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MAP Archaeological Practice

Land East of Back Lane
Helperby
North Yorkshire

Archaeology and Heritage Desk Based Assessment

MAP Archaeological Practice Ltd ©

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Version	Written/Revision by:	Date:	Checked by:	Date:
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Archaeology and Heritage Desk Based Assessment

Non-Technical Summary

This report has been undertaken by MAP Archaeological Practice Ltd., under instruction from The Helperby Estate, to evaluate the archaeological and historical background, and to assess the impact of a residential development with associated infrastructure, on land to the east of Back Lane, Helperby, North Yorkshire.

The majority of the Proposed Development Area currently consists of arable land with an area of grass and a former access road to the north.

Archaeological activity is not well documented within the immediate vicinity of the site, which is likely to have been utilised for agricultural purposes since at least the Medieval period. Cropmarks of potential Iron Age or Romano-British enclosures and field systems have been recorded to the west of the village.

Twenty-four Listed Buildings and one Conservation Area are present within 1km of the Proposed Development Area. The vast majority are located within the historical core of the village and screened by modern residential areas. It is therefore considered that any development within the site boundary would have a negligible impact on the setting and significance of all nearby built, designated heritage assets.

Development within the site boundary would have a negligible impact on the setting and significance of the Brafferton and Helperby Conservation Area.

1. Introduction

- 1.1 This Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from The Helperby Estate, to evaluate the archaeological and historical background, and to assess the impact of the erection of two self-build properties with associated infrastructure, on land to the east of Back Lane, Helperby, North Yorkshire. (Fig. 1).
- 1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments; including the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990; and by the National Planning Policy Framework, Chapter 16 (2023).
- 1.3 The work was funded by The Helperby Estate.
- 1.4 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of His Majesty's Stationery Office, Crown Copyright, License No. AL50453A and data derived from Open Street Map (<https://www.openstreetmap.org/copyright>). The Historic England GIS Data contained in this material was obtained in August 2024. The most publicly available up to date Historic England GIS Data can be obtained from [HistoricEngland.org.uk](https://historicengland.org.uk).
- 1.5 All data contained within this report which is derived from the North Yorkshire Historic Environment Record is reproduced with permission from North Yorkshire County Council. All archaeological mapping should be regarded as indicative, not definitive.

2. Site Description

- 2.1 The site located to the east of Back Lane, to the east of the village of Helperby, approximately 5km north-east of Boroughbridge and 8km west of Easingwold.
- 2.2 The site consists of a small area of hard standing and a former access road.
- 2.3 The site sits on bedrock geology of the Sherwood Sandstone Group overlain by Vale of York Formation clay, sand and gravel deposits. (BGS. 2022).

3. Aims and Objectives

- 3.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Chartered Institute for Archaeologists *Standard and Guidance for historic environment desk-based assessment* (CIfA 2020).
- 3.2 An assessment is required that will consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of the proposal and assess the Setting and significance of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal on them.
- 3.3 The aim of the Desk Based Assessment is to:
- Identify recorded features of historical and archaeological significance within the study area
 - Establish the potential for hitherto unrecorded and unknown sites
 - Assess the relative importance of the sites
 - Assess the likely impact of the proposed development on the sites
 - Make recommendations to mitigate any impact of the development on the sites

4. Policy Context

- 4.1 Archaeological, historical and architectural remains are protected by means of Statutory Instruments (including the Ancient Monuments and Archaeological Areas Act 1979 and Listed Buildings and Conservation Areas Act 1990) and the National Planning Policy Framework adopted in 2023.
- 4.2 A full summary of relevant national legislation is outlined in Appendix 2.
- 4.3 *Local Policy-Hambleton Local Plan.*
- 4.2.1 The Hambleton Local Plan was adopted in February 2022 and sets strategy for development that details how much land should be provided to accommodate new homes and jobs that are needed within Hambleton up to 2036 and where this will be located. The Local Plan also set out protection and enhancement of the countryside, the historic environment and the unique character of market towns and villages. (Hambleton District Council. 2022).
-

4.2.2 Policy S7 (The Historic Environment) of the Hambleton Local Plan states;

Hambleton's heritage assets will be conserved in a manner appropriate to their significance. Development which will help in the management, conservation, understanding and enjoyment of the historic environment, especially for those assets which are at risk, will be encouraged. Particular attention will be paid to the conservation of those elements which contribute most to Hambleton's distinctive character and sense of place. These include:

- a. The nationally significant archaeological landscapes of the Southern Magnesian Limestone Ridge including the area around the Thornborough Henges and its distinctive topography;*
- b. The significance and archaeological remains associated with Dere Street (the Great North Road), Healam Bridge and Aiskew Roman Villa;*
- c. The Swale and Ure Washlands and their undulating topography;*
- d. The distinctive character of the historic market towns of Northallerton, Thirsk, Stokesley, Easingwold and Bedale, arising from the conservation areas, listed buildings and other elements of the historic environment;*
- e. The registered battlefields at Northallerton and Myton on Swale; and*
- f. The large numbers of deserted villages, manorial sites, monastic centres and strategically-located stone and earthwork castles. Proposals for development that may affect a designation or non-designated heritage asset will be subject to policy 'E5: Development Affecting Heritage Assets'.*

4.2.3 Policy E5 (Development Affecting Heritage Assets) states:

Heritage assets and their settings

Where a heritage asset is identified, a proposal will be required to assess the potential for adverse impacts on the significance of the historic environment. Where investigations show that impacts on heritage assets or their settings, whether designated or not, are possible, a heritage statement will be required. The heritage statement must be proportionate to the asset's importance and contain sufficient detail to understand the potential impact of the proposal on their significance. Heritage statements should:

- a. *assess all heritage assets and their settings that would be affected, describing and assessing their significance and special interest;*
- b. *set out how the details of the proposal have been decided upon describing how all adverse impacts will be avoided as far as possible, or if unavoidable how they will be minimised as far as possible;*
- c. *detail how, following avoidance and minimisation, the proposal would impact on the significance and special interest of each asset;*
- d. *provide clear and convincing justification for the proposal, especially where there is harm to the significance of a heritage asset or its setting, so that the harm can be weighed against public benefits; and*
- e. *identify ways in which the proposal could make a positive contribution to, or better reveal the significance of, affected heritage assets and their settings.*

Archaeology

A proposal for development on a site where archaeological remains may be present must be accompanied by an appropriate archaeological assessment (including a field evaluation if necessary) that must include:

- f. *information identifying the likely location and extent of the remains, and the nature of the remains;*
- g. *an assessment of the significance of the remains; and*
- h. *consideration of how the remains would be affected by the proposed development.*

A proposal will only be supported where it ensures:

- i. *those features that contribute to the special architectural or historic interest of a listed building or its setting are preserved;*
- j. *those elements that have been identified as making a positive contribution to the special architectural or historic interest of a conservation area and its setting are preserved and, where appropriate, enhanced, having regard to settlement character assessments and conservation area appraisals;*

- k. those elements which contribute to the layout, design, character, appearance or setting of a registered park and garden will not be harmed or its future restoration prejudiced;*
- l. the historic, archaeological or landscape interest of a registered battlefield would not be harmed or any potential for interpretation prejudiced;*
- m. those elements that contribute to their archaeological interest and setting of a scheduled monument or other archaeological site of national importance will be conserved; and*
- n. those elements which contribute to the significance of a non-designated archaeological sites will be conserved, in line with the importance of the remains. In those cases where development affecting such sites is acceptable in principle, mitigation will be ensured through preservation of the remains in situ as a preferred solution. When 'in situ' preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development. Subsequent analysis, publication and dissemination of the findings will be required to be submitted to the Council and deposited with the Historic Environment Record.*

Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification. Less than substantial harm to the significance of a designated heritage asset will only be supported where the harm is outweighed by the public benefits of the proposal including, where appropriate, securing its optimum viable use. Substantial harm to, or total loss of, the significance of a designated heritage asset will only be supported where it is necessary to achieve substantial public benefits that outweigh the harm caused, or in the exceptional circumstances set out in the NPPF.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset will be permitted only where a balanced judgement has been undertaken and the scale of any harm or loss to the significance of the heritage asset is justified.

Schemes that help to ensure a sustainable future for the district's heritage assets, especially those identified as being at greatest risk of loss or decay, will be supported where the public

benefits outweigh any harm to the significance of the assets, including the principle of enabling development.

5. Methodology and Significance Criteria

5.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey and the Historic Environment Records, Regional, National and International Designations; and secondly by consideration of previous Archaeological Excavations, Evaluations and Watching Briefs. It covered an area of 1Km from the proposed development area.

5.2 The following data sources were utilised for assessment:

- I. National Heritage List for England
- II. North Yorkshire Historic Environment Record
- III. National Archives
- IV. National Monuments Record
- V. Conservation Area Appraisals
- VI. Aerial Photographs
- VII. Historic England Register of Historic Parks and Gardens and Register of Battlefields
- VIII. Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day
- IX. Place and street name evidence
- X. Trade and Business Directories
- XI. Historical documents and photographs
- XII. Appropriate archaeological and historical journals and books.

5.3 Assessment of Heritage Assets

5.3.1 A Heritage Asset is described in the National Planning Policy Framework Annex 2 Glossary as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local

listing). Heritage Assets include buildings, structures, landscapes, parks, battlefields, towns, villages, factories and earthworks, on the UNESCO World Heritage List, National Heritage List for England and cropmarks, monuments and events on Historic Environment Records/Sites and Monument Record. Built Heritage is known from documentary evidence, cartographic sources, historical associations or events, places and structures of architectural interest. Buried Heritage is known from documentary evidence, cartographic sources, past archaeological investigations, aerial photographic cropmarks, areas of earthworks and geophysical or LiDAR anomalies interpreted as archaeological features.

5.4 *Heritage Assets: Types and Significance*

5.4.1 Heritage Assets are assessed in terms of significance and of designation. Designated Heritage Assets are listed as internationally, nationally and regionally important including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields and Conservation Areas. Some Buried or Built Heritage described as Non-designated Heritage Assets may be of National Significance but has not been designated due to its current use or have not been fully assessed in the past.

Table 1: Sensitivity and Significance of Archaeological and Historical Monuments

Level of Sensitivity/ Importance	Significance & Monument Type
Very High	Monuments of international significance including <ul style="list-style-type: none"> • Built and buried World Heritage Sites (Including nominated sites)
High	Monuments of national and regional significance including <ul style="list-style-type: none"> • Scheduled Monuments (buried or standing, or non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments) • Listed Buildings • Registered Parks & Gardens • Registered Battlefields • Conservation Areas
Moderate	Monuments of regional significance including those of archaeological or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.
Low	Sites of local significance which are truncated or isolated from their original context and are of limited use in furthering archaeological or historical knowledge.
Negligible	Sites with no archaeological or historical significance including areas of modern quarrying or disturbance

Undetermined	The significance of the archaeological and historical record has not been ascertained. It should be noted that further archaeological investigation has the potential to change the significance and therefore the sensitivity of such sites.
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5.5 *Criteria for Assessing Impacts*

5.5.1 The Proposed Development may either adversely impact or beneficially enhance historic assets within the development area, in the vicinity. Heritage Assets are assessed in accordance with the procedures set out in Historic England Advice Notes. A critical resource for this report is *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017). Within this document a staged approach is proposed:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes.

6. Results

6.1 Archaeological Background

6.1.1 Little is known of the extent of prehistoric and Romano-British activity in the vicinity of the Proposed Development Area. A flint knife, of presumed prehistoric date was recovered at Helperby in 1962 and is recorded by Historic England Research Records (55243). Cropmarks of potential prehistoric or Romano-British period field systems have also been identified though aerial photography in the region. A linear settlement of presumed Iron Age or Romano-British date has been identified to the west of Helperby (Historic England Research Records Monument Number 1474780) and consists of a series of rectilinear enclosures, field systems and trackways.

6.1.2 A well was identified during repairs to a cobbled area which collected water (HER ID MNY39785). Once the cobbles were lifted a stone built well was observed which measured 1.5m in diameter with the wall being 0.3m wide. A test pit was excavated to a depth of 0.9m within the well which contained no datable archaeological material although the lack of bonding between the stones was suggestive of a Medieval date.

6.2 *Historical Background*

6.2.1 Helperby has been historically referred to as '*Helperby*' and '*Helprebi*'. The name is believed to refer to a farmstead or village of a woman named '*Hjalp*' (Mills. 1991). The village is listed in the Domesday Survey of 1086 as '*Helprebi*' and at the time was under the control of the Archbishop of York. (opendomesday. 2022). Brafferton was also recorded in the Survey, as '*Bratfortune*' which was under the control of the King.

6.2.2 The village, which falls within the parish of Brafferton, is effectively part of a larger village unit which consists of both Helperby and Brafferton, which is located immediately to the north.

6.2.3 The villages are generally considered to be Medieval in origin with nine households at Brafferton being taxed in the 1301 lay subsidy. St Peter's church in Brafferton is of 15th century origin, albeit with later additions and restoration. The church is designated as a Grade II* Listed Building. The North Yorkshire Historic Environment Record holds a record of a Saxon Cross (HER ID MNY100) which suggests the church may have had an earlier predecessor, of which elements were visible until the 19th century.

6.2.4 The vast majority of Listed Buildings in Helperby and Brafferton (table 2) are Grade II listed, date to the 18th and 19th century and are located within the historical core of the villages.

6.2.5 The Helperby Enclosure award of 1813 enclosed 1284 acres of land within the village and awarded a great deal of land to the Archbishop of York and the vicar of Brafferton.

6.2.6 The land is defined in Historic Land Characterisation data as being an area of planned parliamentary enclosure, defined by straight hedgerows (HNY9487). The boundaries appear to be characterised by evenly spaced trees which appear to be consistent across the field system and a definite attempt at managing the character of the area.

6.2.7 The first edition Ordnance Survey Map shows the Proposed Development Area as an area of agricultural land with Helperby and Brafferton to the east. During the late 19th century, the village

expanded to the east and is effectively bounded by Back Lane. By 1889 Brafferton Manor is depicted to the north and St Peter's Church is shown to the west of Brafferton. A footpath is depicted as running east to west across the site.

6.2.8 The 1977 Ordnance Survey map shows residential development to the north and east of the Proposed Development Area and also to the south of Brafferton Manor.

6.2.9 Brafferton and Helperby Conservation Area was designated by Hambleton District Council in 1985 and covers the historical core of the villages. Modern development to the west of Back Lane is excluded from the designation as is areas of modern development to the north of the Proposed Development Area.

6.2.10 During a site walkover in respect of a previous planning application for the site a low brick wall was noted within the hedgerow which bounds the western boundary of the site. The wall, which ran for at least 13m along the length of the hedgerow was constructed using local hand-made bricks, likely seconds, measuring approximately 240mm wide, 115mm deep and 55mm high (MAP. 2023).

6.3 *Site Walkover*

6.3.1 The site was visited in August 2024 on a cloudy but bright day. No evidence of archaeological finds, features or deposits were noted during the walkover.

6.4 *Historic Environment Record Data*

6.4.1 A 1km radius search (HER search ref. CNY19565) was undertaken for the site on the North Yorkshire Historic Environment Record (HER) in March 2022 in respect of a previous application.

6.4.2 The Historic Environment Record lists no Prehistoric or Roman-British period Heritage Assets as being present within 1km of the Proposed Development Area.

6.5 *Anglo-Saxon/Early Medieval*

6.5.1 The Historic Environment Record lists a single early Medieval non-designated heritage asset as being present within 1km of the Proposed Development Area. A Saxon cross (HER ID MNY100) was visible in the wall of a church prior to its restoration during the 19th century.

6.6 *Medieval*

6.6.1 One Designated Heritage Asset dating to the Medieval period is present within the search area. The church of St Peter (NHLE 1314926) is located some 330m north-west of the Proposed Development Area.

6.6.2 Four non-designated heritage assets of Medieval date within the search area. These assets include the villages of Helperby and Brafferton, Brafferton Hall and a well which is believed to be Medieval in date.

6.7 *Post-Medieval to Modern*

6.7.1 There are twenty-five post-Medieval or modern Grade II Listed Buildings and a Conservation Area present within 1km of the proposed development area. Most Listed buildings are of 18th or 19th century date, although two date to the late 16th or early 17th century.

6.7.2 No Listed Buildings will be directly impacted upon by the proposed development due to the position of the site.

6.7.3 Two post-medieval modern Non-Designated Heritage Assets are present within the search area consisting of the site of an aircraft crash and the 18th century designed landscape at Helperby Hall.

6.7.4 Four archaeological events have taken place within the search area including three building recording surveys and a written scheme of investigation for a watching brief to be carried out at Helperby Walled Garden.

6.7.5 The proposed development Area falls within Historic Landscape Characterisation (HLC) zone HNY9487, which describes the area as an area of parliamentary enclosure consisting of medium sized fields defined by straight hedges.

6.7.6 A further eleven HLC records are present within the search area which describe the village of Brafferton and Helperby, areas of planned and unplanned enclosure, and plantation woodland.

6.8 *Potential for Unrecorded Sites*

6.8.1 Given the lack of recognised archaeological activity within the vicinity of the site, the potential for unrecorded archaeological remains to be present within the proposed development area is considered to be low and of local significance. It is likely that prior to the hard standing being laid, the land has been under continual agricultural use and field boundaries, likely established during the enclosure process, have remained consistent since at least the 19th century.

7. Setting of the Heritage Assets

- 7.1 Historic England Guidance on the Setting of Historical Assets (Historic Environment Good Practice Advice in Planning Note 3 (second edition) December 2017) states that:

'Setting is not itself a heritage asset, nor a heritage designation... its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

Assessing the setting takes into consideration the heritage asset's physical surroundings and the experience of the asset, the form and appearance of the development, wider effects of the development and the permanence of the development.

- 7.2 The National Planning Policy Framework describes the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF 2019, Annex 2 Glossary).

- 7.3 There are twenty-four Listed Buildings and one Conservation Area within 1km of the Proposed Development Area. With the exception of Old Star Cottage (NHLE 1151302), a Grade II listed 18th century cottage, all Listed Buildings are located within the historical core of Helperby and Brafferton, and within the Conservation Area. Development within the site boundary would have a negligible impact on the setting and significance of the Listed Buildings.

8. Impact of Development

- 8.1 The archaeological potential of the Proposed Development Area is considered to be low and of local significance, however any development on the site has the potential to severely compromise or destroy any archaeological deposits which may be present.
- 8.2 Under the current plans the brick wall within the western hedgerow will be retained within the existing hedgerow.
- 8.3 Under the current plans the proposed development would have a negligible impact on the setting and significance of all Listed Buildings and Non-designated Heritage Assets within 1km of the site.

- 8.4 Any development within the site boundary has the potential to have a negligible impact on the open setting of the Brafferton and Helperby Conservation Area which at its closest point is located 15.24m north-west of the Proposed Development Area. The development will extend as far south as the extant modern housing, known as The Leas, this will slightly encroach into agricultural land and a corridor which allows for framed views into the surrounding countryside to the east. This corridor however, is not visible from within the Conservation Area itself, and views of the site from Main Street are obscured by buildings on the eastern side of the road. Equally, when viewed from within the Conservation Area to the north of the site (adjacent to the public house), views of the corridor and open countryside beyond are obscured by Balk Avenue. Any glimpses of the corridor that are achievable are already severely compromised by the presence of modern bungalows along The Leas, located immediately east of the designated area and to the west of the site, and along the south-western side of Balk Avenue, to the east. On this basis it is clear that views into the open countryside, across the site itself, do not form part of the setting of the Conservation Area given the extent of existing intervening development.

9. Conclusions & Recommendations

- 9.1 The results of the Heritage Assessment have shown there are no known archaeological remains located on the site to prevent development. Archaeological activity within the vicinity is not well recognised and it is likely that the site has been under continual agricultural use.
- 9.2 Due to the positioning of the site, and the presence of modern residential development to the west and north, any development within the site boundary would have a negligible impact on the setting and significance of the Listed Buildings.
- 9.3 Development within the site boundary would have a negligible impact on the setting and significance of the Brafferton and Helperby Conservation Area. Although the southern boundary of the site encroaches slightly into a corridor which allows for framed views into surrounding countryside, this corridor is not visible from within the Conservation Area due to the presence of intervening modern development.
- 9.4 Care should be taken during partial hedgerow removal to ensure the brick-built wall is not damaged, although it is noted that the wall is of low sensitivity and has likely been compromised by the hedgerow.

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10.2 *Secondary Sources*

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11. List of Contributors

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Site Walkover by Charlie Puntorno

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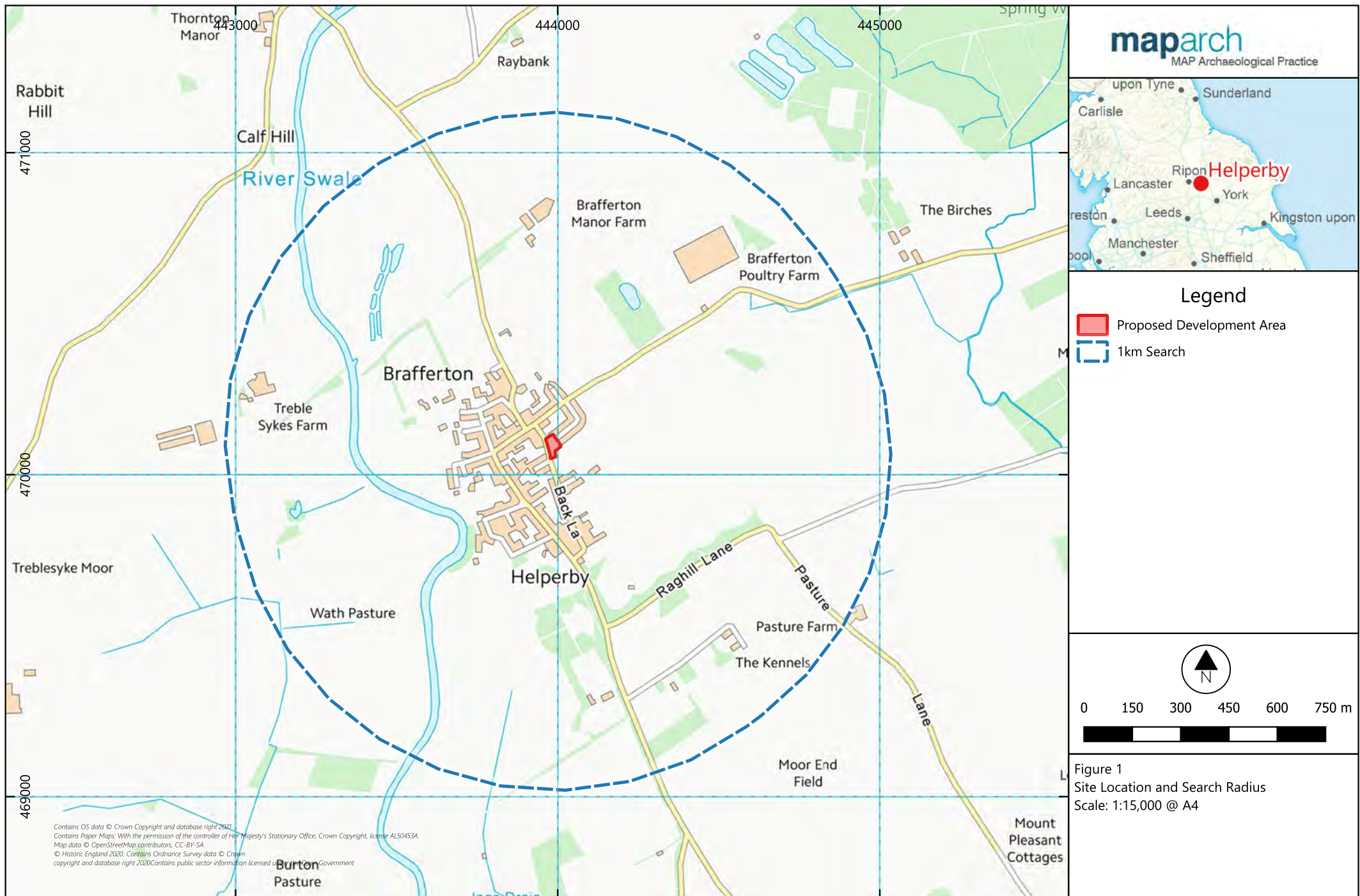
Administration, filing, copying and binding by Sophie Coy

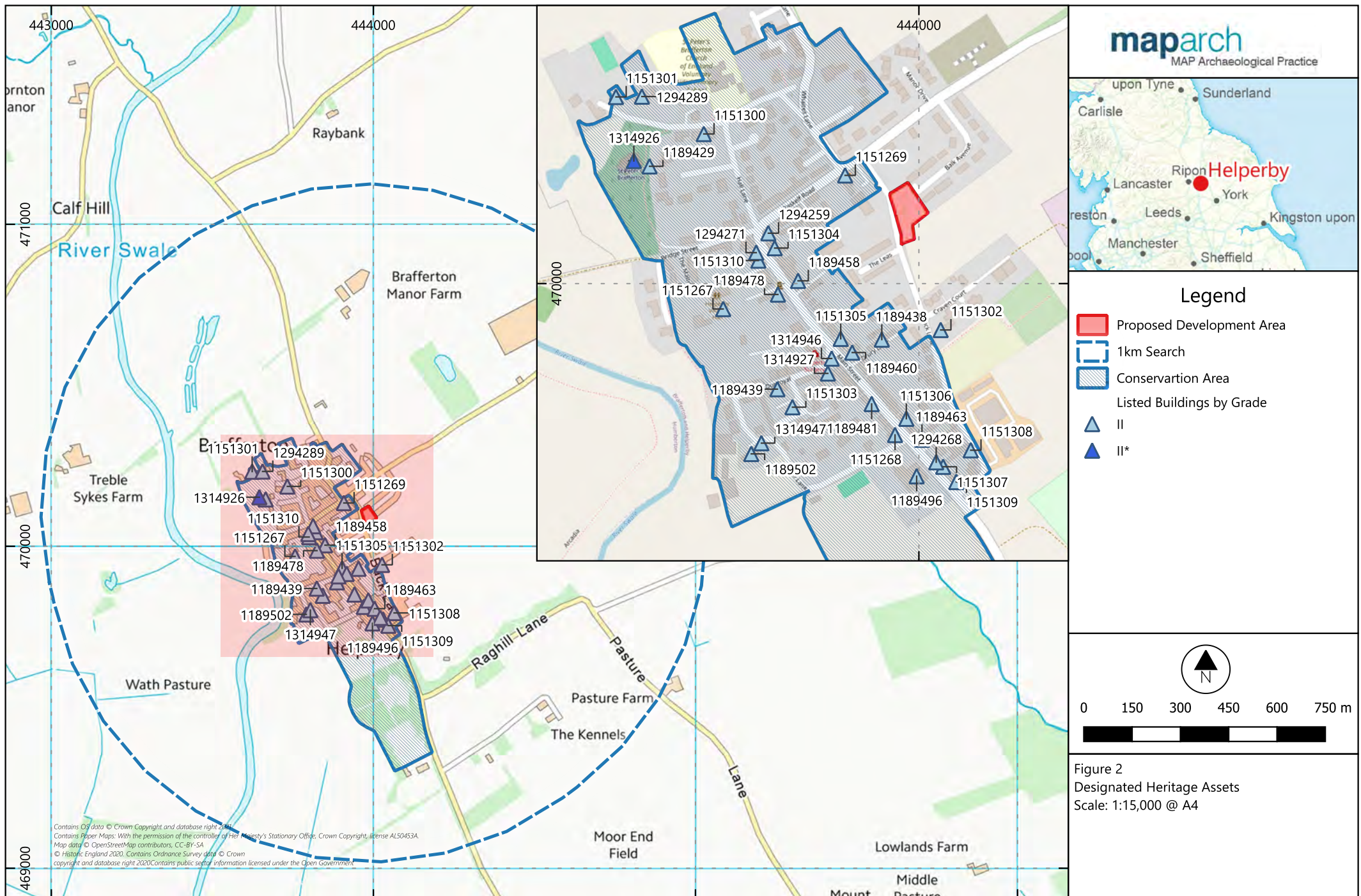


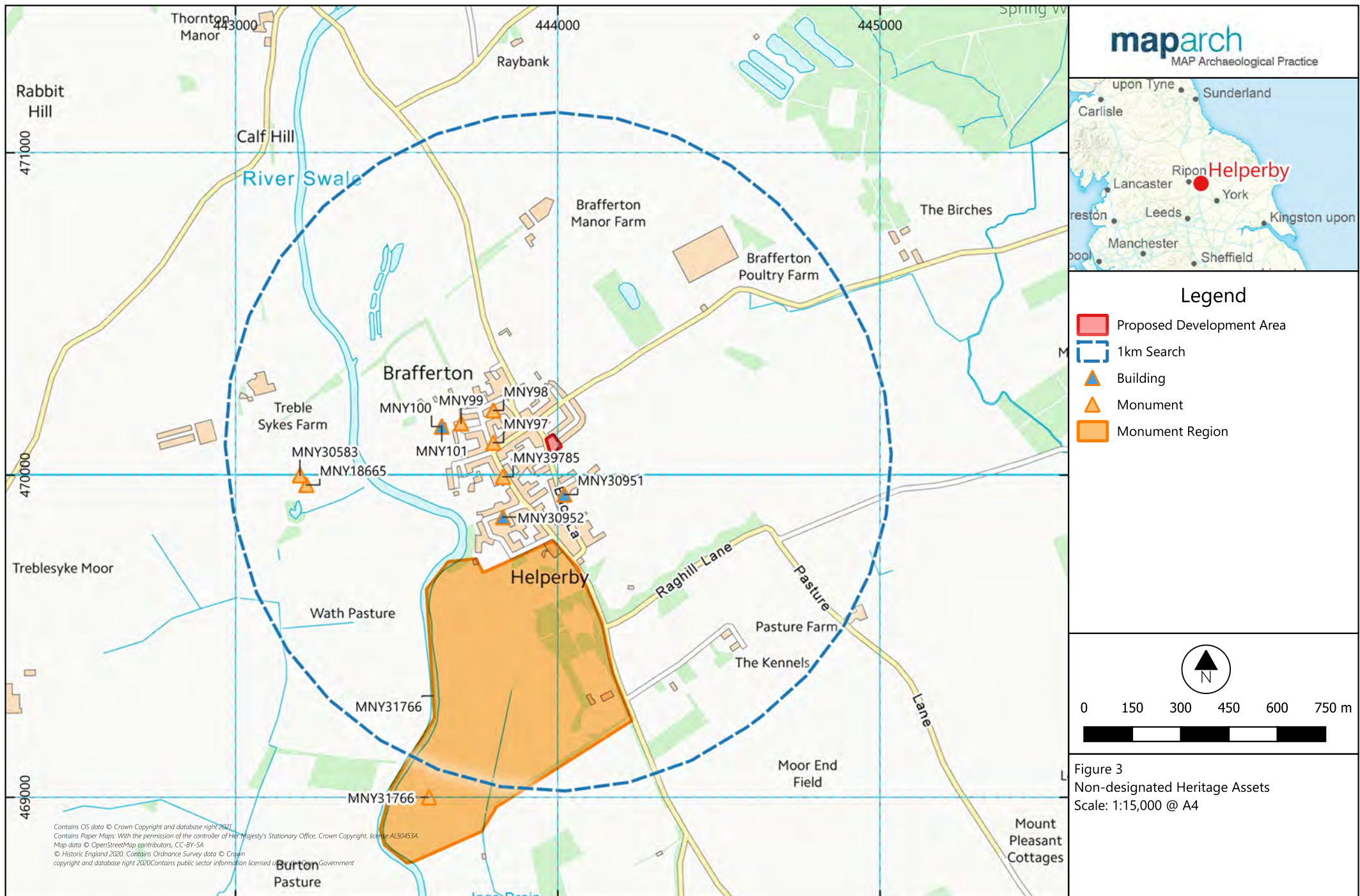
Plate 1: General view of site, facing north

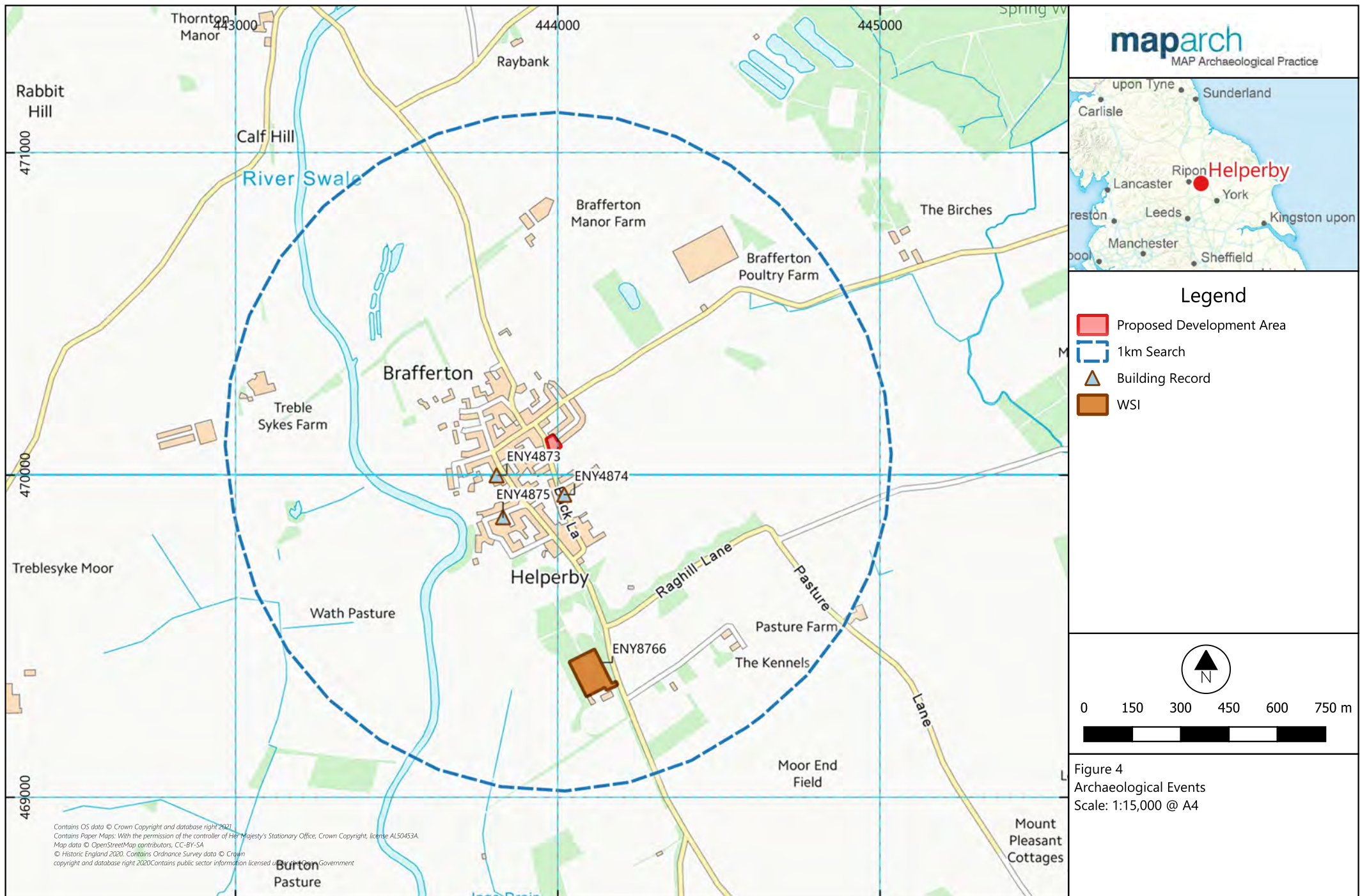


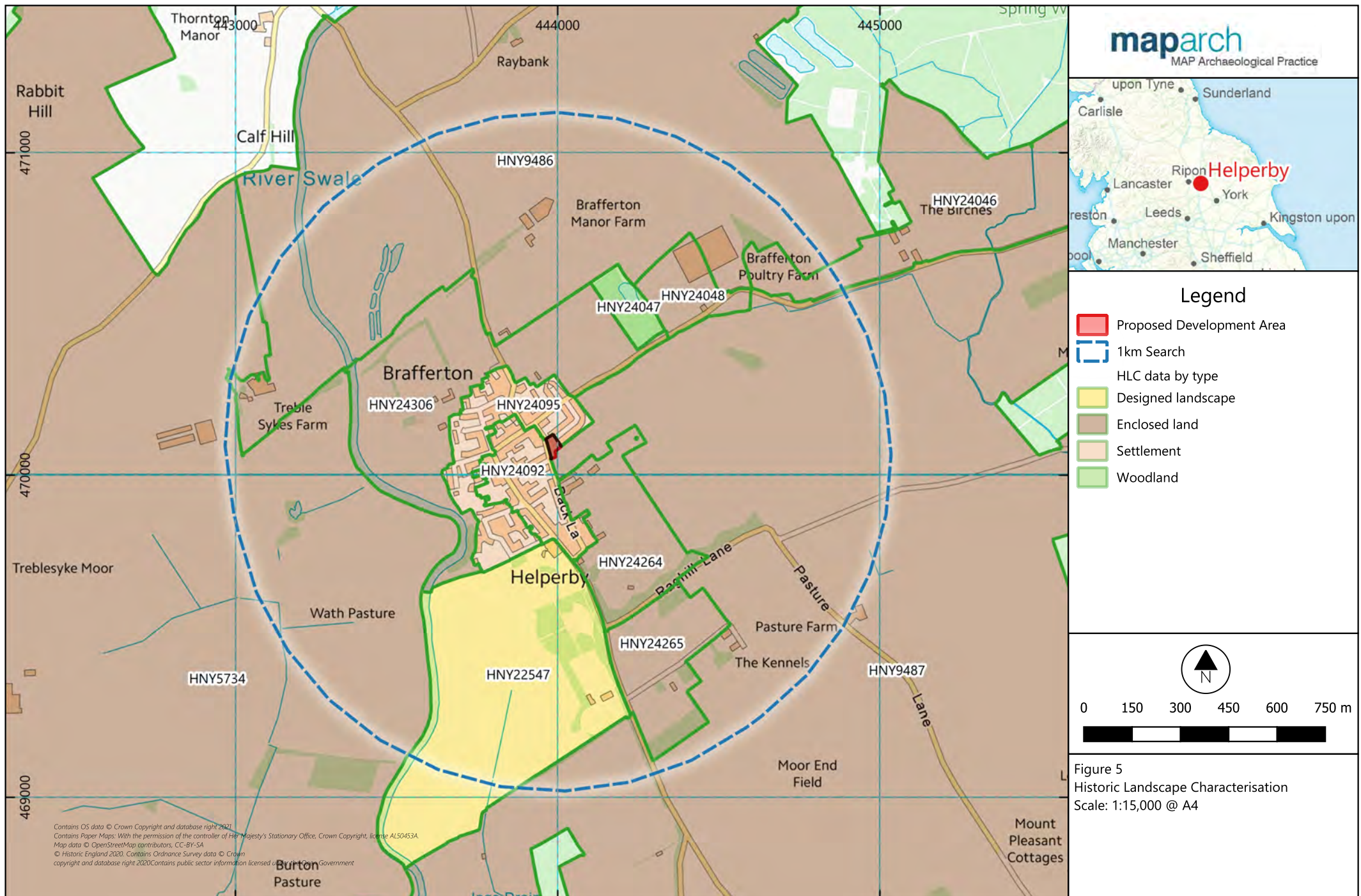
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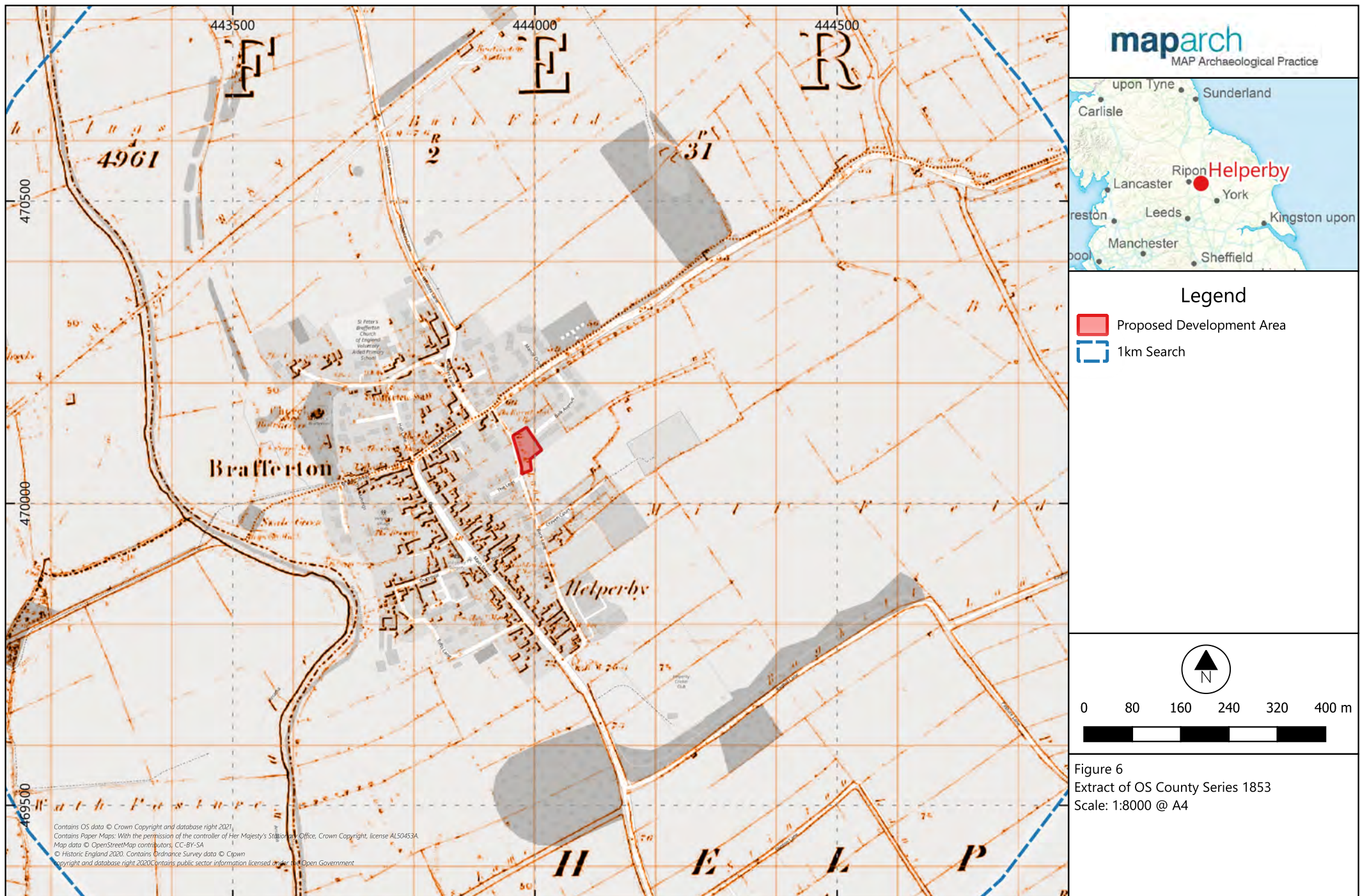


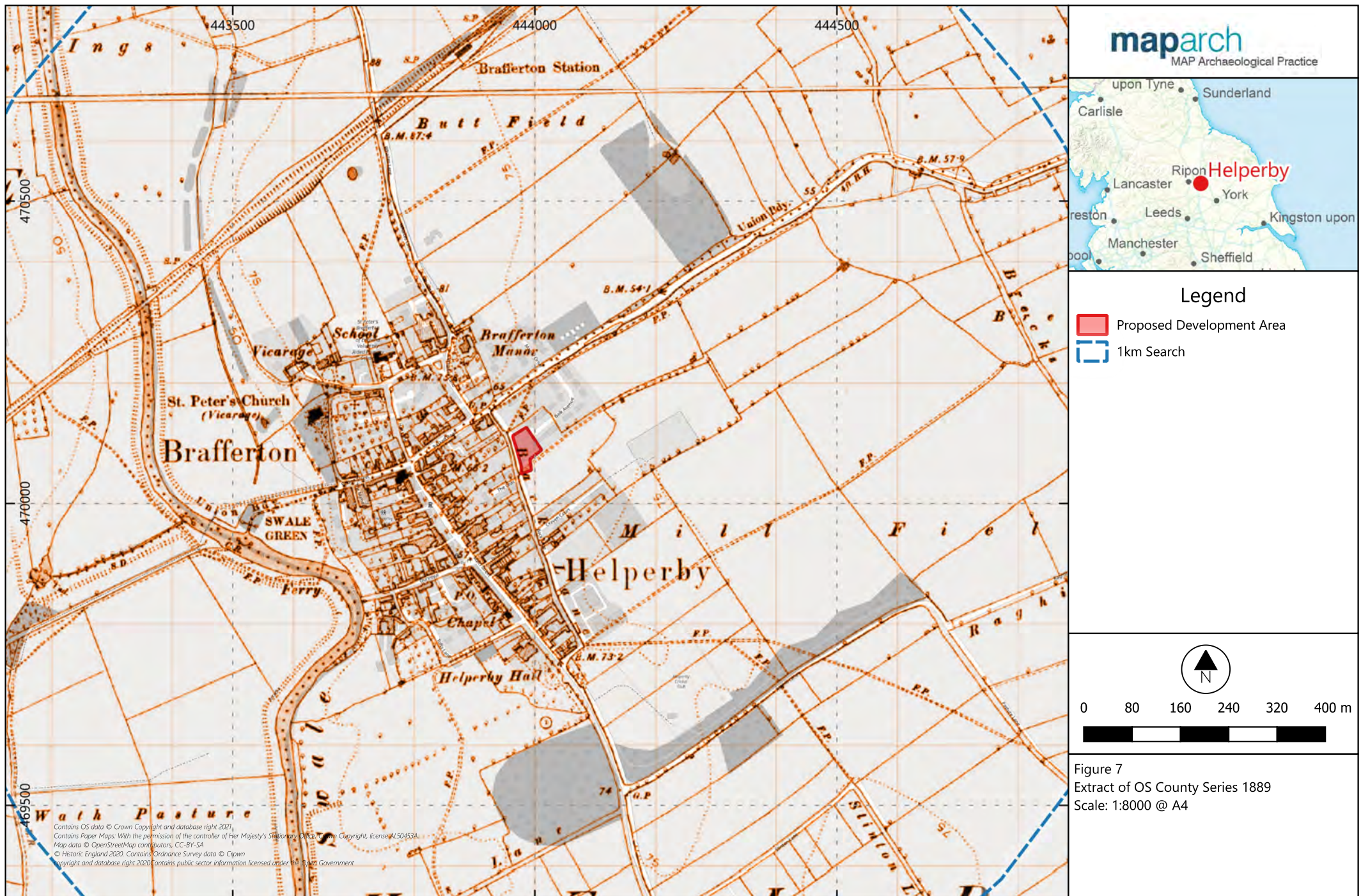


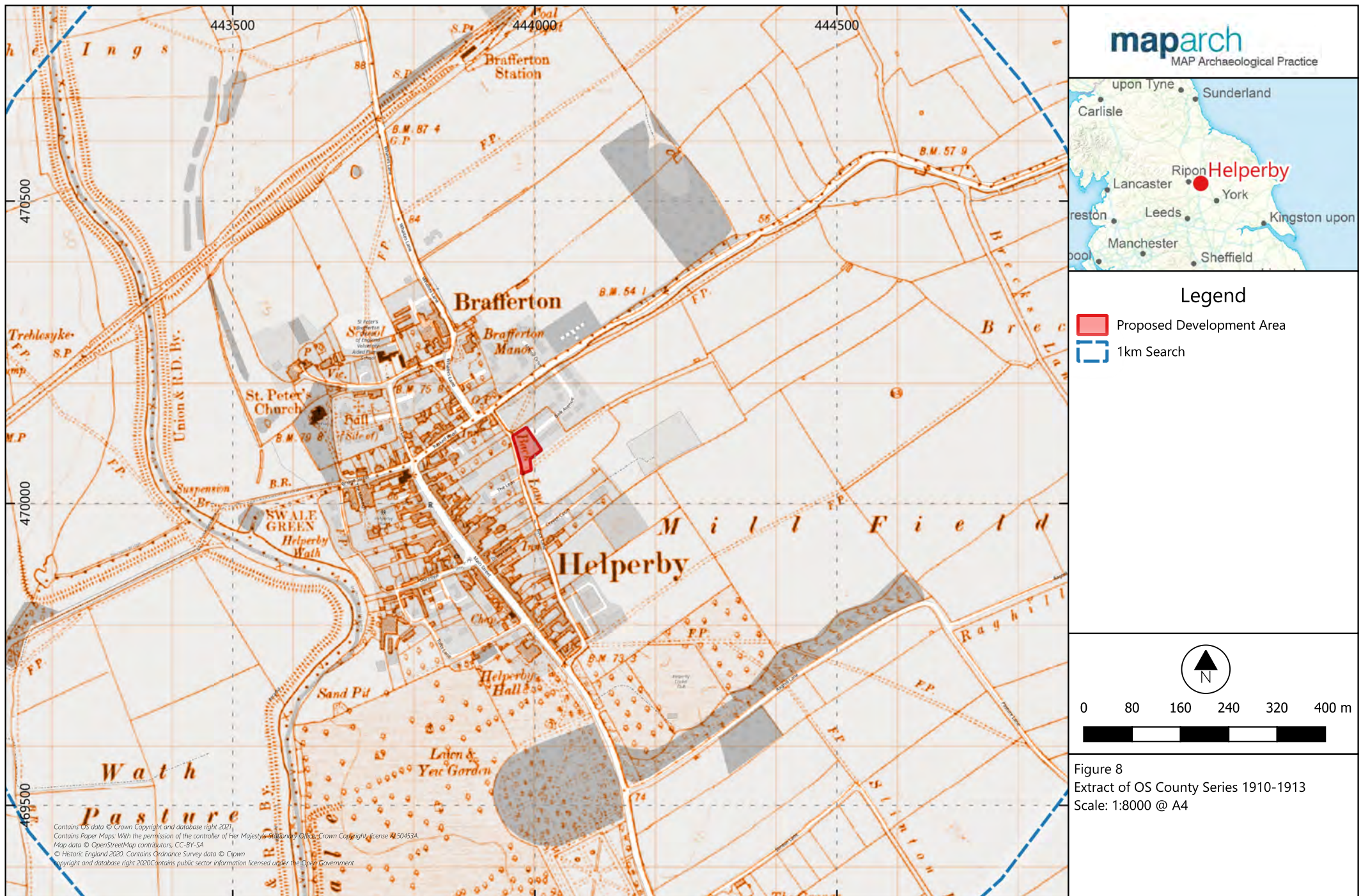


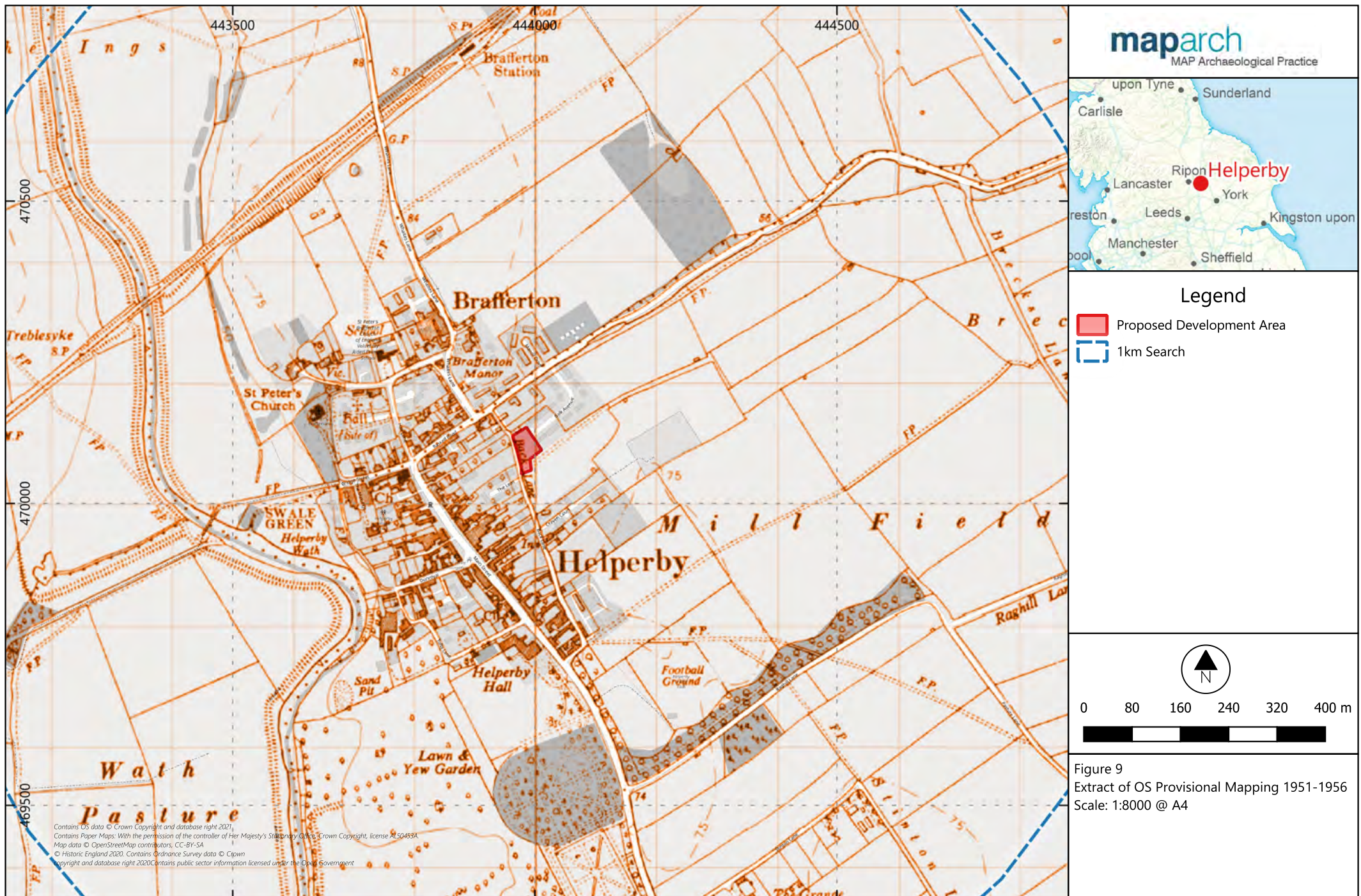


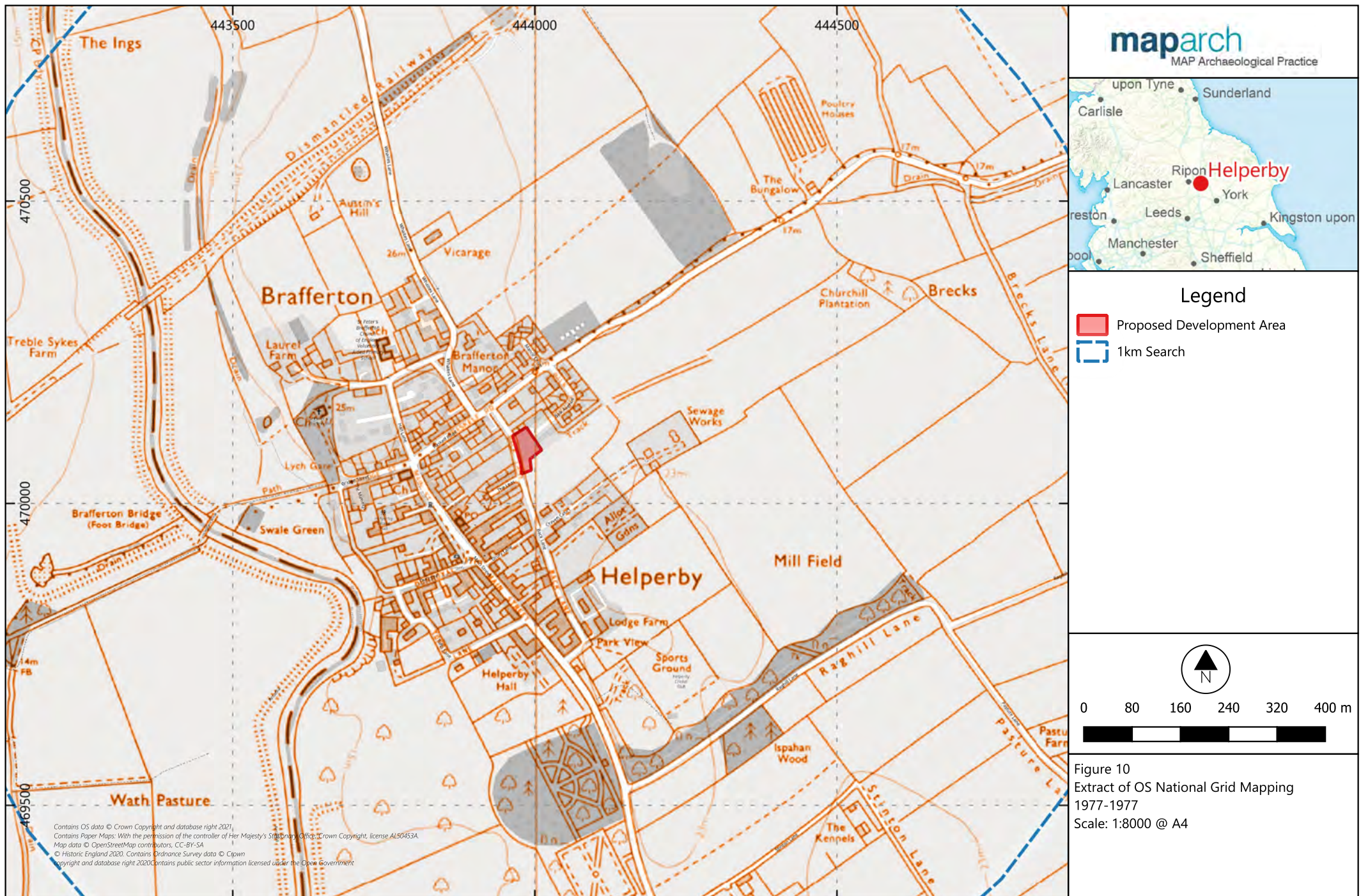












Appendix 1. Designated and Non-Designated Heritage Assets within 1km of the site. (Tables 2 -5).

Table 2: Designated Heritage Assets (Listed Buildings) within 1km of the Development Area

HER/NHLE Refs.	Grid Ref.	Description	Grade	Impact
MNY101 DNY4492 1314926	SE 4364 7015	St Peters Church, Brafferton Church. C15 west tower, early C16 east chapels and chancel arcade. Nave and east wall of chancel rebuilt 1826-31. J P Pritchett. Restored 1878. Sandstone ashlar. Slate roof to chancel, other roofs concealed. West tower, wide aisleless nave and 2-bay chancel flanked by chapels. Battlemented 3-stage tower with set-offs. 3-light window with C20 glazing, tiny trefoil window and 2-light bell openings. Battlemented nave of greater width than east end. Wooden roof structure. Stepped group of 3-tall windows with transoms to each side adapts Perpendicular tracery design of chancel. Battlemented east chapels and chancel. 4-centred chancel with door. Inscription to east wall of north chapel: 'Soli deo gloria' and to the south wall of the south chapel: 'Orate aia Radulfi Nevell fundatoris istius cacellarii'. Below are 3 carved shields of Ralph Nevill, his wife and daughter Katherine, wife of Sir Walter Strickland and the words: 'et gloria soli deo honor et...' Plain chancel arcade with octagonal piers, capitals partly recent. Chamfered 2-centred arches C19 east window with glass by Kempe (also in south chapel) 1884-91. C14 font basin. Memorial slab to Laton Trewen Turner d.1777 with urn and inscription to north side of west wall of nave.	II*	Neutral
MNY30951 DNY3644 1151302	SE 4402 6994	Old Star Cottage (Field View), Helperby House and cottage. Probably late C18. Reddish-brown local brick in Flemish bond. 2-course 1st floor band and dentilled eaves. Pantile roof, end and ridge chimneys. Tumbled-in brickwork to gable-ends. Gable end to road. 2 storeys, 3 bays in all. 16-pane sashes in flush wood architraves except for fixed-light window to ground floor left. C20 plank door 2nd bay from left and C20 6-panel door. 2nd bay from right. Lower recessed wing to right. Rendered brick with C20 door and casement windows	II	Neutral
MNY30952 DNY3956 1189439	SE 4383 6987	Dunroyal House, Helperby House, partly converted to farm use. Probably late C16 with C18 and later alterations and additions. First floor front timber framed with plaster filling, C18 brick elsewhere. High pitched swept pantile roof with right stone coping. 4-bay house, the 2nd	II	Neutral

		a narrow passage bay, probably originally aisled on 3 sides with through passage behind chimney. 2 storeys. 2 left bays largely rebuilt and roof raised. Garden front: left side large wagon door and small late C19 projection. 1st floor early C19 sash windows. Right side: Early C19 sash windows with glazing bars and a half-glazed door to right. Interior shows high quality timber work including moulded beams and an early C18 staircase with cut string, 2 turned balusters per tread and ramped handrail. Roof of stout coupled rafters with collars. The timber work is of high quality and the moulded beams are exceptional in the Vale of York. Empty and dilapidated at time of resurvey.		
DNY1086		Brafferton and Helperby Conservation Area		

Table 3: Non-designated Heritage Assets within 1km of the Proposed Development Area

HER Ref.	Grid Ref.	Description	Period
MNY100	SE 4364 7015	Cross, Brafferton A Saxon cross was visible in the outer wall of the northern aisle before the church was rebuilt in the 19 th century.	Early Medieval
MNY18665	SE 4322 6997	Trackway, Thornton Bridge	Undated
MNY30583	SE 432 700	Aircraft crash site, Halifax, Serial number NA612, at Brafferton On the 4th March 1945 a Halifax, Serial number NZ612, Was Shot down by a German night fighter (piloted by Lt Arnold Doring) at 01:44hrs whilst awaiting to land at Dishforth after returning from a "spoof" operation. Pilot P.O. K.W. Griffey plus 6 crew killed. This was one of 9 Halifax's to be shot down over Yorkshire this night	Modern
MNY31766	SE 438 692	Helperby Hall 18th century designed landscape	Modern
MNY39785	SE 438 699	Well adjacent to Kirkholme, Helperby This well was discovered in September 2020 during repairs to cobbles in an area that collected surface water. On removing the cobbles a stone built well was discovered. The well was 1.15m in diameter with the well wall being 0.3m in width. A test pit was dug into one side of the well to a depth of 0.9m. There were no signs of mortar between the stones suggesting clay or earth bonding. This circumstantially suggests that the well is medieval in date. No finds were recovered during the recording which includes site photographs, including an ortho-image and measured site plan. The site of the well was marked out with the cobbles relaid to form a circle	Medieval

MNY97	SE 438 701	Brafferton Nine households taxed in the 1301 lay subsidy	Medieval
MNY98	SE 438 702	Brafferton Bratfortune in Domesday Book. 'Farm near broad ford'	Medieval
MNY99	SE 4370 7016	Brafferton Hall Entirely removed but for heavily buttressed walls	Medieval

Table 4: Non-designated Heritage Assets (events) within 1km of the Proposed Development Area

HER Ref.	Grid Ref.	Description
ENY4873	SE 4381 7000	Building recording at Vine Cottage, Helperby In 1969 the Yorkshire Vernacular Buildings Study Group carried out building recording at Vine Cottage. The following items were produced: Report, Plan
ENY4874	SE 4402 6994	Building recording at Old Star Cottage (Field View), Helperby In 1982 the Yorkshire Vernacular Buildings Study Group carried out building recording at Old Star Cottage (Field View). The following items were produced: Report, Plan, Elevation.
ENY4875	SE 4383 6987	Building Recording at Dunroyal House, Helperby In 1982 the Yorkshire Vernacular Buildings Study Group carried out building recording at Dunroyal house. The following items were produced: Report, Plan, Elevation, Detail
ENY8766	SE 441 693	Helperby Hall Walled Garden, Helperby. Written Scheme of Investigation for Archaeological Investigations Written Scheme of Investigation for Watching Brief

Table 5. Non-designated Heritage Assets – Historic Landscape Characterisation records within 1km of the Proposed Development Area.

HER Ref.	Grid Ref.	Description
HNY22547	SE 438 692	This represents the designed landscape associated with Helperby Hall and consists of views and vistas with well designed plantings and formal gardens. This area has significant legibility of the parkland. There are no water features and this was built by a private owner. These gardens and grounds seem to specifically be built in response to the changes to the Hall at the turn of the twentieth century. On the first edition this is an area of strip fields. At the time of the second edition it looks as if some of these were starting to be removed. By the time of the modern mapping we have an extensively designed landscape with paths and small formal gardens
HNY24047	SE 442 705	This is an area of modern plantation woodland which consists of broad-leaved species defined externally by s curved hedges. This area has partial legibility and was previously strip fields. The woodland has increased by 100% since the first edition OS

HNY24265	SE 443 694	This is an area of probable strip fields which consists of small semi-irregular fields defined by slight s curved hedges. This area has significant legibility and seems to be medieval in character. There has been very little boundary loss since the 1 st ed.
HNY24046	SE 453 708	This is an area of unknown planned enclosure which consists of medium sized irregular fields defined by straight hedges. This area has partial legibility of the previous HLC which was piecemeal enclosure and dated to the early post medieval period. The current character seems to be modern in date
HNY24048	SE 444 705	This is a small area of strip fields which consists of small semi irregular fields defined by s curved hedges. This area has partial legibility due to the loss of internal boundaries and is medieval in date.
HNY24264	SE 442 698	This is an area of planned enclosure which consists of small regular fields defined by straight hedges and is modern in character. This area has fragmentary legibility of the previous HLC which was strip fields and cannot be seen in the current landscape
HNY24306	SE 435 701	This is an area of unknown planned enclosure which consists of medium sized regular fields defined by straight overgrown hedges. This area is late post medieval-modern in date and has fragmentary legibility of the previous HLC which was piecemeal enclosure. This was up until the period after the first edition when the boundaries seem to have started to be reorganised
HNY24092	SE 439 699	Brafferton and Helperby This is a linear village which consists of fairly high density dwellings with private space defined by back gardens and public space by the pubs. This area has significantly legibility and has a post medieval character and was previously medieval. This is two settlements but it is not really possible from a mapping perspective to define the individual elements
HNY24095	SE 437 700	Brafferton and Helperby This is the modern expansion of Brafferton and Helperby which consists of medium density housing with private spacedefined by front and back gardens and public space by the community hall. This area has fragmentary legibility. This seems to have previously been part of the village but looks as if aras have been replaced by the planned housing
HNY9487	SE 453 694	This is a large and fairly consistent area of parliamentary enclosure which consists of medium sized regular fields defined by straight hedges. This seems to be the slightly later enclosure dating between 1809 and 1813. What is interesting about this area of fields is the fact that most of the boundaries seem to be characterised by regularly spaced trees. This seems to be regular across the whole field system and is fairly distinctive. This does not look

		like overgrown hedges and seems to a definite managed aspect of their character
HNY9486	SE 440 710	This is a large area of modern improved fields which has seen a large degree of boundary loss since the first edition and consists of large irregular fields defined by regular hedges. This area was previously planned enclosure, but not an award. The character has changed significantly with the loss of boundaries. The fields are now all over 10 ha, some significantly. The previous character seems to date between 1750 and 1850
HNY5734	SE 395 713	This is a very large area of large irregular fields defined by erratic hedgerows both internally and externally. This area has fragmentary legibility due to the degree of boundary loss and dates to the modern period. Because it covers such a large area it has an extremely complex previous HLC. This has mainly previously been planned enclosure, although there are small areas of piecemeal enclosure which have been affected. This has had a major impact on the landscape leading to the creation of very large fields with a major change to the character in the late 20th century. Because this covers such a large area it is difficult to determine, and therefore record, the date for each of the previous planned enclosure events. In this case the generic dates of 1750 to 1850 have been used

Periods	Prehistoric	Palaeolithic	500,000BC-10,000BC
		Mesolithic	10,000BC-4,000BC
		Neolithic	4000BC-2600BC
		Bronze Age	2600BC-700BC
		Iron Age	700BC-70AD
	Historic	Roman	70AD-410AD
		Anglo-Saxon/Anglo Scandinavian	410AD-1066AD
		Medieval	1066AD-1540AD
		Post-medieval	1540AD-1900AD
		Modern	1900AD-2020

Appendix 2. National Legislation

Ancient Monuments and Archaeological Areas Act 1979

Section 46 in the Department of Culture Media and Sport 2010: Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979) states

'In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument'.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 (1) in the Planning (Listed Buildings and Conservation Areas) Act 1990 states

'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

National Planning Policy Framework: 16. Conserving and Enhancing the Historic Environment

NPPF-16 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority

on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

200 *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

205 *When considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

206 *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

grade II listed buildings, or grade II registered parks or gardens, should be exceptional; assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

207 *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is*

necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
no viable use of the heritage asset itself can be found in the medium term through
appropriate marketing that will enable its conservation; and
Conservation by grant-funding or some form of not for profit, charitable or public ownership
is demonstrably not possible; and
the harm or loss is outweighed by the benefit of bringing the site back into use,*

Historic England: Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment and Historic England: Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets.

The Contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or a place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from and through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.