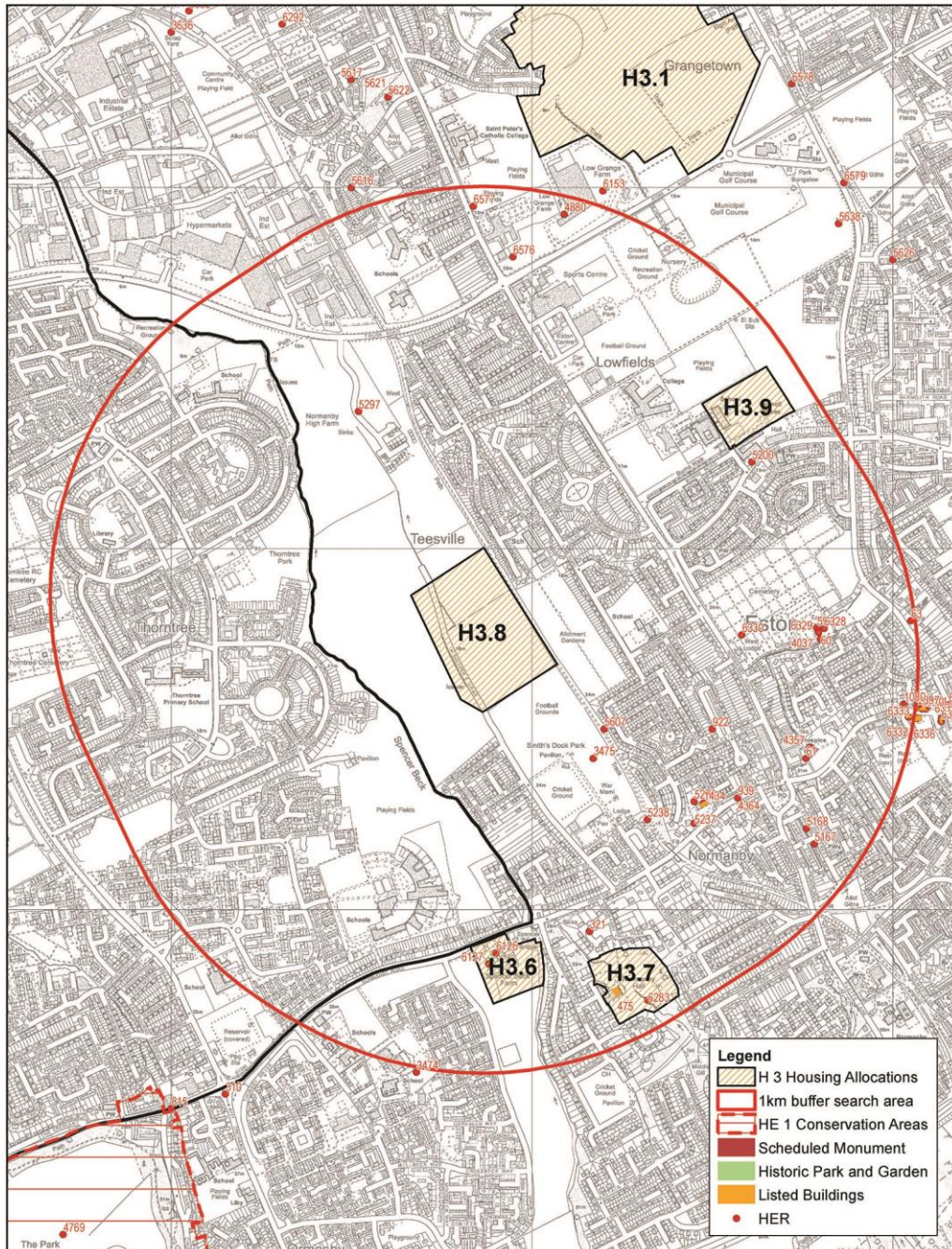
Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

H3.8 Normanby High Farm

Historic Landscape Characterisation

Shown as an enclosed field system on 1853 OS map and identified as such by the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document, but currently uncultivated. Although the historic field boundaries are still largely intact these are not respected by the boundary of the allocations. Surrounded to the south, east and west by early to mid 20th century residential development and bordered immediately to the east by the disused Normanby branch railway, with allotments beyond, the site sits within an undeveloped sliver of land between Middlesbrough's Thorntree estate to the west and Teesville to the east.. Bordered to the north by a recent early 21st century suburban housing development on the site of former Normanby High Farm.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.8 Normanby High Farm



Date: 06/02/2017 Officer: DM
 Scale: 1:13,226 DWG No: PLNG707-8
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1434	Normanby Manor House	MANOR HOUSE	LISTED II*	454475	518295
59	Church of St. Helen, Eston	CHURCH	LISTED II	454790	518780
475	Normanby Hall	HALL HOUSE	LISTED II	454236	517775
6328	Snowdon Tombstone, Eston	TOMBSTONE	LISTED II	454810	518779
6329	Appleton Tombstone, Eston	TOMBSTONE	LISTED II	454794	518768
6330	Evans Monument, Eston	TOMBSTONE	LISTED II	454582	518761
6332	74, 76 & 78 High Street, Eston	TERRACED HOUSE	LISTED II	455044	518534
60	ST HELENS CHURCH	CROSS		454800	518750
61	CROSSBECK CONVENT	WELL		454760	518420
63	ESTON MANOR HOUSE	MANOR HOUSE		455050	518800
321	NORMANBY	AXEHEAD - FLINT		454160	517940
922	ESTON	VILLAGE		454500	518500
939	NORMANBY	VILLAGE		454570	518310
1080	HIGH STREET, ESTON	FIELD SYSTEM		455030	518570
3475	SMITHS DOCK PARK	FIELD SYSTEM		454170	518420
6576	South-west of Low Grange Farm	GUN EMPLACEMENT		453947	519808
6577	East of Normanby Road	TRENCH		453837	519948
4357	CROSS BECK HOUSE	BUILDING		454770	518450
4880	LOW GRANGE FARM	PILLBOX		454089	519926
4037	ST. HELEN	SCULPTURE		454790	518780
4364	NORMANBY	WINDMILL		454570	518310
5167	NORMANBY METHODIST	CHURCH		454783	518183
5168	UNITED METHODIST	CHURCH		454761	518225
5200	FABIAN ROAD	COMMEMORATIVE MONUMENT		454610	519240
5236	NORMANBY MANOR HOUSE	STABLE		454450	518300
5237	NORMANBY MANOR HOUSE	BOUNDARY BANK		454450	518240
5238	OLD HALL	HALL HOUSE		454320	518250
5297	HIGH GRANGE FARM	FARMSTEAD		453520	519380
5607	Normanby Branch Line	RAILWAY		454200	518500
6126	Spencerbeck Farm	FARMSTEAD		453900	517880
6127	Robert's Row, Normanby Road	TERRACED HOUSE		453880	517850
6283	Normanby Hall	CASCADE		454321	517749

Past Disturbance

The land has had no other use other than agricultural, thus damage to archaeology will be limited.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. A Neolithic axehead / flint has been found in the vicinity and there is further archaeological potential linked to 18th century development, 19th century industrial remnants and WWII military remnants, although there are no obvious larger scale remains recorded within the allocation.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Development will result in the reduction of the last sliver of open land between the outskirts of Middlesbrough and the westward extents of Teesville, which itself represents mid- 20th century infill between Eston and South Bank.

Impact on Heritage Assets and Conservation Areas

The nearest designated heritage asset is GII* listed Normanby Manor House approximately 250m to the south east. Normanby Manor is largely surrounded by mid to late 20th century housing development and, due to its urban setting, it is not considered that development of the allocated site would have an impact upon the hall.

Ormesby Hall Conservation Area is approximately 1.5km to the south west, separated from the site by a significant amount of residential development and a large school site. The conservation area is thus considered to be sufficiently remote to be unaffected by development of the site.

Implications for the Wider Area

The allocation represents the development of part of the last former agricultural land between the suburban limits of Middlesbrough and the Greater Eston area.

Planning Recommendations for allocation

Landscaping and layout should attempt to trace the historic field boundaries, which are largely intact.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

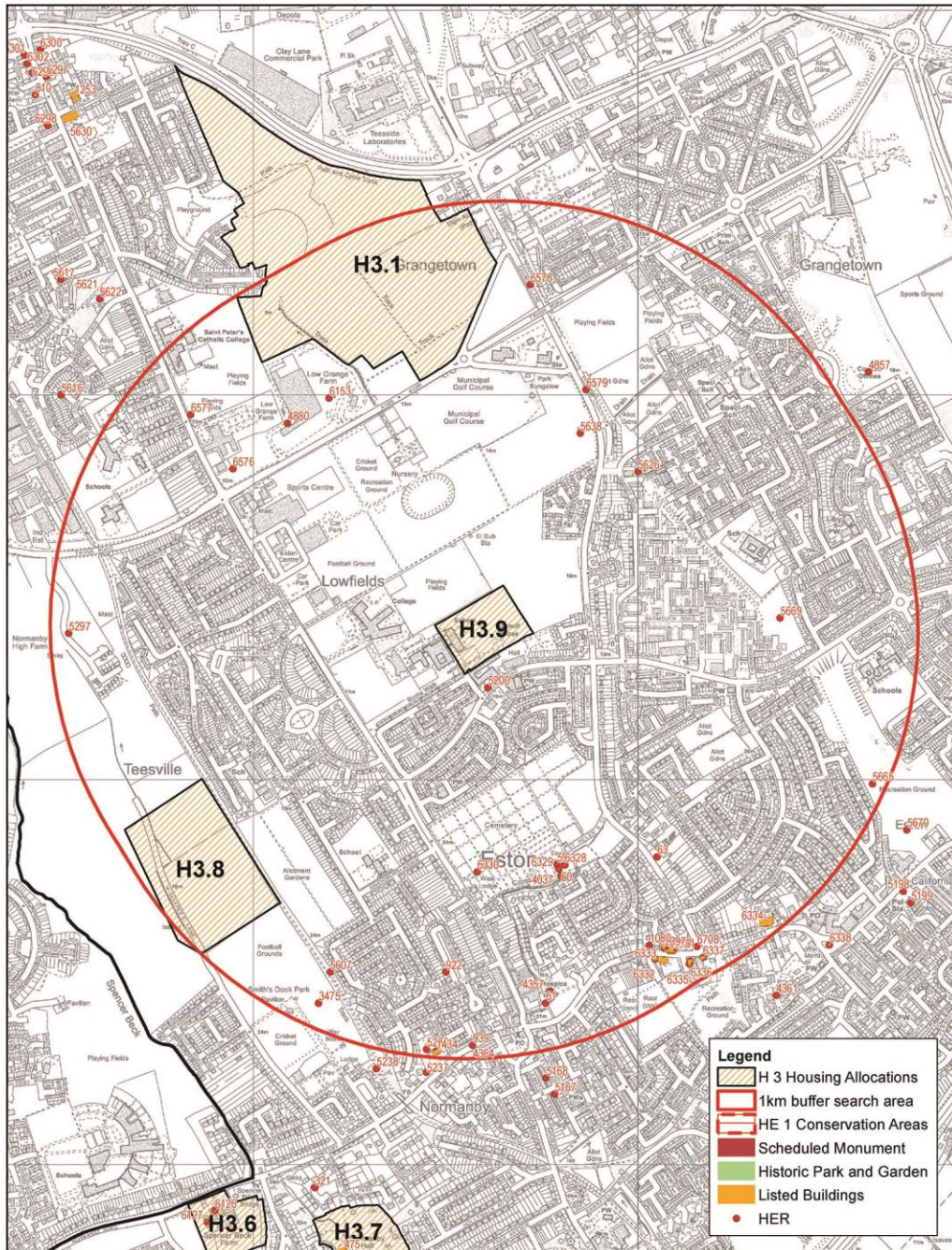
H3.9 Land at Former Eston Park School, Eston

Historic Landscape Characterisation

Located between historic Normanby Road and Church Lane and close to mid 20th century Fabian Road, along which runs a mid 20th century housing development in close proximity to the south of the site. In agricultural use during the early 20th century, the land was probably part of the Eston Low Farm holding with the farmhouse formerly laying a short distance to the north, although historic field boundaries have been obliterated. Adjacent to a now demolished school building, the site is recorded as *institutional* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document and appears to have formed a playing field for the aforementioned school building.

The southern edge of the site was bounded by the recently demolished Eston Town Hall. Land to the north and east is open and mainly consists of recreational sports fields

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.9 Land at Former Eston Park School



Date: 06/02/2017 Officer: DM
 Scale: 1:12,411 DWG No: PLNG707-9
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1434	Normanby Manor House	MANOR HOUSE	LISTED II*	454475	518295
59	Church of St. Helen, Eston	CHURCH	LISTED II	454790	518780
2897	BLACKSMITHS, ESTON	BLACKSMITHS WORKSHOP	LISTED II	455069	518561
3410	No. 45 High Street, Eston.	BUILDING	LISTED II	455082	518556
6329	Appleton Tombstone, Eston	TOMBSTONE	LISTED II	454794	518768
6330	Evans Monument, Eston	TOMBSTONE	LISTED II	454582	518761
6331	47 & 49 High Street, Eston	HOUSE	LISTED II	455092	518556
6332	74, 76 & 78 High Street, Eston	TERRACED HOUSE	LISTED II	455044	518534
6333	Stapylton Arms, 80 High Street	FARMSTEAD	LISTED II	455068	518531
6334	Christ Church, High Street, Eston	CHURCH	LISTED II	455334	518629
6335	82 High Street, Eston	HOUSE	LISTED II	455134	518521
6336	84 & 86 High Street, Eston	HOUSE	LISTED II	455136	518529
6337	The Ship Inn, 94 High Street, Eston	HOUSE	LISTED II	455169	518538
6328	Snowdon Tombstone, Eston	TOMBSTONE	LISTED II	454810	518779
60	ST HELENS CHURCH	CROSS		454800	518750
61	CROSSBECK CONVENT	WELL		454760	518420
63	ESTON MANOR HOUSE	MANOR HOUSE		455050	518800
922	ESTON	VILLAGE		454500	518500
939	NORMANBY	VILLAGE		454570	518310
1080	HIGH STREET, ESTON	FIELD SYSTEM		455030	518570
6708	Eston Methodist Church	CHURCH		455154	518567
3475	SMITHS DOCK PARK	FIELD SYSTEM		454170	518420
6576	South-west of Low Grange Farm	GUN EMPLACEMENT		453947	519808
6577	East of Normanby Road	TRENCH		453837	519948
4357	CROSS BECK HOUSE	BUILDING		454770	518450
4880	LOW GRANGE FARM	PILLBOX		454089	519926
4037	ST. HELEN	SCULPTURE		454790	518780
4364	NORMANBY	WINDMILL		454570	518310
5200	FABIAN ROAD	COMMEMORATIVE MONUMENT		454610	519240
5638	Old Shaft	AIR SHAFT		454850	519900
5236	NORMANBY MANOR HOUSE	STABLE		454450	518300
5297	HIGH GRANGE FARM	FARMSTEAD		453520	519380
5607	Normanby Branch Line	RAILWAY		454200	518500
5626	Eston Branch Railway	RAILWAY		455000	519800
5665	Reservoir	RESERVOIR		455610	518990
5669	Reservoir	RESERVOIR		455370	519420
6153	Low Grange Farm, Eston	FARMSTEAD		454197	519991
6578	West of Church Lane	BOUNDARY STONE		454720	520287
6579	West of Church Lane	BOUNDARY STONE		454865	520013

Past Disturbance

The land has had no other use other than agricultural and as a playing field, thus damage to archaeology will be limited.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Remains of Medieval field systems are recorded in the vicinity. There is further archaeological potential linked to 18th century development, 19th century industrial remnants and WWII military remnants.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Characterised by urban recreation land, which will be changed by development

Impact on Heritage Assets and Conservation Areas

The nearest designated heritage assets are in Eston's historic village centre, approximately 500 metres to the south and separated from the site by large scale residential development. It is not therefore considered that development of the allocated site would have an impact upon these assets.

The site is approximately equidistant to both Ormesby Hall and Wilton Conservation Areas, approximately 2.5km to the south west and south east respectively. They are also separated by significant amounts of built development and it is considered that they will be unaffected by development of the site.

Implications for the Wider Area

The allocation covers a former school playing field, is relatively small and is not considered to have significant implications for the wider area.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site. The archaeological assessment will inform the development of a strategy, if appropriate, to mitigate the potential archaeological impact of the proposed development; this strategy may include designing the development to avoid impacting archaeological deposits worthy of conservation.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site.

Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

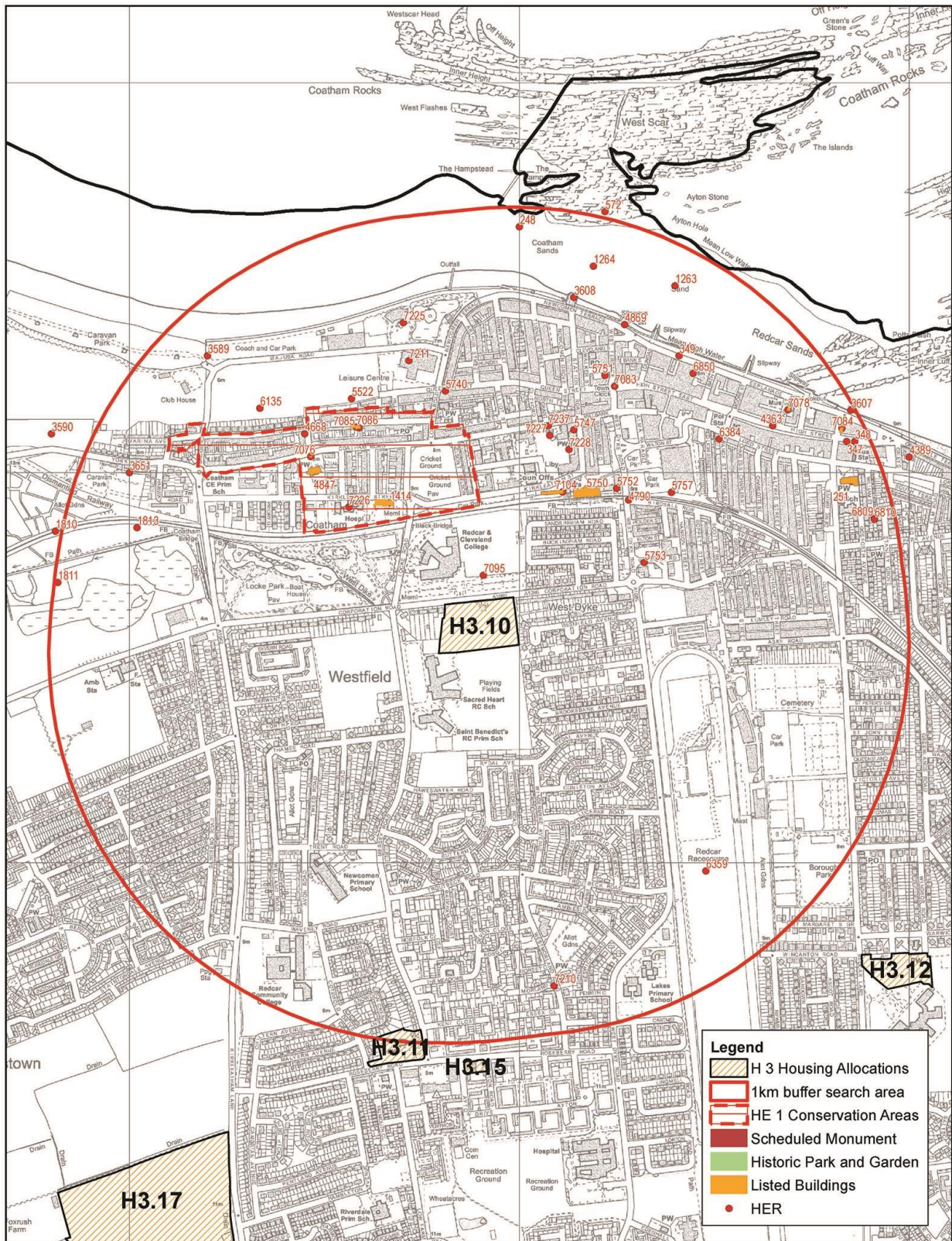
H3.10 Corporation Road, Redcar

Historic Landscape Characterisation

Land which by 1938 was in use as a sports ground with a pavilion near the eastern boundary. Later was the site of a school, demolished around 2012, and the site is identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document.

Bordered to the east by mid 20th century residential development and to the north by Corporation Road with a further education college beyond. more mid 20th century housing The southern boundary is adjacent to a recently built school building and school playing fields. To the west is open recreation land with more mid 20th century housing beyond.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.10 Corporation Road



Date: 06/02/2017 Officer: DM
 Scale: 1:12,134 DWG No: PLNG707-10
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1414	Red Barns House and Hotel, Redcar	HOUSE	LISTED II*	459668	524923
251	Church of St. Peter, Redcar	CHURCH	LISTED II	460852	524978
4847	Christ Church, Coatham Road, Redcar	CHURCH	LISTED II	459473	525003
5750	Redcar Central Railway Station	RAILWAY STATION	LISTED II	460172	524956
7076	Lynchgate and Wall of Christ Church	LYCH GATE	LISTED II	459465	525041
7078	RNLI Zetland Lifeboat Station/Wall	LIFEBOAT STATION	LISTED II	460689	525161
7083	Town Clock, High Street, Redcar	CLOCK TOWER	LISTED II	460245	525222
7084	No. 151 High Street East, Redcar	HOUSE	LISTED II	460828	525114
7085	Nos. 44 and 46 High Street West	HOUSE	LISTED II	459590	525115
7086	Nos. 48 and 50 High Street West	HOUSE	LISTED II	459582	525117
7095	War Memorial, Sir William Turner's	WAR MEMORIAL	LISTED II	459908	524737
7104	Gladwing's Warehouse, Redcar Sta.	WAREHOUSE	LISTED II	460111	524951
3608	COATHAM PIER	PIER	TVRIGS	460140	525450
3651	COATHAM PILLBOXES	PILLBOX		459000	525000
248	Redcar Submerged Forest	AXEHEAD		460000	525630
347	HIGH STREET	COIN		460840	525080
348	HIGH STREET	COIN		460860	525080
349	REDCAR ESPLANADE	WELL		460410	525300
7225	Redcar Bathing Pool	SWIMMING POOL		459702	525385
7226	Stead Memorial Hospital, Redcar	HOSPITAL		459564	524912
1263	Redcar Beach	SUBMARINE FOREST		460400	525480
1264	MOWBRAY	SHIPWRECK		460190	525530
1811	DUCK HILL	SALTERN		458817	524719
1813	COATHAM MARSH	SALTERN		459020	524860
3589	COATHAM GUN EMPLACEMENT	BATTERY		459200	525300
3607	REDCAR PIER	PIER		460850	525160
6809	6 Stanley Grove, Redcar	AIR RAID SHELTER		460911	524883
6810	8 Stanley Road, Redcar	AIR RAID SHELTER		460911	524881
4363	REDCAR	VILLAGE		460650	525120
4668	EAST COATHAM	VILLAGE		459450	525100
4790	REDCAR	SIGNAL BOX		460280	524930
4869	REDCAR BEACH	LITHIC SCATTER		460270	525380
5522	Coatham Junction to Central Hall	RAILWAY		459570	525190
5740	Smithy	BLACKSMITHS WORKSHOP		459810	525210
5747	Coatham Windmill (Corn)	WINDMILL		460140	525110
5751	Central Hall	RAILWAY STATION		460220	525250
5752	Turn Table	RAILWAY TURNTABLE		460250	524960
5753	Gas Works	GAS WORKS		460320	524770
5757	Engines Turn Table	RAILWAY TURNTABLE		460390	524950

6135	Coatham Enclosure	RETTING POND		459335	525165
6359	Redcar Racecourse	RACECOURSE		460479	523980
6384	Redcar Police Station, Lord Street	POLICE STATION		460512	525086
6850	The Palace Theatre, Redcar	THEATRE		460446	525255
7210	Redcar Airfield	AIRFIELD		460090	523685
7211	Coatham Children's Hospital	HOSPITAL		459717	525288
7227	Sir William Turners School, Redcar	SCHOOL		460078	525096
7228	Rear of Coatham Memorial Hall	WALL		460127	525060
7237	Coatham Grammar School	WALL		460074	525120

Past Disturbance

It is likely that there has already been significant disturbance to archaeological potential within approximately 50% of the site, which was covered by the footprint of the school buildings. Approximately another 25% of the site was developed as a car park with the remaining as playing fields, although some landscaping may have taken place.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Remains found within the vicinity range from a prehistoric submerged forest with further prehistoric anthropogenic finds, to medieval, 18th, 19th built remains, 19th century industrial/transport archaeology and remains of WWII domestic air raid shelters. However, as the site has already been developed the potential for archaeological finds is limited.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Within the 20th century the site is characterised by its role as a school, and thus its development will not drastically change the character of the site.

Impact on Heritage Assets

The nearest designated heritage assets are in generally of Victorian origin, although some may have earlier elements. All heritage assets are the north of the site near Redcar town centre and are generally surrounded by built development. It is considered that development of the allocated site will have no impact upon these heritage assets.

Impact on Conservation Area

Coatham Conservation Area is in proximity, about 280 metres to the north of the site. However, the site has been previously developed and is separated from the conservation area by a large educational site. Views of the site into and out of the conservation area are obscured due to built development and also due to the flat landscape.

Implications for the Wider Area

The allocation covers a former school premises, is relatively small and is not considered to have significant implications for the wider area.

Planning Recommendations for allocation

Policy Recommendations

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the remaining undeveloped parts of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

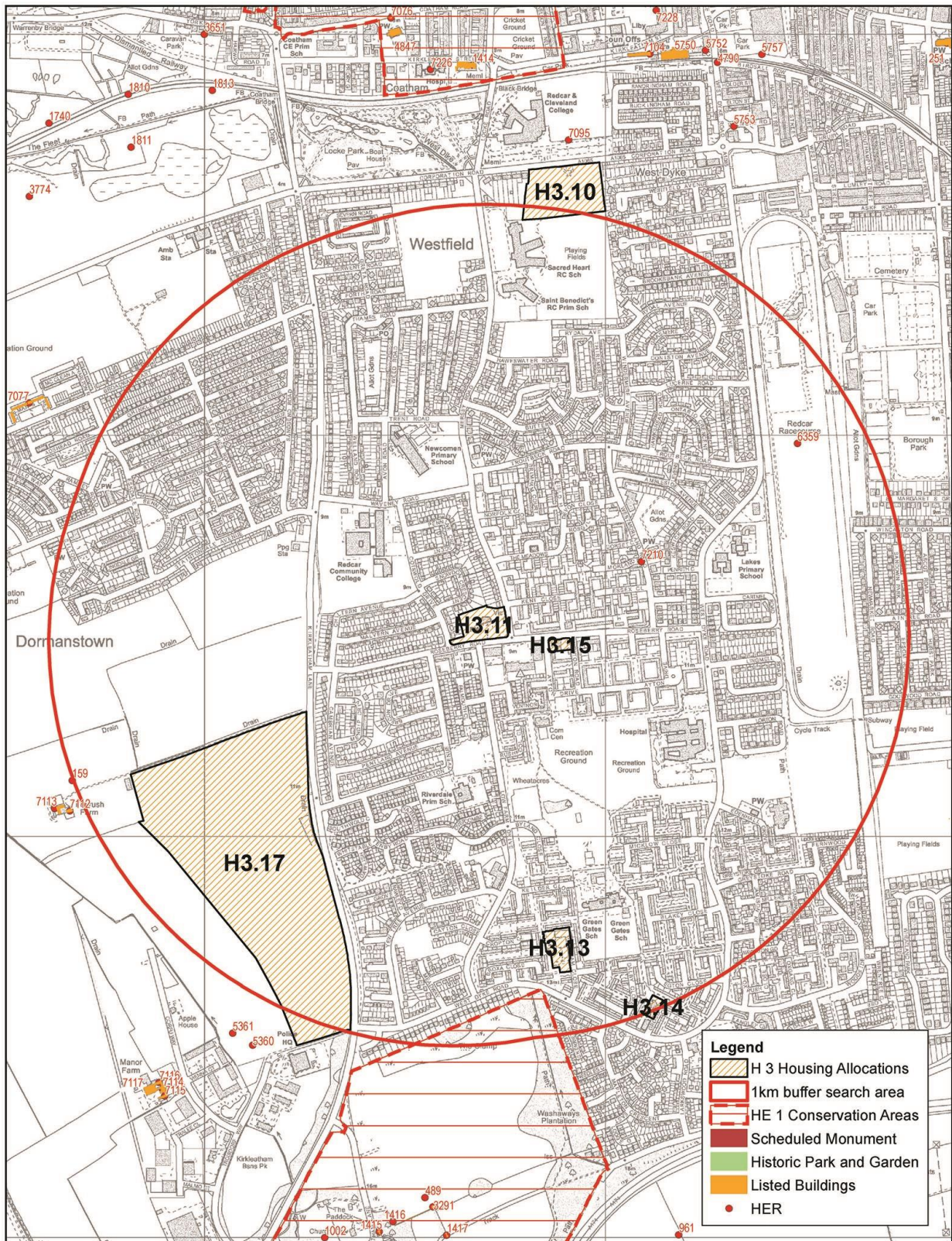
H3.11 St. Hilda's Church, Redcar

Historic Landscape Characterisation

Land which, at least up to 1938, was still used for agricultural purposes but is now identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document . The site lies adjacent to the former Low Farm and was within a former rectangular shaped field which bordered the former Coatham Lane, now named Kirkleatham Lane. Now the site of St Hilda's Church, an exercise in modernist ecclesiastical architecture, which was built in 1969.

The site is surrounded by mid to late 20th century housing and there is a small modern shopping centre nearby to the south.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.11 St Hilda's Church



Date: 06/02/2017 Officer: DM
 Scale: 1:11,801 DWG No: PLNG707-11
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
6359	Redcar Racecourse	RACECOURSE		460479	523980
7210	Redcar Airfield	AIRFIELD		460090	523685

Past Disturbance

The site is currently in ecclesiastical use with an existing church occupying some of the plot. Whilst that section has already been significant disturbance to any archaeological features, the surrounding land is undeveloped, although some compacting may have been carried out owing to the flatness of the site.

Archaeological Potential

It is unknown if any archaeological investigation was undertaken prior to construction of the church, but is unlikely. HER records in the vicinity relate only to the still extant racecourse and a former WW1 era airfield, now a housing estate.

Site Sensitivity to Change

Archaeology

Archaeological potential on the site is only likely to relate to historic agricultural operations.

Historic Landscape Character

Characterised by the church and its open curtilage, which will be changed by development.

Impact on Heritage Assets

There are no designated heritage assets within a 1km radius of the site although there are a number just beyond that radius in historic Kirkleatham. However, due to the significant amount of dense built development separating the sites no impacts are anticipated.

Impact on Conservation Area

Kirkleatham Conservation Area comprises a historic estate village which includes GI and GII* heritage assets, lays approximately 950 metres to the south, with extensive built development between. The sites are on a similar elevation and the intervening land is flat, meaning that housing development will not have any visual impact upon the conservation area and no other impacts are anticipated.

Implications for the Wider Area

The area surrounding the allocation is characterised by its suburban nature with a shopping precinct in close proximity. It is not considered that development of the site will have significant implications for the wider area.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the remaining undeveloped site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

H3.12 Land adjacent Rye Hills School

Historic Landscape Characterisation

Bounded by Redcar Lane to the west and the now demolished Redcar Ings Farm nearby to the north east. No historic field boundaries are now legible and the land is identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document. The land recently contained a school building and car park which was demolished in the early 2000's although the car park remains.

To the north and west the site is bounded by mid 20th century residential development and a new school and playing fields immediately to the south.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.12 Land adjacent Rye Hills School



Date: 06/02/2017 Officer: DM
 Scale: 1:11,999 DWG No: PLNG707-12
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	Legal_Status2	NGRE	NGRN
797	Listening Post, Wheatlands Farm	SOUND MIRROR	LISTED II*	SCHEDULED	461482	522954
351	REDCAR BEACH	ANIMAL REMAINS			461700	524480
352	51 BEVERLEY ROAD	POTTERY			461750	523630
273	NORWICH ROAD	COIN			461700	523550
6359	Redcar Racecourse	RACECOURSE			460479	523980
7210	Redcar Airfield	AIRFIELD			460090	523685

Past Disturbance

It is likely that there has already been significant disturbance to any archaeological features as the almost entire site was developed to build a school.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site prior to development as a school. Remains within the vicinity range from prehistoric, roman, and anglo-saxon, found to the north and west of the site nearer to the coast.

Site Sensitivity to Change

Archaeology

As the site has been previously developed, it is considered that the previous disturbance means that re-development of the site is unlikely to have any archaeological impact.

Historic Landscape Character

Characterised by the former school building and surrounding playing fields, which remain, it is considered that development will result in limited change of character.

Impact on Heritage Assets

The GII* listed WWI sound mirror is within 1km of the site. However, this mirror is already surrounded by recent residential development and therefore development of the allocated site will have no impact upon the heritage asset.

Impact on Conservation Area

Kirkleatham Conservation Area is approximately 1.5km to the south west, with extensive and dense built development between and it is not considered that development of the site will have any impact upon the conservation area.

Implications for the Wider Area

The area surrounding the allocation is characterised by its suburban nature punctuated with the open school playing fields and the racecourse buildings to the west. It is not considered that development of the site will have significant implications for the wider area.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

No recommendations are made due to the minimal archaeological potential within the site.

Application Stage

Archaeological matters are unlikely to require consideration and thus no recommendations are made.

H3.16 Land at Mickle Dales, Redcar

Historic Landscape Characterisation

Historically agricultural land, which up to the present y is used for the same purpose. The site is identified as *enclosed land* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document and is designated as Restoration Landscape by the Redcar & Cleveland Landscape Character SPD. Up to at least the 1950's the site included 3 narrow fields, the historic boundaries of which had started to disappear by 1970. The remaining historic agricultural plots were bisected in the 1980s by the newly built A174 and the allocated site forms the remaining north eastern corner of the field, the only remaining historic boundary being the northern edge of the allocation.

Nevertheless, the site forms a piece of remaining agricultural land forming a separation between Marske and Redcar. Immediately to the north west a new housing development is under construction and some late 20th century housing development forming the outskirts of Marske lays a short distance to the north west.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.16 Land at Mickle Dales



Date: 06/02/2017 Officer: DM
 Scale: 1:12,641 DWG No: PLNG707-16
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	Legal_Status2	NGRE	NGRN
797	Listening Post, Wheatlands Farm	SOUND MIRROR	LISTED II*	SCHEDULED	461482	522954
7096	Wheatlands Farmhouse, Redcar Road	FARMHOUSE	LISTED II		461502	522617
7097	Garden Wall S of Wheatlands Farm	WALL	LISTED II		461498	522601
7098	Barn and Byre Range, Wheatlands	BARN	LISTED II		461473	522603
7099	Pair of Cart Sheds, Wheatlands Farm	CART SHED	LISTED II		461443	522612
7100	Stable 10m NW of Wheatlands Farm	STABLE	LISTED II		461498	522633
7101	Ryehills Farmhouse, Redcar Road	FARMHOUSE	LISTED II		462374	522535
7102	Ryehills Farmhouse Garden Wall	WALL	LISTED II		462384	522502
7103	Farm Buildings/Houses, Ryehill Farm	FARMSTEAD	LISTED II		462376	522591
1435	BLACK'S BRIDGE	PILLBOX	LOCAL LIST		462126	522540
4950	Black's Bridge, Marske	PILLBOX	LOCAL LIST		462118	522558
467	ROYAL FLYING CORPS, MARSKE	AIRFIELD			462100	522800
1250	GREWGRASS FARM	FIELD SYSTEM			460950	521770
1558	RYEHILLS FARM	FIELD SYSTEM			462440	522500
2842	BLACKS BRIDGE	FIELD SYSTEM			462100	522450
2847	CAT FLATS	FIELD SYSTEM			462500	522110
4343	BLACKS BRIDGE	ENCLOSURE			462100	522450
4446	WHEATLANDS FARM	LITHIC SCATTER			461620	522410
5795	Weighbridge	WEIGHBRIDGE			461920	523000
5805	Upleatham Branch Railway	RAILWAY			462190	522450
5807	Engine Tunnel	TUNNEL			462290	521300
5808	Stationary Engine	STATIONARY ENGINE			462330	521310
5809	Incline Plane	INCLINED PLANE			462290	521300
5812	Cat Flat Crossing	LEVEL CROSSING			462370	522270
5821	Long Beck Crossing	LEVEL CROSSING			462770	521990

Past Disturbance

The site has had no known use other than agricultural. It is therefore likely that any damage to archaeological deposits in these areas would be minimal.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. There are however remains of medieval agricultural activity in the vicinity and a prehistoric find was also recorded nearby, so there may be archaeological potential within the site.

Site Sensitivity to Change

Archaeology

There are potentially unrecorded archaeological remains within the site, which could be damaged or destroyed by development. There is however insufficient evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

Historic landscape character will be impacted by development, as the site is currently agricultural land.

Impact on Heritage Assets

The GII listed Wheatlands Farm complex and the GII* listed WWI sound mirror is a short distance to the north west of the site. However, these assets are already surrounded by modern housing and thus development of the allocated site is not considered to have an impact upon these assets.

Impact on Conservation Area

Marske Conservation area lies approximately 1.2km to the east, separated from the allocation site by extensive residential development. Views of the site into and out of the conservation area are limited due to the flat landscape, although features such as the tower of St Mark's Church are visible. Development of the site is not however anticipated to have a detrimental impact on Marske Conservation Area itself.

Implications for the Wider Area

The area surrounding the allocation is characterised by agricultural fields and nearby recent residential development. The remaining fields act as separation between the outskirts of Marske and Redcar and the development of the site results in the perception of two separate settlements being diluted.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

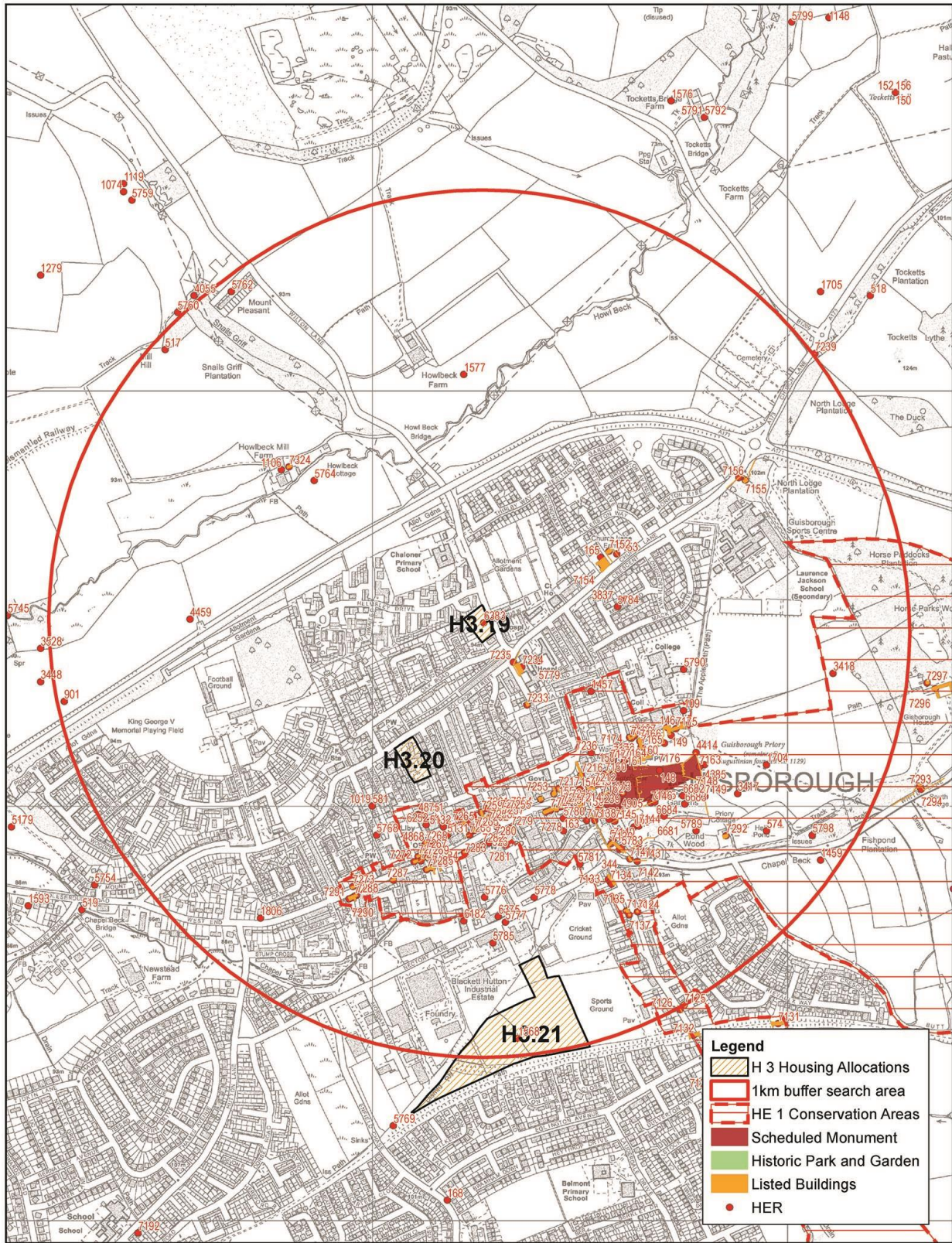
H3.19 Wilton Lane, Guisborough

Historic Landscape Characterisation

Shown as enclosed agricultural land on the 1856 OS Map but now identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document, Northgate school was built on the plot in 1879 and subsequently demolished in 2007. Typically Victorian in architectural style, the school was built of red brick with a slate roof and, up to the mid 20th century, was, along with the still standing headmaster's house, isolated at the northern extremity of Guisborough. During the 1950's and later the site became surrounded by residential development.

The current demolition site is largely surrounded by mid to late 20th century residential development and an allotment site. The former Headmaster's house is still adjacent, now used as a veterinary practice. Also in proximity are Victorian terraces and 18, 19th and 20th century institutional buildings.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.19 Wilton Lane



Date: 06/02/2017 Officer: DM
 Scale: 1:11,411 DWG No: PLNG707-19
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	Legal_Status2	NGRE	NGRN
143	Priory Dovecote, St. Mary's Priory	DOVECOTE	LISTED I	SCHEDULED	461603	516031
148	St. Mary's Priory, Guisborough	PRIORY	LISTED I		461692	516086
160	Church of St. Nicholas, Guisborough	CHURCH	LISTED II*		461650	516118
154	Market Cross/Fountain, Guisborough	FOUNTAIN	LISTED II		461500	516041
7254	Nos. 12 and 12A, Westgate	HOUSE	LISTED II		461405	516017
7255	No. 34 Westgate/Three Fiddles Hotel	HOTEL	LISTED II		461330	515987
7256	No. 36 Westgate, Sunnyfield House	HOUSE	LISTED II		461308	515988
7257	Walls and Gates of No. 36 Westgate	WALL	LISTED II		461314	515973
7258	No. 38 Westgate with Extension	HOUSE	LISTED II		461285	515964
7259	Coach House of No. 38 Westgate	COACH HOUSE	LISTED II		461262	515985
7260	Wall and Gates of No. 38 Westgate	WALL	LISTED II		461285	515982
7261	Gazebo and Wall of No. 38 Westgate	GARDEN ORNAMENT	LISTED II		461276	515994
7262	Nos. 40 and 42 Westgate	HOUSE	LISTED II		461276	515958
7176	Boundary Wall, No. 46 Church Walk	WALL	LISTED II		461703	516152
7124	No. 39 Belmangate, Guisborough	HOUSE	LISTED II		461639	515745
7133	Nos. 10, 12 and 14 Belmangate	HOUSE	LISTED II		461568	515824
7134	No. 16 Belmangate (Anchor Inn)	PUBLIC HOUSE	LISTED II		461573	515817
7135	Nos. 18 and 20 Belmangate	HOUSE	LISTED II		461576	515812
7136	No. 50 Belmangate, Guisborough	HOUSE	LISTED II		461612	515747
7137	Nos. 52 and 54 Belmangate	HOUSE	LISTED II		461618	515738
7138	Wall of Parish Church Hall, Bow St.	WALL	LISTED II		461535	515966
7139	Priory Gardens Cottage and Workshop	HOUSE	LISTED II		461575	515910
7140	Ornamental Gateway, Priory Gardens	GATE	LISTED II		461580	515920

7141	Workshop at Priory Gardens Cottage	WORKSHOP	LISTED II		461620	515873
7142	Boundary Wall SE of Priory Gardens	WALL	LISTED II		461638	515867
7143	Garden Wall E of Priory Gardens	WALL	LISTED II		461642	515909
7144	Garden Ornament NE Priory Gardens	GARDEN ORNAMENT	LISTED II		461642	515952
7145	Garden Wall 50m N of Priory Gardens	WALL	LISTED II		461584	515964
7146	Garden Wall 100m NE Priory Gardens	WALL	LISTED II		461671	516008
7147	Garden Wall 65m N of Priory Gardens	WALL	LISTED II		461570	515968
7148	Garden Ornament 245m, Priory Garden	GARDEN ORNAMENT	LISTED II		461780	516044
7149	Boundary Wall 250m NE Priory Garden	WALL	LISTED II		461801	516023
7150	No. 8 Bow Street, Guisborough	HOUSE	LISTED II		461505	515994
7151	Mounting Block, SE of The Fox Inn	MOUNTING BLOCK	LISTED II		461516	515966
7152	Church Lane Farmhouse and W. Wing	FARMHOUSE	LISTED II		461570	516614
7153	Garden Wall, Church Lane Farmhouse	WALL	LISTED II		461588	516608
7154	Barn, Stables etc. Church Lane Farm	BARN	LISTED II		461554	516581
7155	North Lodge, Church Lane	HOUSE	LISTED II		461898	516785
7156	Boundary Walls of North Lodge	WALL	LISTED II		461883	516791
7160	Rectory Garden Boundary Wall	WALL	LISTED II		461560	516078
7161	St. Mary's Priory Gatehouse Ruins	PRIORY	LISTED I		461600	516092
7162	W Boundary Wall , St. Mary's Priory	WALL	LISTED II		461553	516025
7163	Walls to NE, N and SE of Priory	WALL	LISTED II		461788	516095
7164	Church of St. Nicholas War Memorial	WAR MEMORIAL	LISTED II		461608	516111
7165	Nos. 46 and 48 Church Street	HOUSE	LISTED II		461647	516143
7166	Nos. 50 and 52 Church Street	HOUSE	LISTED II		461644	516157
7167	No. 66 Church Street, Guisborough	HOUSE	LISTED II		461631	516169
7168	Nos. 70 and 72 Church Street	HOUSE	LISTED II		461624	516163
7169	No. 76 Church Street, Guisborough.	HOUSE	LISTED II		461619	516165

7170	No. 45 Church Street, Guisborough	HOUSE	LISTED II		461573	516108
7171	Nos. 49 and 51 Church Street	HOUSE	LISTED II		461580	516110
7172	No. 53 Church Street, Guisborough	HOUSE	LISTED II		461580	516117
7173	Nos. 55 and 57 Church Street	HOUSE	LISTED II		461579	516124
7174	Nos. 63 and 65 Church Street	HOUSE	LISTED II		461599	516145
7175	Prior Pursglove College Complex	SCHOOL	LISTED II		461731	516187
7233	Nos. 51 and 53 Northgate	HOUSE	LISTED II		461372	516244
7234	Guisborough General Hospital	HOSPITAL	LISTED II		461360	516335
7235	Boundary Walls, Guisborough General	WALL	LISTED II		461339	516347
7236	Builder's Store, Patten Lane	INDUSTRIAL SITE	LISTED II		461527	516129
7253	No. 2 Westgate, The Black Swan	PUBLIC HOUSE	LISTED II		461437	516030
7263	Nos. 48 and 50 Westgate	HOUSE	LISTED II		461252	515945
7264	Nos. 52 and 54 Westgate	HOUSE	LISTED II		461245	515941
7265	Nos. 60 & 62 Westgate (Garth/House)	HOUSE	LISTED II		461219	515959
7266	Walls of Nos. 60 & 62 Westgate	WALL	LISTED II		461234	515931
7267	No. 94 Westgate (West Garth)	HOUSE	LISTED II		461127	515892
7268	Coach House of No. 94 Westgate	COACH HOUSE	LISTED II		461128	515911
7269	Wall and Gate of No. 94 Westgate	WALL	LISTED II		461132	515877
7270	No. 96 Westgate (Lower Garth)	HOUSE	LISTED II		461110	515879
7271	Walls of No. 96 Westgate	WALL	LISTED II		461116	515868
7272	Nos. 98 and 100 Westgate	HOUSE	LISTED II		461100	515866
7273	Nos. 134 and 136 Westgate	HOUSE	LISTED II		460953	515806
7274	Nos. 1, 3 and 5 Westgate	HOUSE	LISTED II		461460	516003
7275	Nos. 7 and 9 Westgate	HOUSE	LISTED II		461452	515998
7276	Nos. 11 & 13 Westgate (Mermaid Inn)	PUBLIC HOUSE	LISTED II		461443	515994
7277	Nos. 15 and 17 Westgate	HOUSE	LISTED II		461428	515990

7278	Nos. 19, 21 and 23 Westgate	HOUSE	LISTED II		461418	515986
7279	Nos. 51 and 53 Westgate	HOUSE	LISTED II		461334	515947
7280	Nos. 71 and 73 Westgate	HOUSE	LISTED II		461294	515923
7283	Nos. 95, 97 and 99 Westgate	HOUSE	LISTED II		461222	515888
7284	Nos. 105 and 107 Westgate (Kemplash)	HOUSE	LISTED II		461171	515863
7285	Nos. 109 and 111 Westgate	HOUSE	LISTED II		461143	515852
7286	Nos. 113 and 115 Westgate	HOUSE	LISTED II		461130	515847
7287	Nos. 147, 149, 151 and 153 Westgate	HOUSE	LISTED II		461050	515822
7288	No. 181 Westgate, Guisborough	HOUSE	LISTED II		460962	515785
7289	No. 183 Westgate and Cottage	HOUSE	LISTED II		460957	515783
7290	No. 185 Westgate, Guisborough	HOUSE	LISTED II		460951	515779
7291	No. 187 Westgate, Guisborough.	HOUSE	LISTED II		460944	515776
7292	Priory Cottages, Whitby Road	HOUSE	LISTED II		461852	515929
7212	No. 7 Market Place and Extension	HOUSE	LISTED II		461535	516052
7213	Nos. 9 and 11 Market Place	HOUSE	LISTED II		461523	516044
7214	No. 19 Market Place/The Seven Stars	PUBLIC HOUSE	LISTED II		461500	516004
7215	Town Hall, Guisborough Market Place	TOWN HALL	LISTED II		461478	516013
7216	No. 4 Market Place (The Buck Inn)	HOTEL	LISTED II		461503	516076
7217	No. 34 Market Place and N Extension	HOUSE	LISTED II		461448	516043
7324	Howlbeck Mill Farmhouse and Extens.	FARMHOUSE	LISTED II		460799	516817
7281	Nos. 75 and 77 Westgate	HOUSE	LISTED - DELISTED		461280	515911
7282	Nos. 79 and 81 Westgate	HOUSE	LISTED - DELISTED		461265	515907
926	GUISBOROUGH	TOWN	CONS AREA		461300	515950
6252	Guisborough	FRIENDS MEETING HOUSE			461129	515955
3837	CHURCH LANE	EARTHWORK			461600	516500
4385	GISBOROUGH PRIORY	SCULPTURE			461800	516100
4414	GISBOROUGH PRIORY	HA HA			461780	516130

4459	NEAR GUISBOROUGH BY PASS	SPINDLE WHORL			460560	516450
6681	Gisborough Priory Gardens	FORMAL GARDEN			461702	515976
6682	Monk's Walk, Gisborough Priory	FORMAL GARDEN			461748	516025
6683	Priory Gardens, Gisborough	PIT			461753	516005
6684	Gisborough Priory Gardens	BEAD			461684	516020
8065	Gisborough Priory Gardens	WALL			461680	516010
149	JESUS HOSPITAL	ALMSHOUSE			461720	516170
153	GUISBOROUGH	TOLLBOOTH			461480	516010
155	GUISBOROUGH	PILLORY			461490	516020
158	GAY DAYS	TOKEN			461600	516100
162	GUISBOROUGH PRIORY	HOARD			461630	515950
163	19-23 WESTGATE	EXCAVATION			461460	515940
165	CHURCH LANE FARM	ARCHITECTURAL FRAGMENT			461550	516600
1019	GUISBOROUGH	COIN HOARD			461000	516000
109	Guisborough Grammar School	COIN HOARD			461750	516230
146	Guisborough Grammar School	CEMETERY			461710	516190
568	PRIORY	URN			461630	515950
344	Guisborough/Chaloner Hall, Bow St.	HALL HOUSE			461595	515896
517	GUISBOROUGH	BOUNDARY STONE			460500	517100
1568	RECTORY LANE	FIELD SYSTEM			461350	515440
574	GISBOROUGH	FISHPOND			461950	515940
581	GUISBOROUGH	AXEHEAD - STONE			461000	516000
618	GUISBOROUGH PRIORY	COIN			461630	515950
901	Howl Beck, Gisborough	POTTERY SCATTER			460257	516252
1106	HOWL BECK	WATERMILL			460780	516810
1457	Milton House, Albion Terrace, Guis.	SWORD			461527	516276
1459	BUTT LANE	POTTERY			462080	515870
1577	HOWLBECK FARM	FIELD SYSTEM			461220	517040
1704	PRIORY FIELD 260	LITHIC SCATTER			461950	516100
1806	STUMP CROSS	CROSS			460730	515730
3417	GUISBOROUGH PRIORY	LINEAR FEATURE			461880	516030
3418	GISBOROUGH HOUSE	FIELD SYSTEM			462110	516320
4875	QUAKER CEMETERY	POTTERY			461110	515980

5798	Un-named Pond	POND			462060	515930
6239	Bank Chambers, Guisborough	WALL			461545	516000
6251	Quaker Burial Ground, Guisborough	FRIENDS BURIAL GROUND			461120	515980
4868	GUISBOROUGH REGISTER OFFICE	POTTERY			461140	515910
4905	GISBOROUGH PRIORY	POTTERY			461600	515990
5131	JOHNSON'S YARD	TERRACED HOUSE			461180	515930
5132	JOHNSON'S YARD, WESTGATE	BARN			461170	515950
5762	Chaloner Houses	WORKERS COTTAGE			460660	517240
5764	Brick & Tile Works	BRICK AND TILEMAKING SITE			460860	516784
5768	Windmill (Corn) - Westgate, Guisb.	CORN MILL			461010	515930
5776	Corn Mill - Mill Street, Guisb.	CORN MILL			461270	515780
5777	Foundry (Iron)	FOUNDRY			461320	515720
5778	Gas Works	GAS WORKS			461390	515780
5779	Union Workhouse	WORKHOUSE			461400	516350
5780	Tannery	TANNERY			461460	515970
5781	Guisborough Railway Station	RAILWAY STATION			461500	515860
5783	Sawmill	SAW MILL			461600	515900
5784	Un-named Feature				461590	516480
5785	Timber Yard	TIMBER YARD			461290	515670
5789	Island Pond	POND			461780	515940
5790	Un-named Feature				461750	516330
6182	Chaloner Hall, Guisborough	SCHOOL			461220	515723
6375	Guisborough Social Club	SCHOOL			461303	515734
6383	Northgate Schools, Guisborough	SCHOOL			461268	516442

Past Disturbance

The school building covered approximately 50% of the site, the remaining portion presumably forming the playground. It is thus likely that there has been significant ground disturbance on at least the built portion of the site and possible across the remainder when creating the playground and boundary wall.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Although the site is on the historic outskirts of the town there have been Roman and Medieval finds in the vicinity, and the site is approximately 250m from the Priory. The undeveloped part of the site should therefore be considered to have archaeological potential.

Site Sensitivity to Change

Archaeology

There are potentially unrecorded archaeological remains within the site, which could be damaged or destroyed by development. There is however insufficient evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

As the site has historically been developed the impact on Historic landscape character is minimised.

Impact on Heritage Assets

There are many listed heritage assets within the vicinity, concentrated around the historic town core and the Priory and grounds, a scheduled ancient monument. The nearest designated asset to the site is the GII listed Guisborough General Hospital, a former workhouse. However, these assets are surrounded by existing development and are judged to be sufficiently remote from the site to mean that development is unlikely to have an impact.

Impact on Conservation Area

Guisborough Conservation Area comprises the medieval and later historic core of the town, as well as the Priory and its grounds along with the managed parkland of Guisborough Hall and some agricultural land. The historic town element of Guisborough Conservation Area is approximately 400 metres to the south, separated from the allocation site by mid 20th century and Victorian terraced housing. However, the small scale of the development site combined with the existing screening by virtue of the existing town beyond the conservation area means that the development is unlikely to have any impact upon the setting of the conservation area.

Implications for the Wider Area

The area surrounding the allocation is characterised by a mix of building types from Victorian terraces, 18th and 19th century institutional buildings and mid 20th century housing. The development of the site is thus unlikely to have a detrimental impact upon the character of the wider area.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the undeveloped section of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

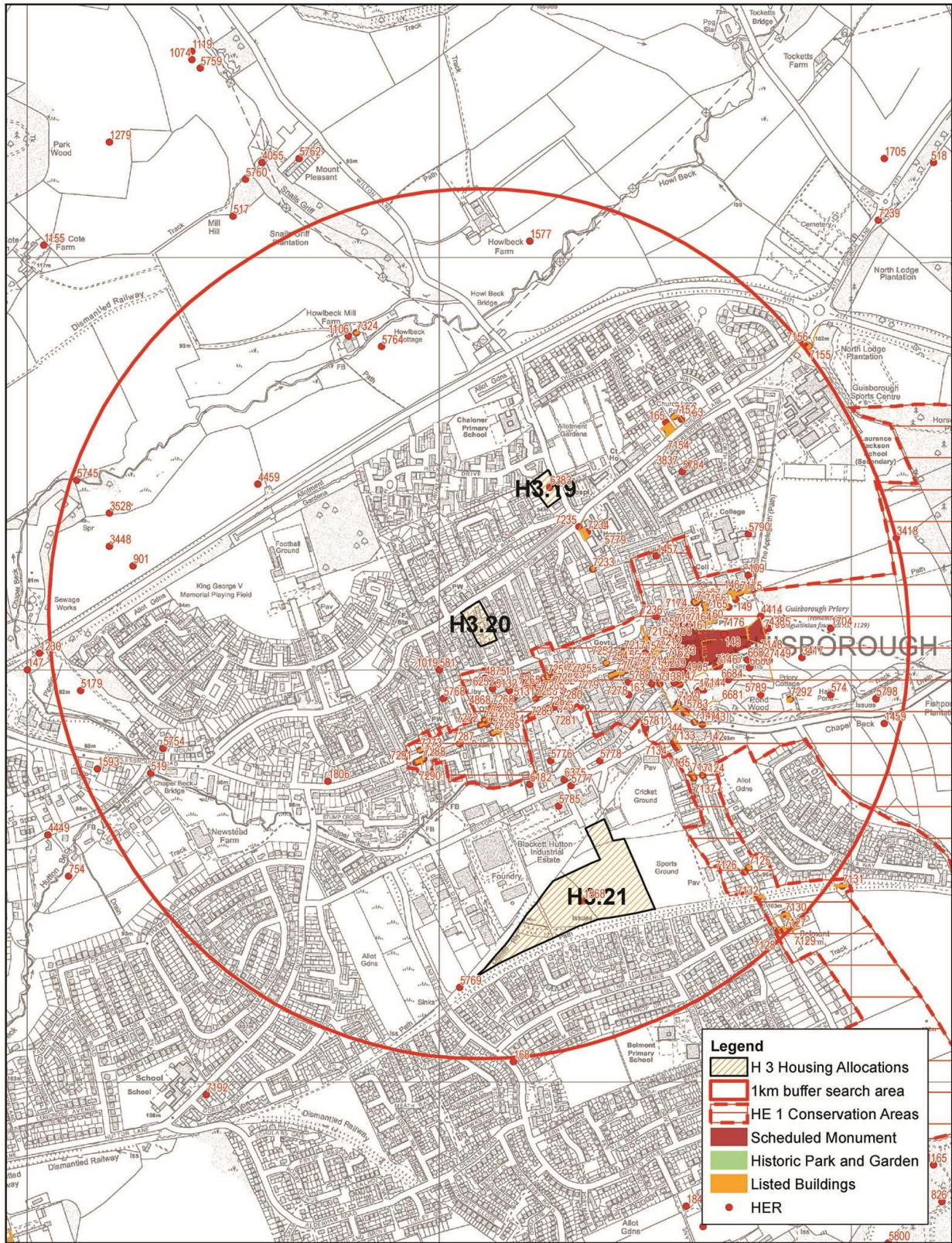
H3.20 Park Lane, Guisborough

Historic Landscape Characterisation

Forms a historic burgage plot or garth, as referenced by the address of the now demolished building, Upper Garth Gardens. The plot was recognisable as such up until the mid 20th century but subsequently developed without respect to the historic plot boundaries and is identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document. Later in the 20th century the site was developed for residential care and in 2003 was further developed for care purposes with the addition of a separate building.

Both buildings have now been demolished and site has lies undeveloped. To the north on the opposite side of Park Lane, is a recently built care home. The site is surrounded by mid to late 20th century houses to the south, east and west, although at the northern end of the western boundary a stands a late 19th or early 20th century former Children's Home, now converted to flats.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



Legend

- H 3 Housing Allocations
- 1km buffer search area
- HE 1 Conservation Areas
- Scheduled Monument
- Historic Park and Garden
- Listed Buildings
- HER



H3.20 Park Lane



Date: 06/02/2017 Officer: DM
 Scale: 1:11,483 DWG No: PLNG707-20
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	Legal_Status2	NGRE	NGRN
143	Priory Dovecote, St. Mary's Priory	DOVECOTE	LISTED I	SCHEDULED	461603	516031
148	St. Mary's Priory, Guisborough	PRIORY	LISTED I		461692	516086
7161	St. Mary's Priory Gatehouse Ruins	PRIORY	LISTED I		461600	516092
160	Church of St. Nicholas, Guisborough	CHURCH	LISTED II*		461650	516118
154	Market Cross/Fountain, Guisborough	FOUNTAIN	LISTED II		461500	516041
7254	Nos. 12 and 12A, Westgate	HOUSE	LISTED II		461405	516017
7255	No. 34 Westgate/Three Fiddles Hotel	HOTEL	LISTED II		461330	515987
7256	No. 36 Westgate, Sunnyfield House	HOUSE	LISTED II		461308	515988
7257	Walls and Gates of No. 36 Westgate	WALL	LISTED II		461314	515973
7258	No. 38 Westgate with Extension	HOUSE	LISTED II		461285	515964
7259	Coach House of No. 38 Westgate	COACH HOUSE	LISTED II		461262	515985
7260	Wall and Gates of No. 38 Westgate	WALL	LISTED II		461285	515982
7261	Gazebo and Wall of No. 38 Westgate	GARDEN ORNAMENT	LISTED II		461276	515994
7262	Nos. 40 and 42 Westgate	HOUSE	LISTED II		461276	515958
7212	No. 7 Market Place and Extension	HOUSE	LISTED II		461535	516052
7213	Nos. 9 and 11 Market Place	HOUSE	LISTED II		461523	516044
7214	No. 19 Market Place/The Seven Stars	PUBLIC HOUSE	LISTED II		461500	516004
7215	Town Hall, Guisborough Market Place	TOWN HALL	LISTED II		461478	516013
7216	No. 4 Market Place (The Buck Inn)	HOTEL	LISTED II		461503	516076
7217	No. 34 Market Place and N Extension	HOUSE	LISTED II		461448	516043
7324	Howlbeck Mill Farmhouse and Extens.	FARMHOUSE	LISTED II		460799	516817
7124	No. 39 Belmangate, Guisborough	HOUSE	LISTED II		461639	515745

7125	Nos. 65 and 67 Belmangate	HOUSE	LISTED II		461751	515520
7126	Wall to SW of Nos. 65/67 Belmangate	WALL	LISTED II		461741	515510
7127	Belmont Farmhouse and Extension	FARMHOUSE	LISTED II		461838	515370
7128	Wall to W side of Belmont Farmhouse	WALL	LISTED II		461824	515369
7130	Barn, Cart Shed etc. Belmont Farm	BARN	LISTED II		461839	515408
7132	Belmangate Railway Bridge	BRIDGE	LISTED II		461774	515448
7133	Nos. 10, 12 and 14 Belmangate	HOUSE	LISTED II		461568	515824
7134	No. 16 Belmangate (Anchor Inn)	PUBLIC HOUSE	LISTED II		461573	515817
7135	Nos. 18 and 20 Belmangate	HOUSE	LISTED II		461576	515812
7136	No. 50 Belmangate, Guisborough	HOUSE	LISTED II		461612	515747
7137	Nos. 52 and 54 Belmangate	HOUSE	LISTED II		461618	515738
7138	Wall of Parish Church Hall, Bow St.	WALL	LISTED II		461535	515966
7139	Priory Gardens Cottage and Workshop	HOUSE	LISTED II		461575	515910
7140	Ornamental Gateway, Priory Gardens	GATE	LISTED II		461580	515920
7141	Workshop at Priory Gardens Cottage	WORKSHOP	LISTED II		461620	515873
7142	Boundary Wall SE of Priory Gardens	WALL	LISTED II		461638	515867
7143	Garden Wall E of Priory Gardens	WALL	LISTED II		461642	515909
7144	Garden Ornament NE Priory Gardens	GARDEN ORNAMENT	LISTED II		461642	515952
7145	Garden Wall 50m N of Priory Gardens	WALL	LISTED II		461584	515964
7146	Garden Wall 100m NE Priory Gardens	WALL	LISTED II		461671	516008
7147	Garden Wall 65m N of Priory Gardens	WALL	LISTED II		461570	515968
7148	Garden Ornament 245m, Priory Garden	GARDEN ORNAMENT	LISTED II		461780	516044
7149	Boundary Wall 250m NE Priory Garden	WALL	LISTED II		461801	516023
7150	No. 8 Bow Street, Guisborough	HOUSE	LISTED II		461505	515994
7151	Mounting Block, SE of The Fox Inn	MOUNTING BLOCK	LISTED II		461516	515966
7152	Church Lane Farmhouse and W. Wing	FARMHOUSE	LISTED II		461570	516614

7153	Garden Wall, Church Lane Farmhouse	WALL	LISTED II		461588	516608
7154	Barn, Stables etc. Church Lane Farm	BARN	LISTED II		461554	516581
7160	Rectory Garden Boundary Wall	WALL	LISTED II		461560	516078
7162	W Boundary Wall , St. Mary's Priory	WALL	LISTED II		461553	516025
7163	Walls to NE, N and SE of Priory	WALL	LISTED II		461788	516095
7164	Church of St. Nicholas War Memorial	WAR MEMORIAL	LISTED II		461608	516111
7165	Nos. 46 and 48 Church Street	HOUSE	LISTED II		461647	516143
7166	Nos. 50 and 52 Church Street	HOUSE	LISTED II		461644	516157
7167	No. 66 Church Street, Guisborough	HOUSE	LISTED II		461631	516169
7168	Nos. 70 and 72 Church Street	HOUSE	LISTED II		461624	516163
7169	No. 76 Church Street, Guisborough.	HOUSE	LISTED II		461619	516165
7170	No. 45 Church Street, Guisborough	HOUSE	LISTED II		461573	516108
7171	Nos. 49 and 51 Church Street	HOUSE	LISTED II		461580	516110
7172	No. 53 Church Street, Guisborough	HOUSE	LISTED II		461580	516117
7173	Nos. 55 and 57 Church Street	HOUSE	LISTED II		461579	516124
7174	Nos. 63 and 65 Church Street	HOUSE	LISTED II		461599	516145
7175	Prior Pursglove College Complex	SCHOOL	LISTED II		461731	516187
7233	Nos. 51 and 53 Northgate	HOUSE	LISTED II		461372	516244
7234	Guisborough General Hospital	HOSPITAL	LISTED II		461360	516335
7235	Boundary Walls, Guisborough General	WALL	LISTED II		461339	516347
7236	Builder's Store, Patten Lane	INDUSTRIAL SITE	LISTED II		461527	516129
7253	No. 2 Westgate, The Black Swan	PUBLIC HOUSE	LISTED II		461437	516030
7263	Nos. 48 and 50 Westgate	HOUSE	LISTED II		461252	515945
7264	Nos. 52 and 54 Westgate	HOUSE	LISTED II		461245	515941
7265	Nos. 60 & 62 Westgate (Garth/House)	HOUSE	LISTED II		461219	515959
7266	Walls of Nos. 60 & 62 Westgate	WALL	LISTED II		461234	515931

7267	No. 94 Westgate (West Garth)	HOUSE	LISTED II		461127	515892
7268	Coach House of No. 94 Westgate	COACH HOUSE	LISTED II		461128	515911
7269	Wall and Gate of No. 94 Westgate	WALL	LISTED II		461132	515877
7270	No. 96 Westgate (Lower Garth)	HOUSE	LISTED II		461110	515879
7271	Walls of No. 96 Westgate	WALL	LISTED II		461116	515868
7272	Nos. 98 and 100 Westgate	HOUSE	LISTED II		461100	515866
7273	Nos. 134 and 136 Westgate	HOUSE	LISTED II		460953	515806
7274	Nos. 1, 3 and 5 Westgate	HOUSE	LISTED II		461460	516003
7275	Nos. 7 and 9 Westgate	HOUSE	LISTED II		461452	515998
7276	Nos. 11 & 13 Westgate (Mermaid Inn)	PUBLIC HOUSE	LISTED II		461443	515994
7277	Nos. 15 and 17 Westgate	HOUSE	LISTED II		461428	515990
7278	Nos. 19, 21 and 23 Westgate	HOUSE	LISTED II		461418	515986
7279	Nos. 51 and 53 Westgate	HOUSE	LISTED II		461334	515947
7280	Nos. 71 and 73 Westgate	HOUSE	LISTED II		461294	515923
7283	Nos. 95, 97 and 99 Westgate	HOUSE	LISTED II		461222	515888
7284	Nos. 105 and 107 Westgate (Kemplah)	HOUSE	LISTED II		461171	515863
7285	Nos. 109 and 111 Westgate	HOUSE	LISTED II		461143	515852
7286	Nos. 113 and 115 Westgate	HOUSE	LISTED II		461130	515847
7287	Nos. 147, 149, 151 and 153 Westgate	HOUSE	LISTED II		461050	515822
7288	No. 181 Westgate, Guisborough	HOUSE	LISTED II		460962	515785
7289	No. 183 Westgate and Cottage	HOUSE	LISTED II		460957	515783
7290	No. 185 Westgate, Guisborough	HOUSE	LISTED II		460951	515779
7291	No. 187 Westgate, Guisborough.	HOUSE	LISTED II		460944	515776
7292	Priory Cottages, Whitby Road	HOUSE	LISTED II		461852	515929
7176	Boundary Wall, No. 46 Church Walk	WALL	LISTED II		461703	516152
7281	Nos. 75 and 77 Westgate	HOUSE	LISTED - DELISTED		461280	515911
7282	Nos. 79 and 81 Westgate	HOUSE	LISTED - DELISTED		461265	515907

5769	Guisborough & Saltburn Branch	RAILWAY	TVRIGS		461050	515230
926	GUISBOROUGH	TOWN	CONS AREA		461300	515950
5764	Brick & Tile Works	BRICK AND TILEMAKING SITE			460860	516784
109	Guisborough Grammar School	COIN HOARD			461750	516230
5768	Windmill (Corn) - Westgate, Guisb.	CORN MILL			461010	515930
1106	HOWL BECK	WATERMILL			460780	516810
5776	Corn Mill - Mill Street, Guisb.	CORN MILL			461270	515780
5777	Foundry (Iron)	FOUNDRY			461320	515720
5778	Gas Works	GAS WORKS			461390	515780
5779	Union Workhouse	WORKHOUSE			461400	516350
5780	Tannery	TANNERY			461460	515970
5781	Guisborough Railway Station	RAILWAY STATION			461500	515860
5783	Sawmill	SAW MILL			461600	515900
5784	Un-named Feature				461590	516480
5785	Timber Yard	TIMBER YARD			461290	515670
5789	Island Pond	POND			461780	515940
5790	Un-named Feature				461750	516330
6182	Chaloner Hall, Guisborough	SCHOOL			461220	515723
6375	Guisborough Social Club	SCHOOL			461303	515734
6383	Northgate Schools, Guisborough	SCHOOL			461268	516442
8065	Gisborough Priory Gardens	WALL			461680	516010
155	GUISBOROUGH	PILLORY			461490	516020
158	GAY DAYS	TOKEN			461600	516100
162	GUISBOROUGH PRIORY	HOARD			461630	515950
163	19-23 WESTGATE	EXCAVATION			461460	515940
165	CHURCH LANE FARM	ARCHITECTURAL FRAGMENT			461550	516600
1019	GUISBOROUGH	COIN HOARD			461000	516000
149	JESUS HOSPITAL	ALMSHOUSE			461720	516170
153	GUISBOROUGH	TOLLBOOTH			461480	516010
568	PRIORY	URN			461630	515950
146	Guisborough Grammar School	CEMETERY			461710	516190
344	Guisborough/Chaloner Hall, Bow St.	HALL HOUSE			461595	515896
519	GUISBOROUGH	STANDING STONE			460300	515750
1568	RECTORY LANE	FIELD SYSTEM			461350	515440
574	GISBOROUGH	FISHPOND			461950	515940

581	GUIBOROUGH	AXEHEAD - STONE			461000	516000
618	GUIBOROUGH PRIORY	COIN			461630	515950
901	Howl Beck, Guisborough	POTTERY SCATTER			460257	516252
1457	Milton House, Albion Terrace, Guis.	SWORD			461527	516276
1459	BUTT LANE	POTTERY			462080	515870
1577	HOWLBECK FARM	FIELD SYSTEM			461220	517040
1593	MIDDLESBROUGH RAOD	FIELD SYSTEM			460170	515760
1704	PRIORY FIELD 260	LITHIC SCATTER			461950	516100
1806	STUMP CROSS	CROSS			460730	515730
3417	GUIBOROUGH PRIORY	LINEAR FEATURE			461880	516030
3448	HOWL BECK	SCRAPER - FLINT			460200	516300
3528	HOWLBECK, GUIBOROUGH	ENCLOSURE			460200	516380
4875	QUAKER CEMETERY	POTTERY			461110	515980
5798	Un-named Pond	POND			462060	515930
6239	Bank Chambers, Guisborough	WALL			461545	516000
6251	Quaker Burial Ground, Guisborough	FRIENDS BURIAL GROUND			461120	515980
6252	Guisborough	FRIENDS MEETING HOUSE			461129	515955
3837	CHURCH LANE	EARTHWORK			461600	516500
4385	GISBOROUGH PRIORY	SCULPTURE			461800	516100
4414	GISBOROUGH PRIORY	HA HA			461780	516130
4459	NEAR GUIBOROUGH BY PASS	SPINDLE WHORL			460560	516450
5179	WEST MILL	LEAT			460130	515950
6681	Gisborough Priory Gardens	FORMAL GARDEN			461702	515976
6682	Monk's Walk, Gisborough Priory	FORMAL GARDEN			461748	516025
6683	Priory Gardens, Guisborough	PIT			461753	516005
6684	Gisborough Priory Gardens	BEAD			461684	516020
4868	GUIBOROUGH REGISTER OFFICE	POTTERY			461140	515910
4905	GISBOROUGH PRIORY	POTTERY			461600	515990
5131	JOHNSON'S YARD	TERRACED HOUSE			461180	515930
5132	JOHNSON'S YARD, WESTGATE	BARN			461170	515950
5745	Mill Race	MILL RACE			460120	516460
5754	Sewage Farm	SEWAGE WORKS			460330	515810

Past Disturbance

The buildings covered approximately 50% of the site, the remaining portion forming a carpark and landscaping. It is thus likely that there has been significant ground disturbance on at least the built portion of the site and when forming the car park.

Archaeological Potential

No record of archaeological investigation on the site has been found. The site is at the northern extent of a historic medieval burgage plot and there have been Roman and Medieval finds in the vicinity. The undeveloped part of the site should therefore be considered to have archaeological potential.

Site Sensitivity to Change

Archaeology

There are potentially unrecorded archaeological remains within the site, which could be damaged or destroyed by development. There is however insufficient evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

As the site has historically been developed resulting in the historic boundaries no longer being coherent, the impact on historic landscape character is minimised.

Impact on Heritage Assets

There are many listed heritage assets within the vicinity, concentrated around the historic town core and the Priory and grounds, a scheduled ancient monument. The nearest designated assets to the site are the GII listed Guisborough General Hospital, a former workhouse and smaller buildings fronting Westgate. However, these assets are surrounded by existing development and are judged to be sufficiently remote from the site to mean that development is unlikely to have an impact.

Impact on Conservation Area

Guisborough Conservation Area comprises the medieval and later historic core of the town, as well as the Priory and its grounds along with the managed parkland of Guisborough Hall and some agricultural land. The historic town element of the conservation area is in close proximity to the south, separated from the allocation site by mid 20th century bungalows. The development of the site for apartments is likely to mean the development is visible on views into the conservation area, although such views are already impinged upon by existing built development, which is also likely to be effective in screening the development from views outwards from the conservation area. Overall, subject to appropriate design, it is considered that development of the site should preserve or enhance the setting of the conservation area.

Implications for the Wider Area

The area surrounding the allocation is characterised by a mix of building types from Victorian terraces, early to mid 20th century housing and more recent institutional development. The development of the site is thus unlikely to have a detrimental impact upon the character of the wider area.

Planning Recommendations for allocation

The design of the development should preserve the character of the nearby conservation area.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the remaining undeveloped part of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

H3.22 Land at Galley Hill, Guisborough

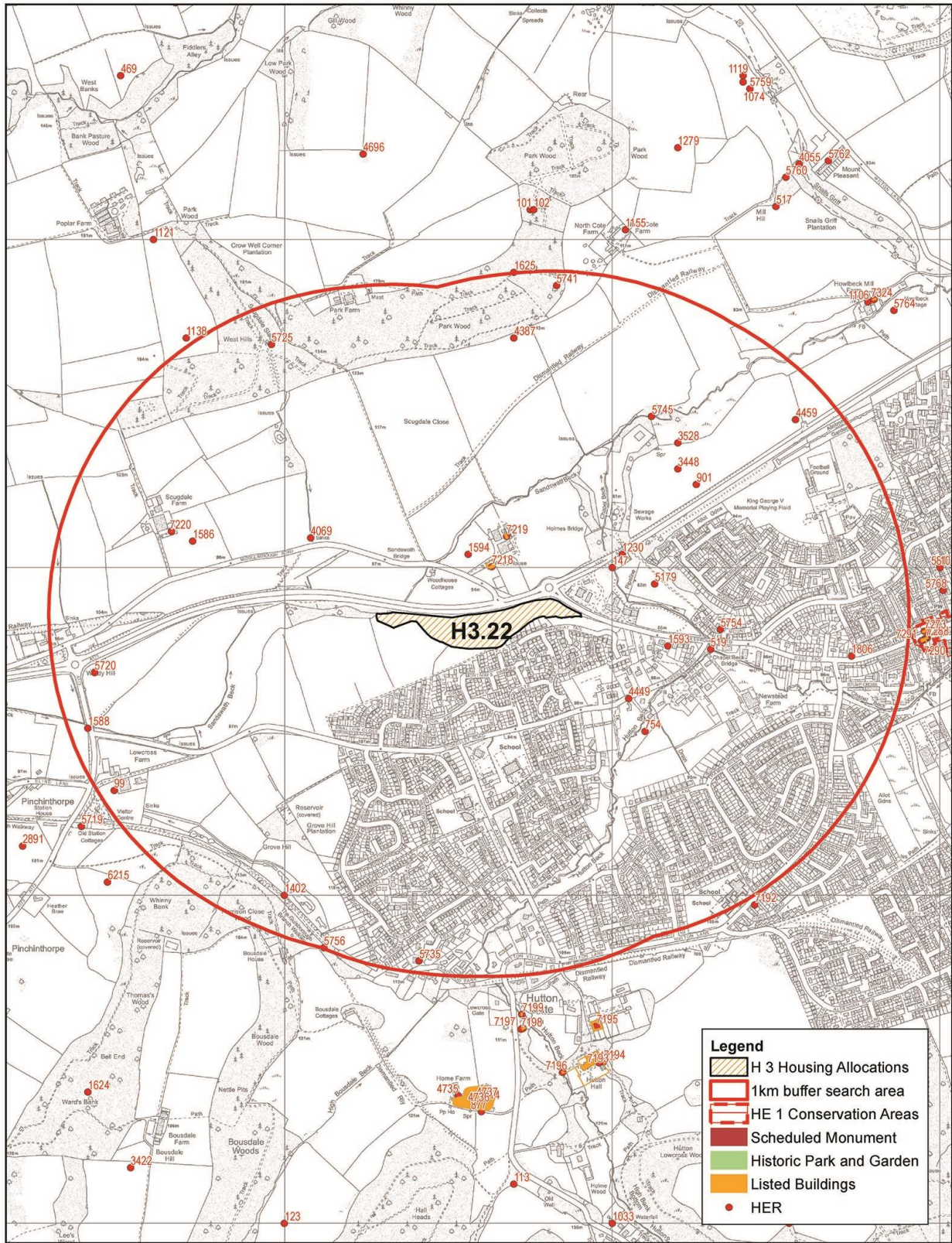
Historic Landscape Characterisation

A narrow plot on the north western edge of Guisborough which abuts the suburban outskirts of the town. Identified as *enclosed land* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document and as Restoration Landscape in the Redcar & Cleveland Landscape Character SPD. Approximately half of the southern boundary is formed by historic hedgerow.

A small portion of the northern end of the site may have formerly been within a paddock and orchard to the front of Bridge House, a farm which is still extant a small distance to the north. The majority of the site is currently agricultural land which appears to have been its sole historic use, although much of the southern portion of the irregularly shaped field in which the allocation sits is home to a late 20th century housing development.

The allocation is bordered to the north by the A171 Middlesbrough Road with agricultural land and the slopes of Wilton Moors beyond and to the south by the aforementioned housing development. To the west is largely undeveloped agricultural land stretching to Nunthorpe.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.22 Land at Galley Hill



Date: 06/02/2017 Officer: DM
 Scale: 1:14,440 DWG No: PLNG707-22
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
7218	Woodhouse Farmhouse and Cottage	FARMHOUSE	LISTED II	459632	516002
7219	Hay Barn, Woodhouse Farmstead	BARN	LISTED II	459677	516095
7220	Marker Stones, Scugdale Farmhouse	BOUNDARY STONE	LISTED II	458655	516110
5756	Un-named Branch Line	RAILWAY	TVRIGS	459120	514840
99	ST. LEONARD'S, LOWCROSS	LEPER HOSPITAL		458480	515320
147	ALLOTMENT GARDENS	COIN HOARD		460000	516000
519	GUISBOROUGH	STANDING STONE		460300	515750
754	RUTHERGATE	ROAD		460100	515500
901	Howl Beck, Guisborough	POTTERY SCATTER		460257	516252
1230	WEST MILL, GUISBOROUGH	WATERMILL		460030	516040
1402	HUTTON STATION	BEEHIVE QUERN		459000	515000
1586	SCUGDALE FARM	FIELD SYSTEM		458720	516080
1588	LOWCROSS FARM	FIELD SYSTEM		458400	515510
1593	MIDDLESBROUGH RAOD	FIELD SYSTEM		460170	515760
1594	WOODHOUSE FARM	FIELD SYSTEM		459560	516040
1806	STUMP CROSS	CROSS		460730	515730
3448	HOWL BECK	SCRAPER - FLINT		460200	516300
3528	HOWLBECK, GUISBOROUGH	ENCLOSURE		460200	516380
4069	CROWELL INCLINE	RAILWAY INCLINED PLANE		459080	516090
4387	PARK WOOD	FIELD SYSTEM		459700	516700
4449	GALLEY HILL	GALLOWS		460050	515600
4459	NEAR GUISBOROUGH BY PASS	SPINDLE WHORL		460560	516450
5179	WEST MILL	LEAT		460130	515950
5720	Gravel Pit	GRAVEL PIT		458420	515680
5725	Sandstone Quarry	QUARRY		458960	516680
5735	Sand Pit	SAND PIT		459410	514800
5741	Gravel Pit	GRAVEL PIT		459830	516860
5745	Mill Race	MILL RACE		460120	516460
5754	Sewage Farm	SEWAGE WORKS		460330	515810

Past Disturbance

Whilst part of the site may have been disturbed in connection with the former orchard, this is unlikely to have been to a significant extent. The remainder of the site has only been used for agricultural purposes meaning there has been little disturbance.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. There are remnants of medieval agricultural activities within close proximity to the site and there have been roman, iron age and Neolithic finds within the vicinity. Therefore, due to its undeveloped nature the site should be considered to have archaeological potential.

Site Sensitivity to Change

Archaeology

There are potentially unrecorded archaeological remains within the site, which could be damaged or destroyed by development. There is however insufficient evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

The historic undeveloped nature of the site means that development will result in a change in landscape character, as the allocation marks an expansion of Guisborough into the surrounding countryside.

Impact on Heritage Assets

The only listed heritage assets in the vicinity are the nearby GII listed Woodhouse farmhouse, cottage and barn and, approximately 300 metres to the west, a GII listed boundary stone at Scugdale Farmhouse. The rural setting of these assets will be impacted by the expansion of Guisborough.

Impact on Conservation Area

Guisborough Conservation Area comprises the medieval and later historic core of the town, as well as the Priory and its grounds along with the managed parkland of Guisborough Hall and some agricultural land. Whilst unlikely to have any impact to the appreciation of Guisborough Conservation Area from within or from outwith, the wider impact of the allocation site upon the townscape has been considered. A key viewpoint overlooking Guisborough is from High Cliff, upon the hills immediately to the south of the town forming an escarpment of the North York Moors through which the Cleveland Way runs. This location is known as a popular vantage point to both local inhabitants and visitors, being the descent from moorland into the valley. Viewed from this vantage point it is clear how Guisborough Conservation Area, being formed of the historic eastern part of the town, is differentiated from later housing development heading west. Whilst it is undeniable that perhaps the pre-dominant feature is housing development up to the foot of the hills, the allocation site forms only a small contribution to the suburban expanses of the town.

When viewed from higher ground to the north west of the conservation area the residential extent of Guisborough can be seen, although the effect of tree growth to screen and punctuate the later developments is apparent. Guisborough Conservation Area and the Priory are some distance down the valley, with the key feature being the ruins of Guisborough Priory.



Guisborough Conservation Area marked in orange, forming the eastern section of town, with the allocation site in red some distance to the west.



Guisborough from the north west, with the allocation site in red and the conservation area marked in orange, with residential development evident between illustrating the disassociation between the allocation site and Guisborough Conservation Area.

Implications for the Wider Area

The allocation is on the edge of Guisborough's suburban extents, lying adjacent to a significant 1980's housing development. The field acts as a rural buffer between that housing and the A171 dual carriageway, which bypasses Guisborough to the north. Development of the site will result in the north western extend of Guisborough being marked by that road rather than surrounding agricultural land.

Planning Recommendations for allocation

Opportunity should be taken to restore hedgerows and development scheme should protect existing historic hedgerows, which will necessitate incorporation into landscape features within the site.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

H3.24 Stanghow Road, Skelton

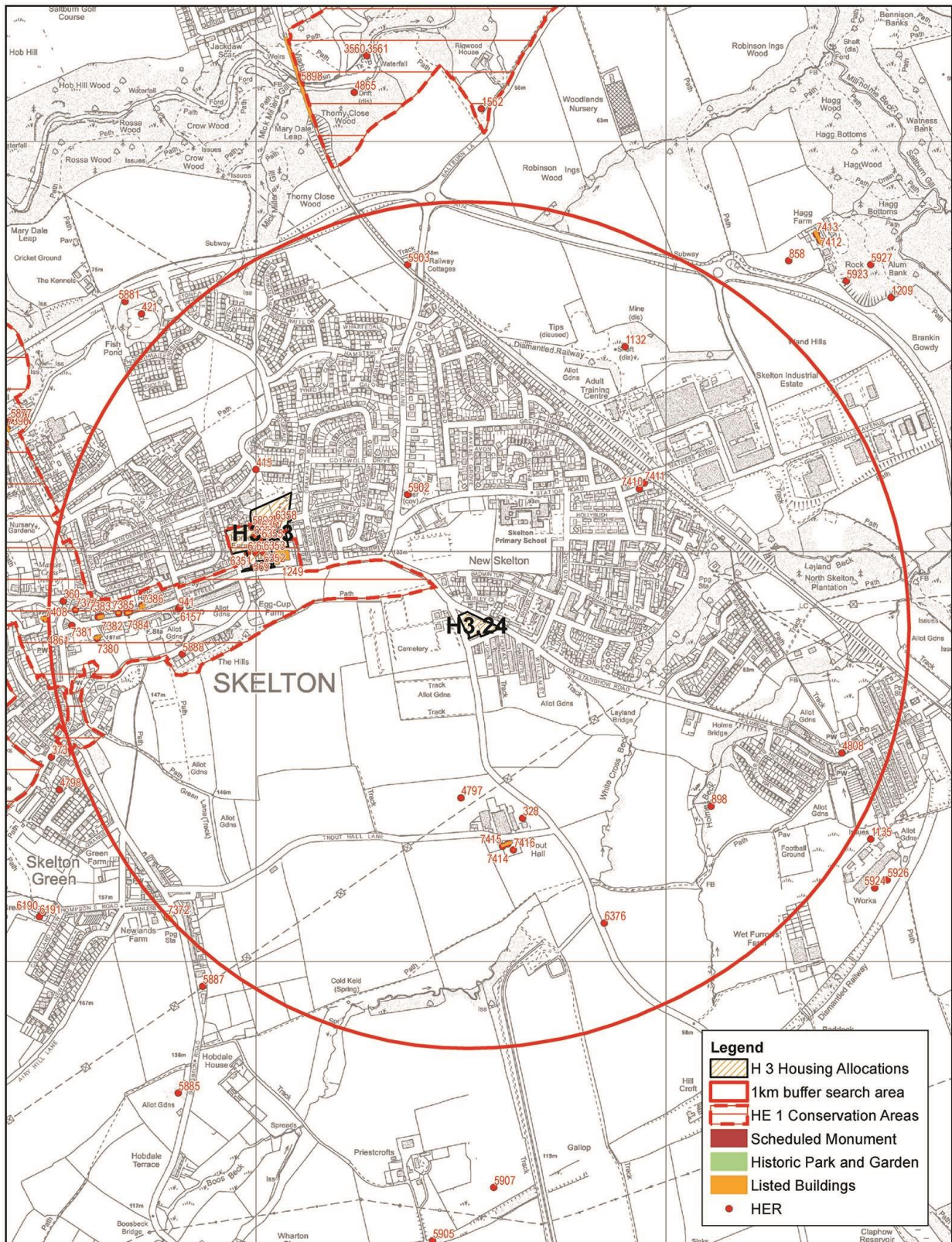
Historic Landscape Characterisation

Former Victorian school site which by 1982 had been replaced by two blocks of flats, now demolished with the site now being cleared. The allocation is identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document.

The school was infrastructure linked to the late 19th century establishment of New Skelton, formed by rows of still extant terraced houses immediately to the south of the site, built to accommodate miners employed in the expanding Ironstone industry.

Opposite the western boundary of the site is the Victorian Skelton Cemetery, another element of the expansion of Skelton and the establishment of New Skelton. To the north is a recent housing development.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.24 Stanghow Road

Date: 06/02/2017 Officer: DM
 Scale: 1:11,545 DWG No: PLNG707-24
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1249	Church of All Saints, Skelton	CHURCH	LISTED II*	466062	518985
7414	Trout Hall Farmhouse, Skelton	FARMHOUSE	LISTED II	466614	518288
7415	Stables/Coach House, Trout Hall Frm	STABLE	LISTED II	466601	518282
7416	Well Head, Trout Hall Farmstead	WELL	LISTED II	466628	518273
7410	Langbaurgh Council Depot, Skelton	FARMHOUSE	LISTED - DEMOLISHED	466935	519153
7411	Storage Buildings, Langbaurgh Depot	FARMSTEAD	LISTED - DEMOLISHED	466947	519167
328	TROUT HALL	FIELD SYSTEM	COUNTRY. STEWARDSHIP	466650	518350
360	SKELTON TOWN GREEN	MARKET CROSS		465530	518880
5888	Sandstone Quarry	QUARRY		465820	518750
415	HOME FARM	FIELD SYSTEM		466000	519200
569	SKELTON	AXEHEAD - STONE		466000	519000
898	NEW SKELTON BECK	FIELD SYSTEM		467110	518380
941	SKELTON	VILLAGE		465810	518860
1132	LONGACRES	IRONSTONE MINE		466900	519500
6353	Barn at Home Farm, Skelton	BARN		466018	518998
6354	Stable at Home Farm, Skelton	STABLE		466000	518997
6355	Home Farm, Skelton	GRANARY		466013	519027
6356	Stable at Home Farm, Skelton	STABLE		465995	519035
6357	Barn at Home Farm, Skelton	BARN		466013	519049
4797	SKELTON	COAL MINING SITE		466500	518400
4808	PENTECOSTAL CHURCH	CHAPEL		467430	518510
4861	SKELTON	POUND		465550	518820
5893	Sandstone Quarry	QUARRY		465990	519060
5902	Reservoir	RESERVOIR		466370	519140
5903	Railway Cottages	WORKERS COTTAGE		466370	519700
6157	72 High Street, Skelton	BOUNDARY DITCH		465814	518865
6350	East of Wharton Arms PH	BOUNDARY BANK		465979	518996
6351	Between Wharton Arms & 137 High St	WALL		465995	518961
6352	137-145 High Street, Skelton	TERRACED HOUSE		466018	518968
6358	Cottage at Home Farm, Skelton	OUTBUILDING		466046	519072

6376	South-east of Trout Hall, Skelton	FRIENDS BURIAL GROUND		466849	518094
------	--------------------------------------	--------------------------	--	--------	--------

Past Disturbance

The school building covered approximately 50% of the site, the remaining portion presumably forming the playground. That building was subsequently demolished and two blocks of flats erected. It is thus likely that there has been significant ground disturbance throughout the site.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Whilst there has been a Neolithic find in the vicinity, the amount of development carried out in the past means that there is considered to be little archaeological potential at least across the developed parts of the site.

Site Sensitivity to Change

Archaeology

There are unlikely to be any archaeological remains to be found on much of the site due to the amount of development that has taken place. There is therefore no evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

As a historically developed plot, the school and subsequent flats formed the northern corner of the 19th century settlement of New Skelton. The current condition of the land as a cleared site, with the cemetery opposite, acts as a blank space between the houses and cemetery and impacts upon the context of the cemetery. It is therefore considered that suitable development would be complementary to the coherence of the settlement.

Impact on Heritage Assets

The only listed heritage assets in the vicinity are approximately 250 metres from the site, being the church in Skelton, to the west, and assets at Trout Hall Farm, to the south. It is not considered that the settings of these assets will be affected by development of the site.

Impact on Conservation Area

The conservation area lies in close proximity, which at its western extent, is made up of agricultural land. The site is not visible from the built part of the conservation area and, even when viewed from the nearby fields, it is unlikely that appropriately designed development will have an adverse impact.

Implications for the Wider Area

The allocation is a previously developed site which, in its current denuded state, forms a gap in the settlement pattern of New Skelton. Development of the site is therefore more likely to have a positive impact, depending on the design and character of the scheme.

Planning Recommendations for allocation

No policy recommendations are considered necessary.

Pre-application Stage

No recommendations are made due to the minimal archaeological potential within the site

Application Stage

Archaeological matters are unlikely to require consideration and thus no recommendations are made.

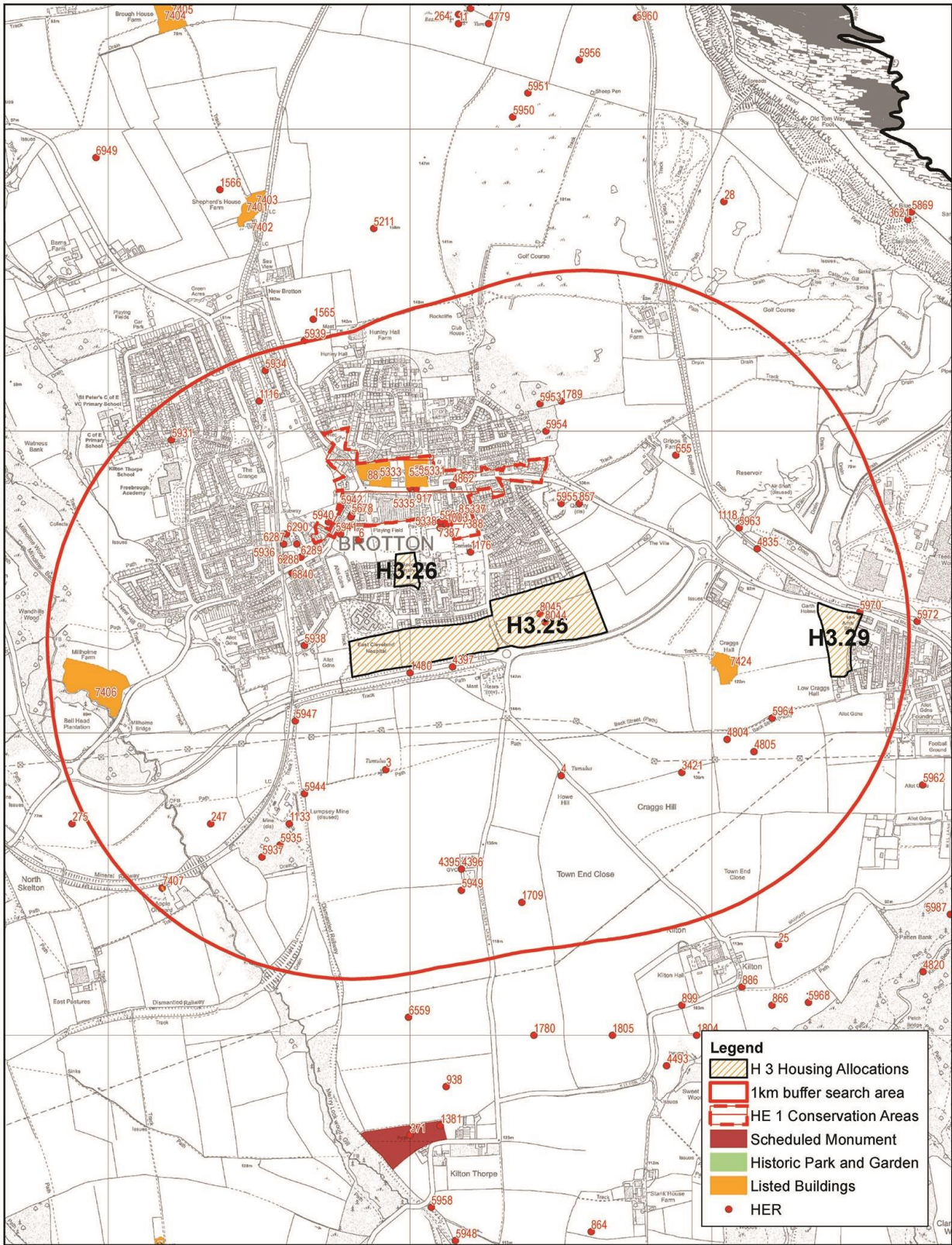
H3.25 Kilton Lane, Brotton

Historic Landscape Characterisation

Agricultural land to the south of Brotton, identified as *enclosed land* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document and designated as Restoration Landscape in the Redcar & Cleveland Landscape Character SPD. The allocation contains three significant lengths of historic hedgerow, two of which bisect the site and the other forming part of the western boundary.

Distant from the historic village centre but bounded by mid and late 20th / early 21st century housing development to the north, and Brotton hospital at the the north eastern corner. The southern boundary of the site is demarcated by the late 20th century Brotton bypass road.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.25 Kilton lane



Date: 06/02/2017 Officer: DM

Scale: 1:15,701 DWG No: PLNG707-25

Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
7387	Foster Tombstone, Kilton Lane	TOMBSTONE	LISTED II	469169	519715
7388	Tombstone, SW Kilton Lane	TOMBSTONE	LISTED II	469170	519723
7406	Barn and Cart Shed, Millholme Farm	BARN	LISTED II	467962	519186
7407	Apple Orchard Farmhouse, Skelton	FARMHOUSE	LISTED II	468179	518488
7424	Carlin How Barn, Brotton Road	BARN	LISTED II	470060	519215
5331	Brotton Hall, High Street, Brotton	HALL HOUSE	LISTED II	469046	519846
5332	Cottage, Brotton Hall	HOUSE	LISTED II	469027	519848
5333	Church of St. Margaret of Antioch	CHURCH	LISTED II	468899	519842
5334	Brotton House, High Street, Brotton	HOUSE	LISTED II	468997	519842
5335	Walls and Gates of Brotton House	GATE	LISTED II	469000	519812
5336	Coach House/Cottage, Brotton House	COACH HOUSE	LISTED II	469013	519848
3	HOWE HILL	BURIAL MOUND		468920	518880
4	HOWE HILL	CEMETERY		469500	518860
6	BROTTON PLAYING FLD	FIELD SYSTEM		468830	519640
7	Brotton Hall	MANOR HOUSE		469040	519850
8	ST MARGARETS CHAPEL	CHAPEL		469160	519720
247	MILLHOLME BECK	FIELD SYSTEM		468340	518700
1176	BROTTON CEMETERY	TOMBSTONE		469200	519600
580	COCK HILL	EARTHWORK		469100	519700
655	GRIPPS FARM	FIELD SYSTEM		469880	519920
857	BROTTON QUARRY	FIELD SYSTEM		469560	519760
887	St. MARGARET'S	FIELD SYSTEM		468860	519860
917	BROTTON	VILLAGE		469020	519810
1003	BROTTON	BUILDING		469120	519690
1116	BROTTON	IRONSTONE MINE		468500	520100
1118	CRAGS HALL	IRONSTONE MINE		470100	519700
1133	LUMPSEY	IRONSTONE MINE		468600	518700
1480	BROTTON	SCRAPER - FLINT		469000	519200
1709	KILTON CASTLE FLD102	LITHIC SCATTER		469370	518440
1789	LOW FARM	SCRAPER - FLINT		469500	520100
3421	CRAGGS HILL	ENCLOSURE		469900	518870
6840	Primitive Methodist Church, Brotton	CHURCH		468609	519530
4395	KILTON THORPE LANE	SETTLEMENT		469170	518550
4396	KILTON THORPE LANE	BEEHIVE QUERN		469170	518550
4397	BROTTON BY PASS	ENCLOSURE		469140	519220
4804	CRAGGS HALL	BUILDING		470050	518980
4805	CRAGGS HALL	RING DITCH		470140	518940
4835	CRAGGS HALL	SIGNAL BOX		470150	519610
4862	BROTTON	POUND		469140	519820
5337	ST. MARGARET OF ANTIOCH	GRAVE SLAB		469180	519720
5338	COCK HILL	COIN		469100	519680
5339	ST. MARGARET OF ANTIOCH	HUMAN BURIAL		469180	519720
5340	ST. MARGARET OF ANTIOCH	COIN		469180	519720
5678	Brotton Quarry	CRUSHING MILL		468807	519722
5748	Brotton Quarry	QUARRY		468804	519715

5931	Air Shaft	AIR SHAFT		468210	519970
5934	Reservoirs	RESERVOIR		468520	520200
5935	Magazine	MAGAZINE		468570	518630
5936	Brotton Station	RAILWAY STATION		468580	519580
5937	Sandstone Quarry	QUARRY		468510	518590
5938	Gas Works	GAS WORKS		468650	519290
5940	Sandstone Quarry	QUARRY		468730	519700
5941	Sandstone Quarry	QUARRY		468770	519660
5942	Sandstone Quarry	QUARRY		468770	519750
5944	Sandstone Quarry	QUARRY		468650	518800
5947	Kilton Thorpe Branch	RAILWAY		468620	519040
5949	Sandstone Quarry	QUARRY		469170	518480
5953	Sandstone Quarry	QUARRY		469430	520090
5954	Old Quarry	QUARRY		469450	520000
5955	Old Quarry (Sandstone)	QUARRY		469500	519760
5963	Air Shaft	AIR SHAFT		470090	519680
5964	Old Quarry (Sandstone)	QUARRY		470200	519050
5970	Railway Cottages	WORKERS COTTAGE		470490	519400
6287	Brotton Station	GOODS STATION		468582	519626
6288	Brotton Station	COAL DEPOT		468625	519626
6289	Brotton Station Coal Office	OFFICE		468638	519583
6290	Brotton Railway Station	RAILWAY TURNABLE		468591	519660
8044	East of Kilton Lane, Brotton	BUILDING		469447	519367
8045	East of Kilton Lane, Brotton	FIELD SYSTEM		469430	519395

Past Disturbance

There is no evidence of the site having been used for anything but agricultural purposes meaning there has been little disturbance.

Archaeological Potential

Archaeological investigation has revealed Romano-British remains within the allocation site. Within the vicinity are numerous archaeological remains, from prehistoric earthworks, cemetery and burial mound to medieval field systems and remains of medieval Brotton itself. There are also numerous incidences of 19th century industrial and transportation remains.

Site Sensitivity to Change

Archaeology

It has already been confirmed that there are significant archaeological remains within the site with multiple finds in the vicinity. There is strong evidence to require a thorough archaeological investigation prior to development commencing.

Historic Landscape Character

The undeveloped agricultural character of the plot and historic hedgerow will be changed by development.

Impact on Heritage Assets and Conservation Areas

There are a number of GII listed heritage assets in the vicinity, both in the historic centre of Brotton and more remote farm buildings and tombstones. However, the site is further from the assets within Brotton than recent significant housing development and is sufficiently distant from other assets to be considered to have no detrimental impact on their settings.

Impact on Conservation Areas

The boundary of Brotton Conservation Area lies approximately 297 metres to the north of the allocation, separated by a small amount of residential development and Brotton cemetery. The conservation area comprises the historic two-row medieval core of the village, which lies in an east-west orientation. Whilst the allocation site is large, owing to local topography and extant residential development it is anticipated that development of the site will have a negligible impact on the conservation area.



Allocated site washed in red with housing development beyond. Some buildings within the conservation area are partially visible in the distance.

Views of Brotton from the east, when approaching from Carlin How, are dominated by a late 20th century housing development on the hillside with the former hospital being the only clearly visible marker of the extend of the conservation area. Development of the allocated site will result in rooftops being visible further to the south of existing housing, but it is not considered that this will result in detriment to the appreciation of the conservation area.



View into Brotton approaching from the east, with the allocation site washed in red and the extend of the conservation area in orange.

Warsett Hill, a high point to the north and close to the Cleveland Way, affords elevated views southwards, although the conservation area is indistinct from surrounding housing development on both sides of the settlement. Owing to topography it is unlikely that development of the allocation will have an adverse impact on the conservation area even when viewed from this vantage point.



View southwards into the conservation area and beyond from Warsett Hill. The allocation site, marked in red, is partially visible beyond recent residential development.

Views from the west illustrate how the scale of development will increase the footprint of the settlement. This view however also illustrates how Victorian, mid 20th century and later development forms the composition of this vista with the conservation area being screened owing to topography and built development.



View from Skelton Industrial Estate showing the Victorian terraces, Brotton Hospital and mid to late 20th century housing development.

Implications for the Wider Area

The allocation is an undeveloped site which forms a buffer of agricultural land between housing on the southern outskirts of Brotton and the bypass. Development of the site will result in a significant expansion of Brotton, resulting in a dilution of the pastoral character of the area.

Planning Recommendations for allocation

Opportunity should be taken to restore hedgerows and development scheme should protect existing historic hedgerows, which will necessitate incorporation into landscape features within the site.

Pre-application Stage

Archaeology - desk-based assessment and walkover survey of the site, resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

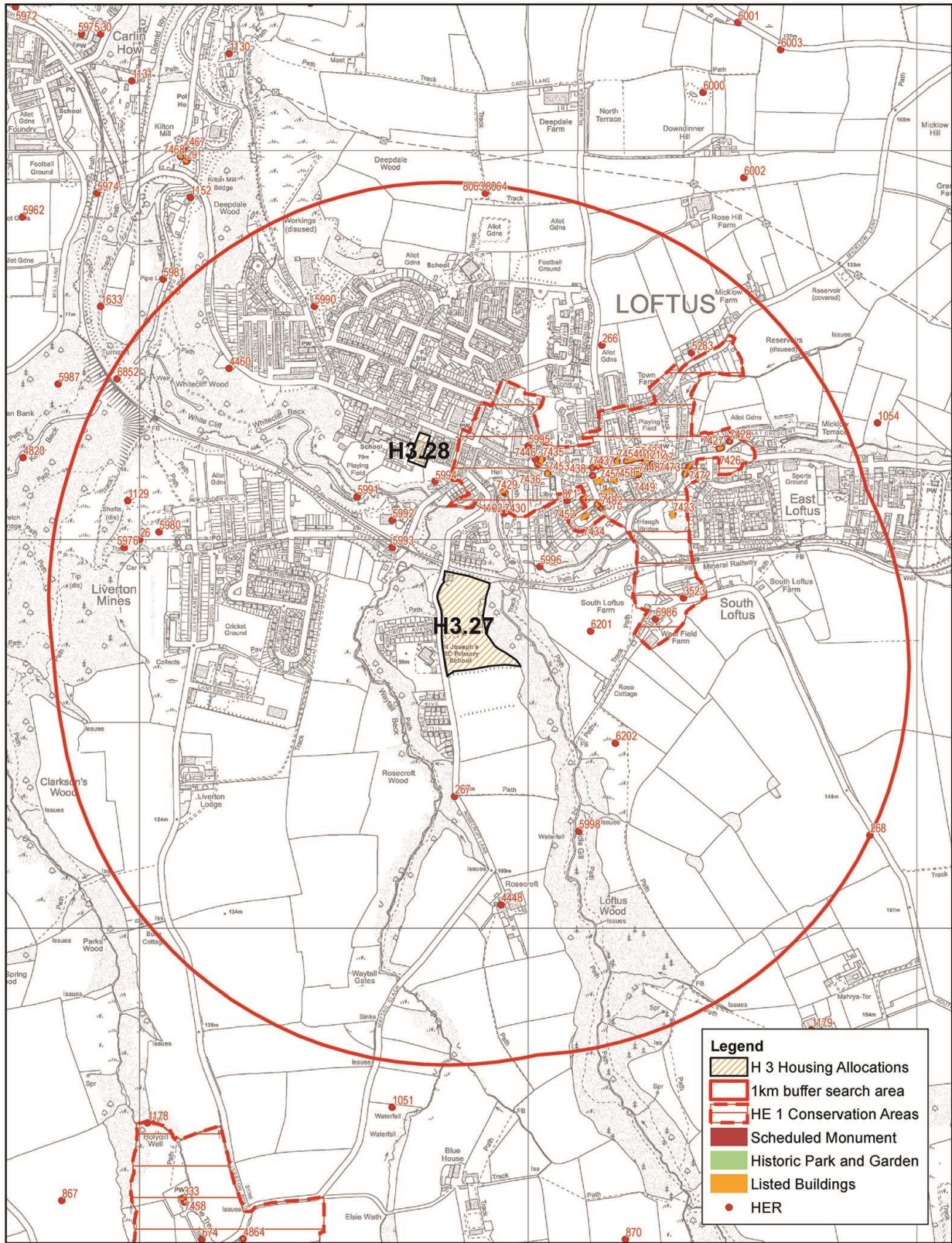
H3.27 Former Rosecroft School, Loftus

Historic Landscape Characterisation

Former mid 20th century Rosecroft school, now demolished with the site identified as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document, although there is a section of historic hedgerow forming the south western boundar. Prior to the erection of the school the land appears to have been in agricultural use, although land immediately to the south and west was in use as allotment gardens. The site is on a ridge of land between Middle Gill and Waytail Beck, both deep wooded valleys with streams running in a south to north direction. The northern boundary is demarcated by the historic former Whitby - Saltburn railway line, now curtailed at Boulby Mine but is still in use for mineral transportation.

The former allotment site to the west is now developed with late 20th century housing, which is seperated from the site by Rosecroft Lane, presumably named after nearby Rosecroft Farm.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.27 Former Rosecroft School



Date: 06/02/2017 Officer: DM
 Scale: 1:12,178 DWG No: PLNG707-27
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
7423	Linden House, Boulby Drive	HOUSE	LISTED II	472372	518065
378	Church of St. Leonard, Loftus	CHURCH	LISTED II	472201	518122
7426	No. 1 East Crescent, Loftus	HOUSE	LISTED II	472491	518234
7427	Nos. 2 and 3 East Crescent, Loftus	HOUSE	LISTED II	472498	518236
7428	No. 9 E. Crescent, Old Beck Cottage	HOUSE	LISTED II	472518	518253
7429	Loftus Mill, Mill House & Mill Race	MILL	LISTED II	471936	518123
7453	Jessemine Cottage, High Street	HOUSE	LISTED II	472051	518170
7454	National Westminster Bank, Loftus	BANK (FINANCIAL)	LISTED II	472229	518202
7482	Boundary Walls of Kingdom Hall	WALL	LISTED II	472187	518083
7430	Mill Sluice, No. 5 Gaskel Lane	GATE	LISTED II	471938	518067
7434	Nos. 12 and 14 Hall Grounds, Loftus	HOUSE	LISTED II	472147	518060
7435	The Old Zetland School, Loftus	SCHOOL	LISTED II	472036	518207
7436	Wall and Gate of Old Zetland School	WALL	LISTED II	472025	518194
7437	No. 19 High Street, Loftus	HOUSE	LISTED II	472166	518185
7438	Wall and Gate of No. 19 High Street	WALL	LISTED II	472166	518164
7439	No. 21 High Street, Loftus	HOUSE	LISTED II	472181	518188
7440	No. 31 High Street, Loftus (Angel)	PUBLIC HOUSE	LISTED II	472254	518202
7441	Nos. 32, 33 and 34 High Street	HOUSE	LISTED II	472265	518204
7442	No. 35 High Street, Loftus	HOUSE	LISTED II	472275	518209
7443	Nos. 36 and 37 High Street, Loftus	HOUSE	LISTED II	472285	518209
7444	No. 38 High Street, Loftus and Wall	HOUSE	LISTED II	472292	518216
7445	No. 39 High Street, Loftus	HOUSE	LISTED II	472302	518209
7446	Nos. 1 and 2 High Street, Loftus	HOUSE	LISTED II	472019	518206

7447	Drink Fountain, High Street, Loftus	DRINKING FOUNTAIN	LISTED II	472319	518194
7448	No. 73 High Street, Loftus (WHPH)	PUBLIC HOUSE	LISTED II	472283	518167
7449	No. 74 High Street, Loftus	BANK (FINANCIAL)	LISTED II	472271	518165
7450	Golden Lion Hotel, Loftus	HOTEL	LISTED II	472220	518153
7451	Town Hall, High Street, Loftus	TOWN HALL	LISTED II	472183	518151
7452	Stable House, High Street, Loftus	STABLE	LISTED II	472141	518104
7472	Nos. 2-7 St. Hilda's Place, Loftus	HOUSE	LISTED II	472413	518187
7473	No. 8 St. Hilda's Place, Loftus	HOUSE	LISTED II	472404	518168
7481	Kingdom Hall, Water Lane, Loftus	LODGE	LISTED II	472178	518091
8063	Deepdale, Loftus	ROUNDHOUSE		471890	518890
8064	Deepdale, Loftus	BUILDING		471890	518890
5283	50 MICKLOW LANE	ARTEFACT - FLINT		472420	518480
5976	Magazine	MAGAZINE		470960	517980
5980	Un-named Reservoir	RESERVOIR		471050	518020
5990	Brick & Tile Works	BRICK AND TILEMAKING SITE		471450	518600
5991	Fisherman's Staithes	STAITH		471560	518110
5992	Goods Shed and Coal Depot	COAL DEPOT		471650	518050
5993	Loftus Station	RAILWAY STATION		471650	517980
5994	Zetland Foundry	FOUNDRY		471760	518150
5995	Windmill (Corn)	CORN MILL		472000	518240
5996	Quarry	QUARRY		472030	517930
5998	Dam	DAM		472130	517250
6201	Wornams, South Loftus	ENCLOSURE		472161	517764
6202	Loftus Wood	FIELD SYSTEM		472225	517477
6852	Kilton Viaduct	BRIDGE		470942	518413
4448	ROSECROFT	FARMSTEAD		471930	517060
4460	LOFTUS BANK	PENDANT		471230	518440
26	Brotton	WATERMILL		471000	518000
266	HUMMERSEA LANE	STANDING STONE		472190	518500
267	ROSECROFT WOOD	BOUNDARY STONE		471810	517340
268	SOUTH LOFTUS	BOUNDARY STONE		472880	517240
871	LOFTUS	VILLAGE		472100	518100
1102	LOFTUS MILL	WATERMILL		471940	518120
1129	LIVERTON	IRONSTONE MINE		470970	518100
1212	MARKET PLACE	MILESTONE		472300	518200
3523	SOUTH LOFTUS	VILLAGE		472400	517850
6986	Westfield Farm, South Loftus	FARMSTEAD		472328	517795

Past Disturbance

The school building covered approximately 30% of the site, with the remainder forming the carpark and playground with the southern half of the site being a playing field, which is elevated made ground possibly created from tipping of excavated soil. It is thus likely that there has been significant ground disturbance on at least the built portion of the site. There is unlikely to have been any significant disturbance within the southern half of the site although any archaeology will be deeply buried under the made ground.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Finds in the vicinity range from pre-historic, medieval and late medieval, a number of examples of 18th century built remains and many industrial and transportation remains from the 19th century. Whilst the site was clearly not developed in connection with industry, there may be potential for pre-industrial remains to be found.

Site Sensitivity to Change

Archaeology

Whilst there are unlikely to be any archaeological remains to be found on the of the portion of the site previously developed, there may be archaeology within the formerly undeveloped southern section. However, there is no evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

Whilst formerly agricultural land, the site was developed in the mid 20th century although it has subsequently been cleared. The historic outer boundary of the site has been retained with some historic hedgerow present. It is therefore considered that development will not have a significant impact upon historic landscape character.

Impact on Heritage Assets

Listed heritage assets in the vicinity are mainly located in the historic centre of Loftus, although the GII listed mill is a short distance to the north. However, due to the presence of established woodland and natural topography, it is not considered that the settings of these assets will be affected by appropriately designed housing development on the site.

Impact on Conservation Areas

Loftus Conservation Area lies approximately 190 metres to the north and comprises the original separate medieval settlements of Loftus and South Loftus, the 18th century village core and the expanded 19th century expansion, which has a much more urban character. Views from the site into the conservation area are almost entirely screened by thick vegetation, even during the winter months. The same applies from views out of the conservation area towards the site, especially because the allocation is on a higher plateau than the nearest part of the conservation area which is within a steep sided valley.



View from the allocation site towards Loftus. The conservation area is entirely screened mainly owing to topography but also by vegetation.

The only open views into the site are available from elevated ground within the Hummersea Hill housing estate, which affords views across the western part of the conservation area to the allocation site. However, the site is a very minor feature within the vista and has significant built development adjacent, meaning its re-development is not anticipated to have a detrimental impact upon the conservation area.



The allocation site marked in red, with the conservation area on lower ground in the mid distance and not visible from this vantage point.

Implications for the Wider Area

The allocation is a previously developed site, the redevelopment of which is not considered to have an adverse impact upon the wider area.

Planning Recommendations for allocation

Opportunity should be taken to restore hedgerows and development scheme should protect existing historic hedgerows, which will necessitate incorporation into landscape features within the site.

Pre-application Stage

No recommendations are made due to the minimal archaeological potential within the site

Application Stage

Archaeological matters are unlikely to require consideration and thus no recommendations are made.

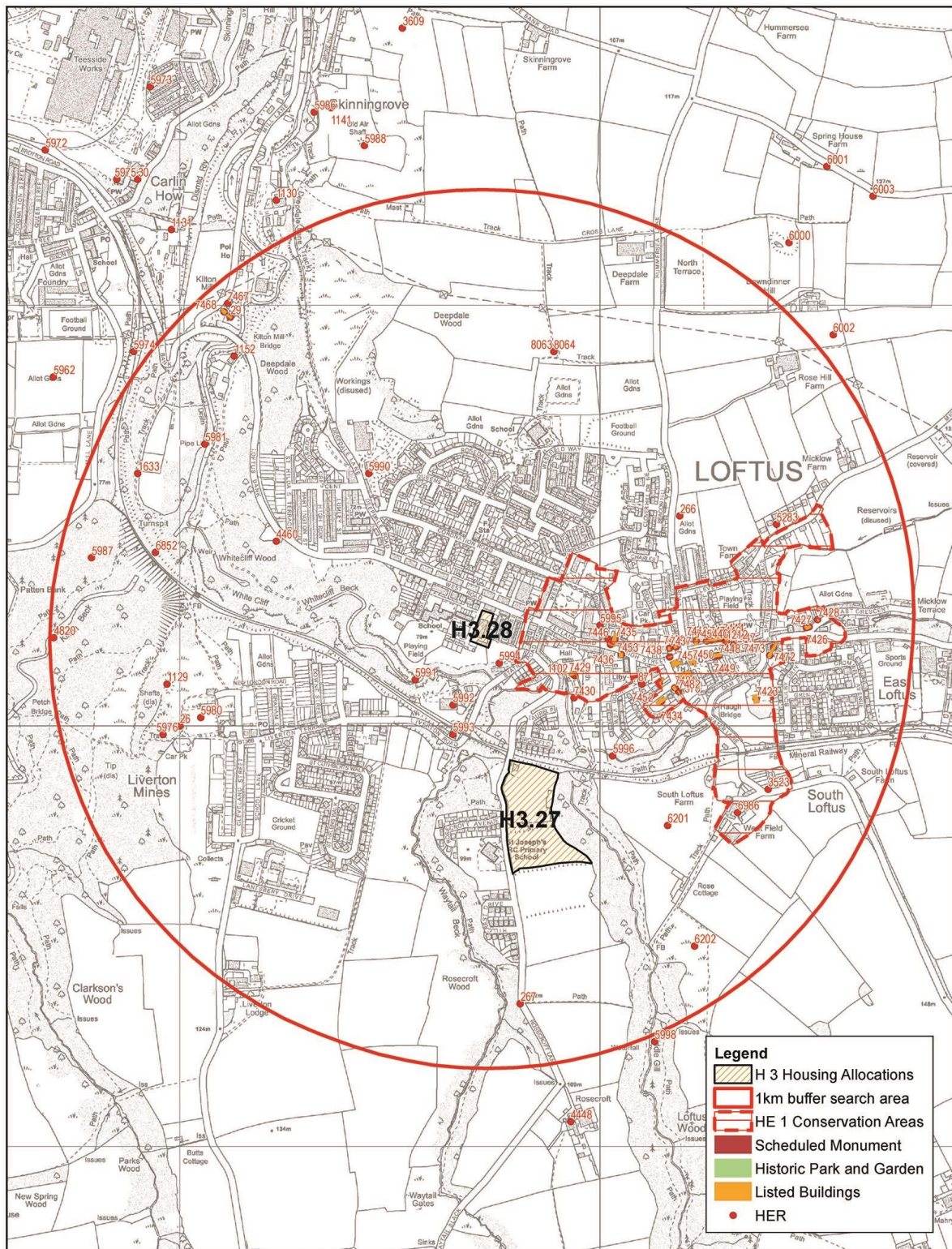
H3.28 Former Handale Primary School, Loftus

Historic Landscape Characterisation

Site of the recently closed Handale Primary School, constructed in the late Victorian or Edwardian era, likely to be in connection with the expansion of Loftus due to the ironstone mining industry. The site is as *settlement* in the North Yorkshire and Lower Tees Valley Historic Landscape Characterisation document

Adjacent to earlier Victorian terraced housing and screened from Zetland Road by higher status pre-1913 detached and semi-detached housing. In the early 20th Century the large Loftus Police Station was built in close proximity to the west. The hillside immediately to the south of the site is used as allotments sloping down to Zetland Foundry, which still operates as a blacksmiths / metalworkers.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



H3.28 Former Handale Primary School



Date: 06/02/2017 Officer: DM
 Scale: 1:11,310 DWG No: PLNG707-28
 Contains Ordnance Survey data © Crown Copyright and
 database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
7434	Nos. 12 and 14 Hall Grounds, Loftus	HOUSE	LISTED II	472147	518060
7435	The Old Zetland School, Loftus	SCHOOL	LISTED II	472036	518207
7436	Wall and Gate of Old Zetland School	WALL	LISTED II	472025	518194
7437	No. 19 High Street, Loftus	HOUSE	LISTED II	472166	518185
7438	Wall and Gate of No. 19 High Street	WALL	LISTED II	472166	518164
7439	No. 21 High Street, Loftus	HOUSE	LISTED II	472181	518188
7440	No. 31 High Street, Loftus (Angel)	PUBLIC HOUSE	LISTED II	472254	518202
7441	Nos. 32, 33 and 34 High Street	HOUSE	LISTED II	472265	518204
7442	No. 35 High Street, Loftus	HOUSE	LISTED II	472275	518209
7443	Nos. 36 and 37 High Street, Loftus	HOUSE	LISTED II	472285	518209
7444	No. 38 High Street, Loftus and Wall	HOUSE	LISTED II	472292	518216
7445	No. 39 High Street, Loftus	HOUSE	LISTED II	472302	518209
7446	Nos. 1 and 2 High Street, Loftus	HOUSE	LISTED II	472019	518206
7447	Drink Fountain, High Street, Loftus	DRINKING FOUNTAIN	LISTED II	472319	518194
7448	No. 73 High Street, Loftus (WHPH)	PUBLIC HOUSE	LISTED II	472283	518167
7449	No. 74 High Street, Loftus	BANK (FINANCIAL)	LISTED II	472271	518165
7450	Golden Lion Hotel, Loftus	HOTEL	LISTED II	472220	518153
7451	Town Hall, High Street, Loftus	TOWN HALL	LISTED II	472183	518151
7452	Stable House, High Street, Loftus	STABLE	LISTED II	472141	518104
7472	Nos. 2-7 St. Hilda's Place, Loftus	HOUSE	LISTED II	472413	518187
7473	No. 8 St. Hilda's Place, Loftus	HOUSE	LISTED II	472404	518168
7481	Kingdom Hall, Water Lane, Loftus	LODGE	LISTED II	472178	518091
7423	Linden House, Boulby Drive	HOUSE	LISTED II	472372	518065
378	Church of St. Leonard, Loftus	CHURCH	LISTED II	472201	518122
7426	No. 1 East Crescent, Loftus	HOUSE	LISTED II	472491	518234
7427	Nos. 2 and 3 East Crescent, Loftus	HOUSE	LISTED II	472498	518236
7428	No. 9 E. Crescent, Old Beck Cottage	HOUSE	LISTED II	472518	518253
7429	Loftus Mill, Mill House & Mill Race	MILL	LISTED II	471936	518123
7482	Boundary Walls of Kingdom Hall	WALL	LISTED II	472187	518083

7453	Jessemine Cottage, High Street	HOUSE	LISTED II	472051	518170
7454	National Westminster Bank, Loftus	BANK (FINANCIAL)	LISTED II	472229	518202
7430	Mill Sluice, No. 5 Gaskel Lane	GATE	LISTED II	471938	518067
26	Brotton	WATERMILL		471000	518000
266	HUMMERSEA LANE	STANDING STONE		472190	518500
267	ROSECROFT WOOD	BOUNDARY STONE		471810	517340
268	SOUTH LOFTUS	BOUNDARY STONE		472880	517240
871	LOFTUS	VILLAGE		472100	518100
1102	LOFTUS MILL	WATERMILL		471940	518120
1129	LIVERTON	IRONSTONE MINE		470970	518100
1212	MARKET PLACE	MILESTONE		472300	518200
3523	SOUTH LOFTUS	VILLAGE		472400	517850
4448	ROSECROFT	FARMSTEAD		471930	517060
4460	LOFTUS BANK	PENDANT		471230	518440
5283	50 MICKLOW LANE	ARTEFACT - FLINT		472420	518480
5976	Magazine	MAGAZINE		470960	517980
5980	Un-named Reservoir	RESERVOIR		471050	518020
5990	Brick & Tile Works	BRICK AND TILEMAKING SITE		471450	518600
5991	Fisherman's Staithes	STAITH		471560	518110
5992	Goods Shed and Coal Depot	COAL DEPOT		471650	518050
5993	Loftus Station	RAILWAY STATION		471650	517980
5994	Zetland Foundry	FOUNDRY		471760	518150
5995	Windmill (Corn)	CORN MILL		472000	518240
5996	Quarry	QUARRY		472030	517930
5998	Dam	DAM		472130	517250
6201	Wornams, South Loftus	ENCLOSURE		472161	517764
6202	Loftus Wood	FIELD SYSTEM		472225	517477
6852	Kilton Viaduct	BRIDGE		470942	518413
6986	Westfield Farm, South Loftus	FARMSTEAD		472328	517795
8063	Deepdale, Loftus	ROUNDHOUSE		471890	518890
8064	Deepdale, Loftus	BUILDING		471890	518890

Past Disturbance

The school building covered approximately 50% of the site, with the remainder forming the. It is thus likely that there has been significant ground disturbance, certainly the built portion of the site. There may have been less disturbance where the playground was laid although this is likely to have required some levelling.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Finds in the vicinity range from pre-historic, medieval and late medieval, a number of examples of 18th century built remains and many industrial and transportation remains from the 19th century. Whilst the site was clearly not developed in connection with industry, there may be potential for pre-industrial remains to be found.

Site Sensitivity to Change

Archaeology

Whilst there are unlikely to be any archaeological remains to be found on the built part of the site, there may be archaeology to be found within the remaining sections. There is however no evidence to prevent development as long as archaeological matters are considered during the planning process.

Historic Landscape Character

The allocation is surrounded to the north, east and west by built development and is in line with built development to the south of West Road. As it is currently developed it is considered that re-development will not adversely impact upon historic landscape character.

Impact on Heritage Assets

Listed heritage assets in the vicinity are mainly located in the historic centre of Loftus, although the GII listed mill is a short distance to the east. However, due to the presence of built development and natural topography, it is not considered that the settings of these assets will be affected by appropriately designed housing development on the site.

Impact on Conservation Areas

The site is in proximity to Loftus Conservation Area, the western boundary of which lies approximately 82 metres to the east and, at this end, comprises the 19th century section of Loftus built as a result of the expansion of the former village due to ironstone mining., Separated from the site by two terraces of Victorian housing, the site and its environs are characterised by significant built development mainly from the late 19th and early 20th century and, subject to appropriate design paying attention to the roofscapes, it is considered that development of site will preserve the integrity of the conservation area.

Implications for the Wider Area

The allocation is a previously developed site, the redevelopment of which is not considered to have an adverse impact upon the wider area.

Planning Recommendations for allocation

Appropriate design to preserve the character of the conservation area.

Pre-application Stage

Archaeology - desk-based assessment, resulting in submission of a report detailing the results. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology – Depending on the outcome of the archaeological assessment, it may be necessary for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

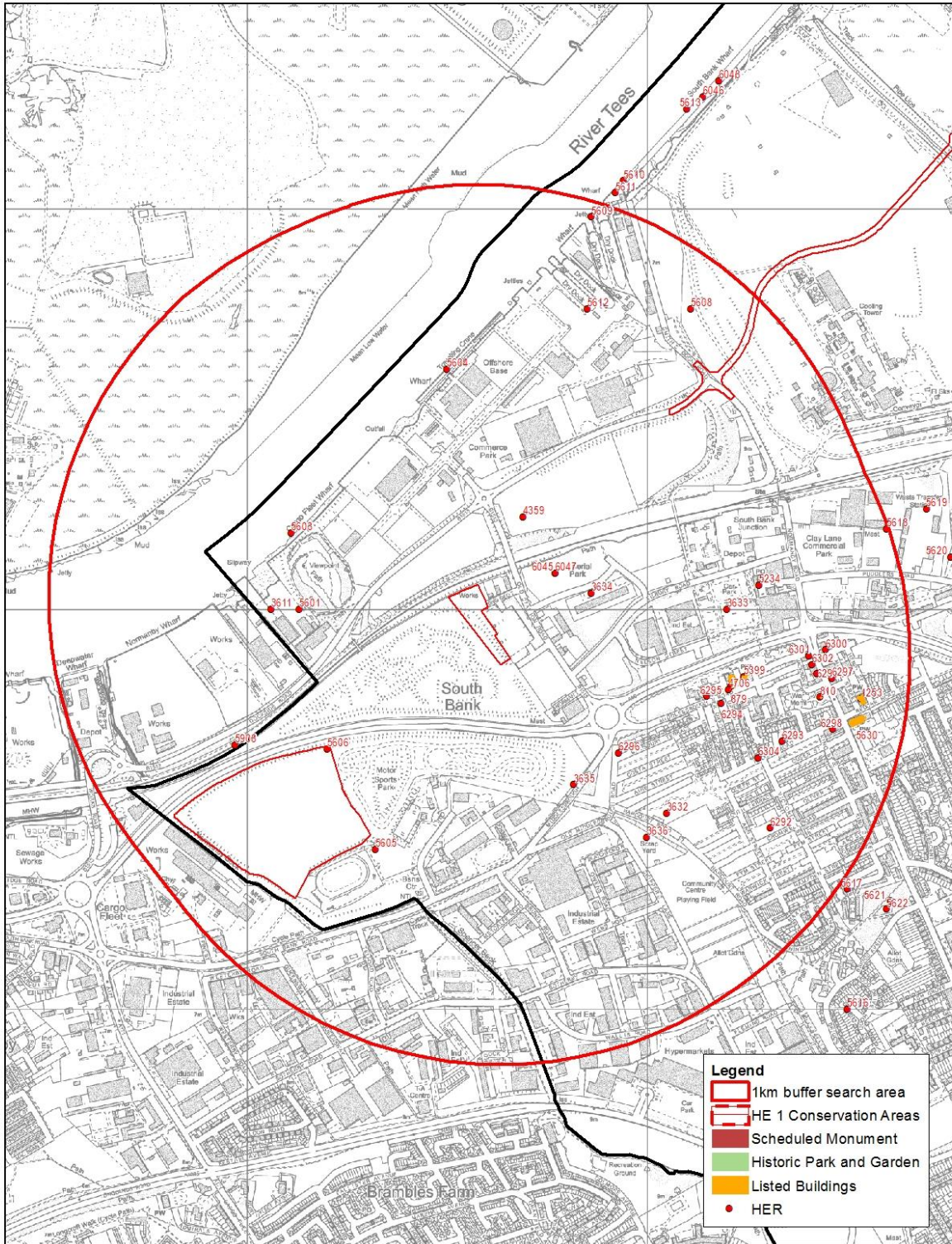
Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within and adjacent to the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

H7 - Haven

Historic Landscape Characterisation

Currently a storage compound and steep bund forming the boundary of a motor-cross track, the allocated plot historically lay at the rear of a terrace of housing and was not formally developed. To the north east are some industrial compounds which replaced earlier low-status 19th century housing on King George's Terrace. King George's Terrace itself is host to an unauthorised and unlicensed car breaking operation and is frequently subject to fly-tipping. Also adjacent to the eastern boundary of the site is The Haven Gypsy and Traveller site, which is a flat compound landscaped with tree growth along its perimeter.

Historic Environment Record Entries within the vicinity of the Allocated Site (1km radius)



H7



Date: 05/04/2017 Officer: DM
 Scale: 1:11,849 DWG No: PLNG707-35
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1253	Baptist Church, Redcar Road East	CHURCH	LISTED II*	453535	520776
810	King George's Sq. War Memorial	WAR MEMORIAL	LISTED II	453433	520780
879	Church of St. Peter, South Bank	CHURCH	LISTED II	453210	520806
4706	War Memorial of St. Peter's Church	WAR MEMORIAL	LISTED II	453204	520799
5399	No. 1 Milbank Street, South Bank	PRIESTS HOUSE	LISTED II	453242	520831
5630	Church of St. John the Evangelist	CHURCH	LISTED II	453523	520721
3611	GRAVING DOCK	DOCK		452060	521000
3632	NORTH EASTERN BRICKWORKS	BRICKWORKS		453050	520490
3633	IMPERIAL BRICKWORKS	BRICKWORKS		453200	521000
3634	TEES BRICK & TILE WORKS	BRICKWORKS		452860	521040
3635	SOUTH BANK BRICKWORKS	BRICKWORKS		452816	520561
3636	BRANCH (CENTRAL)	BRICKWORKS		453000	520430
4359	SOUTH BANK	RAILWAY STATION		452690	521230
5234	SOUTH BANK ASDA	COMMEMORATIVE MONUMENT		453280	521060
5601	NORMANBY JETTY	JETTY		452130	521000
5603	Cargo Fleet Wharf	WHARF		452110	521190
5604	Reclamation walls at Tees Channel	REVTMENT		452500	521600
5605	Brick Works	BRICKWORKS		452320	520400
5606	Cargo Fleet Iron Works	IRON WORKING SITE		452200	520650
5608	Clay Lane Jetty	JETTY		453110	521750
5609	Clay Lane Wharf	WHARF		452860	521980
5612	Eston Jetty	JETTY		452850	521750
5618	Clay Lane Slag Works	IRON WORKING SITE		453600	521200
5908	N.E.R. (Darlington Section)	RAILWAY		451970	520660
6045	Goods Station	RAILWAY STATION		452770	521090
6047	Ninth Buoy Front Light (Red)	BUOY		452770	521090
6292	Cromwell Road School, South Bank	SCHOOL		453308	520453
6293	Conservative Club, Redcar Road	POLITICAL CLUB		453338	520669
6294	South Bank Police Station	POLICE STATION		453186	520765
6295	The Victoria, Middlesbrough Road	PUBLIC HOUSE		453150	520782
6296	Salisbury Terrace, South Bank	ELECTRICITY SUB STATION		452928	520640
6297	94-100 Normanby Road, (Co-op)	SHOP		453462	520827
6298	Normanby Road Methodists	CHURCH		453465	520700

6299	Princess Alice, Normanby Road	PUBLIC HOUSE		453425	520838
6300	South Bank Institute	WORKING MENS INSTITUTE		453446	520898
6301	The Commercial, Normanby Road	PUBLIC HOUSE		453405	520883
6302	The Erimus, Normanby Road	PUBLIC HOUSE		453412	520861
6304	South Bank	SETTLEMENT		453278	520628

Past Disturbance

The majority of the site has been subject to significant tipping to create the bunded boundary of the motor-cross track. The remaining flat sections may have been subject to excavation but there is no clear evidence to confirm either way.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. However, the majority of the site is made ground as a result of the bund tipped to form the boundary of the motor-cross track. There are no recorded archaeological finds in the vicinity, although there are many built remnants of 19th century industrial activity.

Site Sensitivity to Change

Archaeology

There is little potential for archaeological finds and there is thus no evidence to warrant ruling out development.

Historic Landscape Character

Demolition of terraced housing, large scale tipping operations, creation of compounds and surrounding industrial sites, along with development of the adjacent gypsy / traveller site means that historic landscape character does not warrant comprehensive consideration.

Impact on Heritage Assets

There are a number of GII listed buildings approximately 500m from the site, which form the historic centre of late 19th century South Bank. However, these assets are sufficiently remote from the site, with multiple large scale developments in between, to mean the allocation will have no impact on their setting.

Impact on Conservation Areas

The allocation is not in the vicinity of any conservation areas and thus will not have an impact.

Implications for the Wider Area

The allocation represents the development of a storage compound and screening bund in the industrial area of South Bank. With significant industrial development in the vicinity, re-development of the site will not have any adverse implications on the wider area.

Planning Recommendations for allocation

None.

Pre-application Stage

No conservation considerations are suggested.

Application Stage

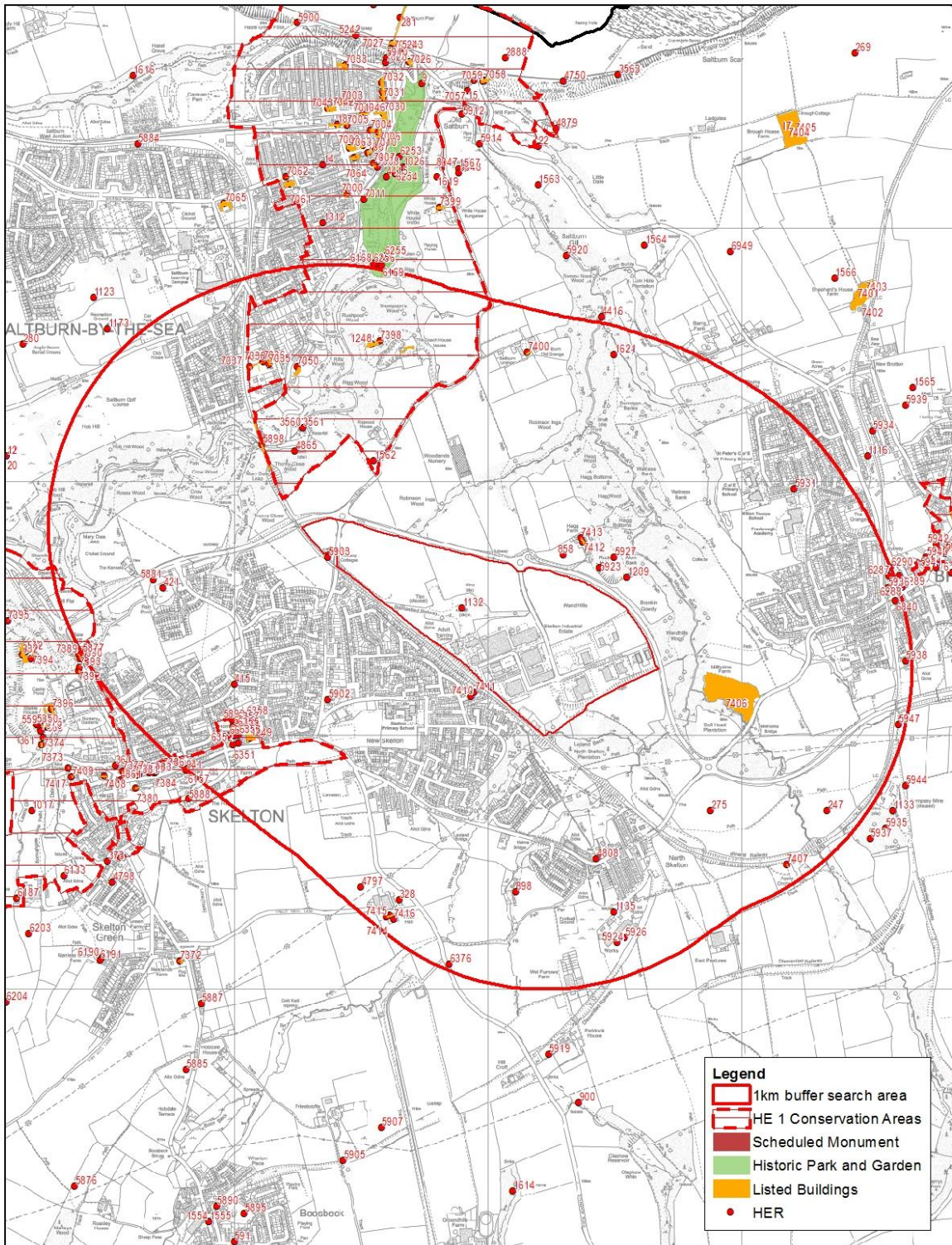
No conservation considerations are suggested.

Reg 3 - Skelton

Historic Landscape Characterisation

The majority of historic field boundaries are no longer recognisable which, along with development, is also presumably as a result of modern farming practices. Historic land use included mining and waste tipping as well as agriculture, with the development of the industrial estate commencing in the mid 20th century. The industrial estate has further expanded throughout the late 20th century and more recently with the construction of a superstore and further retail development. The site is identified in the HLC as a mixture of commercial, extractive and enclosed land.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



REG 3



Date: 05/04/2017 Officer: DM
 Scale: 1:18,734 DWG No: PLNG707-34
 Contains Ordnance Survey data © Crown Copyright and
 database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1248	Rushpool Hall, Saltburn Lane	HALL HOUSE	LISTED II*	466544	520541
1249	Church of All Saints, Skelton	CHURCH	LISTED II*	466062	518985
7414	Trout Hall Farmhouse, Skelton	FARMHOUSE	LISTED II	466614	518288
7415	Stables/Coach House, Trout Hall Frm	STABLE	LISTED II	466601	518282
7416	Well Head, Trout Hall Farmstead	WELL	LISTED II	466628	518273
7398	Stable and Coach House, Rushpool H.	COACH HOUSE	LISTED II	466574	520554
7400	Farm Cottages, Saltburn Grange Farm	HOUSE	LISTED II	467157	520508
5898	Railway Viaduct, Marske Mill Lane	RAILWAY VIADUCT	LISTED II	466109	520143
7035	No. 40 Marske Mill Lane, Manesty	HOUSE	LISTED II	466136	520462
7036	Garden Walls to E, N, W of Manesty	WALL	LISTED II	466113	520473
7037	Greenhouse 70m West of Manesty	GLASSHOUSE	LISTED II	466061	520453
7038	Summerhouse 20m to rear of Manesty	SUMMERHOUSE	LISTED II	466114	520472
7050	Riftswood Villa, Saltburn	HOUSE	LISTED II	466248	520452
7406	Barn and Cart Shed, Millholme Farm	BARN	LISTED II	467962	519186
7407	Apple Orchard Farmhouse, Skelton	FARMHOUSE	LISTED II	468179	518488
7412	Haggs Farmhouse and Hayloft	FARMHOUSE	LISTED II	467376	519760
7413	Barn and Byre, Hagg Farmstead	BARN	LISTED II	467367	519775
1621	SALTBURN GILL WOODS	WOODS	SSSI	467500	520500
7410	Langbaugh Council Depot, Skelton	FARMHOUSE	LISTED - DEMOLISHED	466935	519153
7411	Storage Buildings, Langbaugh Depot	FARMSTEAD	LISTED - DEMOLISHED	466947	519167
328	TROUT HALL	FIELD SYSTEM	COUNTRY. STEWARDSHIP	466650	518350
247	MILLHOLME BECK	FIELD SYSTEM		468340	518700
5877	Saw Mill	SAW MILL		465400	519320
5881	Brick and Tile Yard	BRICK AND TILEMAKING SITE		465680	519610
275	NORTH SKELTON	FIELD SYSTEM		467880	518700
415	HOME FARM	FIELD SYSTEM		466000	519200
421	SKELTON FISH PONDS	FISHPOND		465720	519580
1562	RIGWOOD HOUSE	FIELD SYSTEM		466550	520080
569	SKELTON	AXEHEAD - STONE		466000	519000

858	HAGG FARM	FIELD SYSTEM		467300	519710
898	NEW SKELTON BECK	FIELD SYSTEM		467110	518380
1132	LONGACRES	IRONSTONE MINE		466900	519500
1135	NORTH SKELTON	IRONSTONE MINE		467500	518300
1209	SELBY HAGGS	ALUM WORKS		467550	519620
3560	MARSKE MILL	WATERMILL		466270	520210
3561	MARSKE MILL	EXCAVATION		466270	520210
6353	Barn at Home Farm, Skelton	BARN		466018	518998
6354	Stable at Home Farm, Skelton	STABLE		466000	518997
6355	Home Farm, Skelton	GRANARY		466013	519027
6356	Stable at Home Farm, Skelton	STABLE		465995	519035
6357	Barn at Home Farm, Skelton	BARN		466013	519049
6840	Primitive Methodist Church, Brotton	CHURCH		468609	519530
4797	SKELTON	COAL MINING SITE		466500	518400
4808	PENTECOSTAL CHURCH	CHAPEL		467430	518510
4865	THORNEY CLOSE WOOD	DRIFT		466240	520120
5893	Sandstone Quarry	QUARRY		465990	519060
5902	Reservoir	RESERVOIR		466370	519140
5903	Railway Cottages	WORKERS COTTAGE		466370	519700
5923	Rock Hole (Site of Alum Old Works)	QUARRY		467440	519660
5924	Magazine	MAGAZINE		467510	518180
5926	Reservoir	RESERVOIR		467540	518200
5927	Hagg Alum Bank	QUARRY		467500	519700
5931	Air Shaft	AIR SHAFT		468210	519970
5936	Brotton Station	RAILWAY STATION		468580	519580
5938	Gas Works	GAS WORKS		468650	519290
5947	Kilton Thorpe Branch	RAILWAY		468620	519040
6157	72 High Street, Skelton	BOUNDARY DITCH		465814	518865
6287	Brotton Station	GOODS STATION		468582	519626
6350	East of Wharton Arms PH	BOUNDARY BANK		465979	518996
6351	Between Wharton Arms & 137 High St	WALL		465995	518961
6352	137-145 High Street, Skelton	TERRACED HOUSE		466018	518968
6358	Cottage at Home Farm, Skelton	OUTBUILDING		466046	519072
6376	South-east of Trout Hall, Skelton	FRIENDS BURIAL GROUND		466849	518094

Past Disturbance

Whilst the developed sections of the site have seen disturbance, including 19th century mining activity and built development, a large proportion is as yet undeveloped and still in agricultural use.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. Remnants in the vicinity are limited to medieval and post-medieval field systems and a pre-historic axehead, although the limited number of finds does not necessarily mean that there is little archaeological potential within the undeveloped parts of the site. There may also be remnants of 19th century industrial archaeology linked to mining activities within the allocation.

Site Sensitivity to Change

Archaeology

Potential for archaeological finds, although there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

Significant built development and earlier loss of historic field boundaries has mitigated the impact on historic landscape character. However, the character of the undeveloped parts of the site will change if developed.

Impact on Heritage Assets

The only designated heritage assets within the vicinity of the allocation are the GII listed agricultural buildings of Millholme Farm. However, natural topography and woodland means that these buildings are screened from the allocation site and vice versa. Further, a significant part of the allocation site is already used for industrial purposes and it is therefore considered that development of the site is unlikely to have any significant impact.

Impact on Conservation Areas

The allocation is approximately 600 metres from Skelton Conservation Area and, due to the significant amounts of built development and topography, will not have an impact upon the conservation area. The site is also not considered to be of detriment to more distant conservation areas at Saltburn and Brotton.

Implications for the Wider Area

The allocation represents the development of former agricultural land with elements of former extractive use at the eastern end of Skelton, within a site already host to industrial development. Whilst loss of the agricultural land will have a visual impact this is diluted by the existing significant development within the site.

Planning Recommendations for allocation

Whilst not a restoration landscape any development proposals should respect the historic hedgerows within the site and existing hedging marking the boundary should be retained.

Pre-application Stage

Archaeology - Desk-based assessment and walkover survey of the undeveloped sections of the site resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed

investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within the vicinity of the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

REG 1 – Coatham

Historic Landscape Characterisation

The allocation forms the seaward side of land marked as Coatham Common on the 1853 OS Map, and at that time appeared to fall within the littoral zone at Coatham. Coatham itself, being a historic fishing settlement, is now further inshore ostensibly due to sand accumulation since the late 19th century construction of the South Gare and associated land reclamation work.

Whilst the allocation site thus historically formed the same parcel of land as Coatham Common, its relationship has now been diminished by the construction of Majuba Road in the latter half of the 20th century, which bisects the former littoral zone with the majority of the allocation site being on the seaward side. The eastward section of the site is filled with a car park and also holds a single storey concrete building currently used as a skate park. At the western extent is a boating lake and a recent modern community building.

The smaller southernmost section of the allocation lies immediately to the south of Majuba Road, on the site of a former 19th century Hospital building, demolished to make way for an unsympathetic concrete and steel sheet clad leisure centre and recreational building, known as Coatham Bowl. This building has itself now been demolished leaving the site cleared for redevelopment.

Historic Environment Record Entries (non-designated heritage assets) within the vicinity of the Allocated Site (1km radius)



REG 1



Date: 05/04/2017 Officer: DM
 Scale: 1:15,695 DWG No: PLNG707-32
 Contains Ordnance Survey data © Crown Copyright and database rights 2017 (100019983)

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
1414	Red Barns House and Hotel, Redcar	HOUSE	LISTED II*	459668	524923
4847	Christ Church, Coatham Road, Redcar	CHURCH	LISTED II	459473	525003
5750	Redcar Central Railway Station	RAILWAY STATION	LISTED II	460172	524956
7076	Lynchgate and Wall of Christ Church	LYCH GATE	LISTED II	459465	525041
7078	RNLI Zetland Lifeboat Station/Wall	LIFEBOAT STATION	LISTED II	460689	525161
7083	Town Clock, High Street, Redcar	CLOCK TOWER	LISTED II	460245	525222
7084	No. 151 High Street East, Redcar	HOUSE	LISTED II	460828	525114
7085	Nos. 44 and 46 High Street West	HOUSE	LISTED II	459590	525115
7086	Nos. 48 and 50 High Street West	HOUSE	LISTED II	459582	525117
7095	War Memorial, Sir William Turner's	WAR MEMORIAL	LISTED II	459908	524737
7104	Gladwing's Warehouse, Redcar Sta.	WAREHOUSE	LISTED II	460111	524951
572	COATHAM ROCKS	SHIP FIND	TVRIGS	460220	525670
3608	COATHAM PIER	PIER	TVRIGS	460140	525450
3651	COATHAM PILLBOXES	PILLBOX		459000	525000
3653	COATHAM SANDS PILLBOX	PILLBOX		458480	525550
3654	COATHAM SANDS PILLBOX	PILLBOX		458590	525500
248	Redcar Submerged Forest	AXEHEAD		460000	525630
257	PASLEY, TOD POINT ROAD	BARRACKS		458140	525030
349	REDCAR ESPLANADE	WELL		460410	525300
7225	Redcar Bathing Pool	SWIMMING POOL		459702	525385
7226	Stead Memorial Hospital, Redcar	HOSPITAL		459564	524912
1263	Redcar Beach	SUBMARINE FOREST		460400	525480
1264	MOWBRAY	SHIPWRECK		460190	525530
1739	MEGGESON HILL	SALTERN		458410	524756
1740	LONG HILL	SALTERN		458612	524778
1810	SALTCOAT HILL	SALTERN		458810	524850
1811	DUCK HILL	SALTERN		458817	524719
1812	SKELLING HILL	SALTERN		458250	524880
1813	COATHAM MARSH	SALTERN		459020	524860
3589	COATHAM GUN EMPLACEMENT	BATTERY		459200	525300
3590	COATHAM GUN EMPLACEMENT	BATTERY		458800	525100
3607	REDCAR PIER	PIER		460850	525160
3773	COMM BATT	SALTERN		458421	524601
3774	SOUTH COAT HILL	SALTERN		458563	524596
4363	REDCAR	VILLAGE		460650	525120
4668	EAST COATHAM	VILLAGE		459450	525100
4671	WARRENBY	VILLAGE		458300	525050

4790	REDCAR	SIGNAL BOX		460280	524930
4869	REDCAR BEACH	LITHIC SCATTER		460270	525380
5522	Coatham Junction to Central Hall	RAILWAY		459570	525190
5740	Smithy	BLACKSMITHS WORKSHOP		459810	525210
5747	Coatham Windmill (Corn)	WINDMILL		460140	525110
5751	Central Hall	RAILWAY STATION		460220	525250
5752	Turn Table	RAILWAY TURNTABLE		460250	524960
5753	Gas Works	GAS WORKS		460320	524770
5757	Engines Turn Table	RAILWAY TURNTABLE		460390	524950
6135	Coatham Enclosure	RETTING POND		459335	525165
6384	Redcar Police Station, Lord Street	POLICE STATION		460512	525086
6850	The Palace Theatre, Redcar	THEATRE		460446	525255
7211	Coatham Children's Hospital	HOSPITAL		459717	525288
7227	Sir William Turners School, Redcar	SCHOOL		460078	525096
7228	Rear of Coatham Memorial Hall	WALL		460127	525060
7237	Coatham Grammar School	WALL		460074	525120

Past Disturbance

Much of the site has been disturbed either for development purposes, although the foundations for the car park and skate park building may be relatively shallow.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. However, as the site consists of the littoral zone it is most unlikely that any remnants of built archaeology will exist, although there may be the potential for smaller finds. Archaeological finds in the immediate vicinity range from maritime wreckage on the foreshore and medieval Salterns and it is considered that there is limited archaeological potential within the allocation.

Site Sensitivity to Change

Archaeology

Limited potential for archaeological finds, but there is no evidence to suggest that this potential is sufficient to warrant ruling out development.

Historic Landscape Character

The former landscape character, as part of the littoral zone adjoining historic Coatham Common, has been obliterated due to late 20th century and earlier development. Thus, it is not considered that the allocation will result in a harmful impact upon historic landscape character.

Impact on Heritage Assets

There are a number of designated heritage assets in the vicinity of the allocation, although these are somewhat remote due to built development in between. Closest to the site are two GII listed cottages on High St West, which were historically open to the shore but are now screened by mid 20th century housing development, and have thus lost their immediate shoreline setting. It is thus considered that development of the allocation for the proposed use will not have a detrimental impact upon nearby heritage assets.

Impact on Conservation Areas

Coatham Conservation Area lies approximately 130 metres to the south, on the far side of the enclosed Coatham Common. The bisection of historic Coatham Common and late 20th century development of the beach frontage, which has resulted in some unsympathetic buildings, has already diluted the relationship of the historic fishing village of Coatham with the nearby beach. Therefore, whilst these links will not be restored, it is considered that appropriate development will not have an adverse impact upon the conservation area.

Implications for the Wider Area

The allocation represents the re-development of recreational land fronting Coatham beach, with Coatham Common to the south. As a site that has seen un-sympathetic development in the past, it is likely that appropriate proposals could have a positive benefit for the wider area.

Planning Recommendations for allocation

Proposals should respect the historic links of Coatham with the coast and, where possible, strengthen those links.

Pre-application Stage

Archaeology - Desk-based assessment and walkover survey of the undeveloped sections of the site resulting in submission of a report detailing the results to be submitted. To enable determination of the application, further archaeological evaluation including fieldwork may be necessary to fully assess the archaeological potential of the site.

Heritage Assets – The potential of the development to impact upon Heritage Assets should be identified and consideration given to mitigation measures.

Application Stage

Archaeology - The archaeological assessment will identify the necessity for a strategy to mitigate the potential for adverse impacts upon archaeology and to inform the development of a design strategy to avoid impacting upon any significant archaeological deposits. An approved application may include a pre-commencement condition for a more detailed investigation scheme to be approved and implemented, and / or the provision of a watching brief.

Heritage Assets - The desk-based assessment should include an assessment of the potential impact of the proposed development upon Heritage Assets within the vicinity of the site. Applications will be accompanied by a heritage impact assessment to fully consider the potential impact of development on the historic environment.

ED10 Motorsports Area

Historic Landscape Characterisation

The allocation site is located upon a former iron / steelworks which was present by 1894 , until the 1970's. It consisted of large industrial buildings and coke ovens with rail junctions and sidings. Since its closure and demolition it is understood that the site was been capped over with clean material for land restoration and formation of the original Motocross Park.

Encircled by the A66 dual carriageway and to the south by South Bank Road, apart from the non-designated Edwardian former offices of the Cargo Fleet Iron and Steel Company, which have been redeveloped as a business centre, the allocation is within an island made up of the Motorsports Park and, to the west, an industrial site and car dealerships.

Historic Environment Record

SMR	Site_Name	Form	Legal_Status	NGRE	NGRN
879	Church of St. Peter, South Bank	CHURCH	LISTED II	453210	520806
4706	War Memorial of St. Peter's Church	WAR MEMORIAL	LISTED II	453204	520799
3611	GRAVING DOCK	DOCK		452060	521000
3632	NORTH EASTERN BRICKWORKS	BRICKWORKS		453050	520490
3634	TEES BRICK & TILE WORKS	BRICKWORKS		452860	521040
3635	SOUTH BANK BRICKWORKS	BRICKWORKS		452816	520561
3636	BRANCH (CENTRAL)	BRICKWORKS		453000	520430
4359	SOUTH BANK	RAILWAY STATION		452690	521230
5601	NORMANBY JETTY	JETTY		452130	521000
5603	Cargo Fleet Wharf	WHARF		452110	521190
5604	Reclamation walls at Tees Channel	REVTMENT		452500	521600
5605	Brick Works	BRICKWORKS		452320	520400
5606	Cargo Fleet Iron Works	IRON WORKING SITE		452200	520650
5908	N.E.R. (Darlington Section)	RAILWAY		451970	520660
6045	Goods Station	RAILWAY STATION		452770	521090
6047	Ninth Buoy Front Light (Red)	BUOY		452770	521090
6294	South Bank Police Station	POLICE STATION		453186	520765
6295	The Victoria, Middlesbrough Road	PUBLIC HOUSE		453150	520782
6296	Salisbury Terrace, South Bank	ELECTRICITY SUB STATION		452928	520640
6304	South Bank	SETTLEMENT		453278	520628

Past Disturbance

All of the allocation has seen industrial development and was subsequently tipped to cap off the contaminated land beneath, meaning that any archaeology will be deeply buried.

Archaeological Potential

It is unlikely that any archaeological investigation has been undertaken on the site. However, the majority of the site is made ground as a result of the tipped to cover contaminated land and it is thus considered that archaeological potential is insignificant in the context of continuing to use the site for motorsports purposes. There are no recorded archaeological finds in the vicinity, although there are many built remnants of 19th century industrial activity.

Site Sensitivity to Change

Archaeology

There is little potential for archaeological finds and there is thus no evidence to warrant ruling out development.

Historic Landscape Character

Previous industrial and rail development along with large scale tipping operations and creation of highways infrastructure means that historic landscape character does not warrant comprehensive consideration.

Impact on Heritage Assets

There is GII listed building approximately 500m from the site, which is located within the historic centre of late 19th century South Bank. However, this asset is sufficiently distant from the site, with large scale industry and transport infrastructure nearby, to mean the allocation will have no impact on its setting.

Impact on Conservation Areas

The allocation is not in the vicinity of any conservation areas and thus will not have an impact.

Implications for the Wider Area

The allocation represents the continued use of the land for motorsports purposes and it is not considered that this allocation will have any adverse implications on the wider area.

Planning Recommendations for allocation

None.

Pre-application Stage

No conservation considerations are suggested.

Application Stage

No conservation considerations are suggested.