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Richmondshire District Council
Environment Services
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North Yorkshire
DL10 4JE



Your ref: 1/33/152D/OUT
Our ref: scl103a.lpa.ph
Date: 21 March 2011
Email: p.holmes@oneill-associates.co.uk

Dear Brian,

**OUTLINE PLANNING PERMISSION FOR DEVELOPMENT OF LAND FOR B1 AND B8 USES (REF. 1/33/152D/OUT), LAND SOUTH WEST OF SCOTCH CORNER
CONDITION 26**

Condition 26 of the above outline planning permission requires the applicant to secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been approved by the Council.

I enclose a report for an archaeological desk-based assessment which has recently been carried out at the site, and would be grateful if you could review and confirm if further survey work is required in association with the discharge of this planning condition.

Yours sincerely

Philip Holmes

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Buccleuch Property (Scotch Corner) Ltd

Land to the west of the A6108
Scotch Corner
North Yorkshire

archaeological desk-based assessment

report 2615
March 2011



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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, conducted in advance of a proposed development to the west of the A6108, Scotch Corner, North Yorkshire. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by Buccleuch Property (Scotch Corner) Limited, and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 No archaeological resource has been identified which requires preservation *in situ*. There are no historic or statutorily protected buildings on or in the near vicinity of the site. There are no Scheduled Ancient Monuments on or near the site.
- 1.4 There is no direct evidence of prehistoric activity in the proposed development area, but later prehistoric settlement has been identified at Scotch Corner, and there is some potential for this to extend into the area.
- 1.5 The route of a major Roman road (Dere Street) runs along the eastern boundary of the site. There is considerable evidence for Roman settlement along the side of this road, including at Scotch Corner. Evidence for Roman settlement may extend into the proposed development area.
- 1.6 The area lies to the west of the medieval village of Middleton Tyas, and it is probable that the site was used in the medieval and post-medieval periods as agricultural land. Evidence relating to this, in the form of ridge and furrow cultivation and field boundaries, may survive.

Impact assessment

- 1.7 Groundworks associated with the proposed development have the potential to impact upon any archaeological resource that is present.

Recommendations

- 1.8 No archaeological deposits have been identified which require preservation *in situ*.
- 1.9 It is recommended that a geomagnetic survey is carried out over the development area, to evaluate the nature and extent of the archaeological resource that may be present. This may be supplemented by excavating a series of evaluation trenches.

2. Project background

Location (Figures 1, 2 & 3)

- 2.1 The site is located to the west of the A6108, Scotch Corner, North Yorkshire (NGR centre: NZ 21363 04900). It is roughly triangular in plan, and covers an area of approximately 10.19ha. To the north is a caravan park, to the north-west is an area of woodland and to the south-west is an arable field. The site is bounded on the east and south by the A6108.

Development proposal (Figure 4)

- 2.2 The proposed development is for the construction of a distribution warehouse and office blocks, with associated roads, car parks, services and landscaping.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

Methods statement

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for desk-based assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 1km of the proposed development area, and a site walk-over survey. HER references are referred to in brackets throughout the text of this report, and are listed in Appendix 1.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in *Planning Policy Statement 5: Planning for the Historic Environment*, and the *Historic Environment Planning Practice Guide*.

Dates

- 2.6 The field visit took place on 4th March 2011. This report was prepared for the 16th March 2011.

Personnel

- 2.7 Research was conducted and this report prepared by Judith Roberts, with illustrations by Janine Watson and David Graham. The Project Manager was Daniel Still.

OASIS

- 2.8 Archaeological Services Durham University is registered with the Online Access to the Index of archaeological investigations project (OASIS). The OASIS ID number for this project is **archaeol3-95731**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of the staff of the North Yorkshire County Record Office, and personnel of the North Yorkshire Historic Environment Record in facilitating this scheme of works.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of this assessment the proposed development area comprised a single field that had been ploughed and planted with a cereal crop.

Topography

- 3.2 The proposed development area undulated gently with an overall slope down from approximately 149m OD in the north-west to 136m OD in the south.

Geology and soils

- 3.3 The underlying solid geology of the area comprises Carboniferous limestone, which is overlain by Devensian till.

4. Site walk-over survey

- 4.1 A walk-over survey was conducted to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.
- 4.2 The proposed development area was bordered on the eastern side by a fence and hedge with occasional mature trees (Figure 15). A ditch, with its eastern edge reinforced by a mortared stone wall, runs along part of the eastern boundary (Figure 16). Stones cleared from the field have been moved to the edges of the field and in some places, particularly near the trees, have been placed in heaps. The stones vary in size (up to 0.6m), the smaller ones being rounded cobbles and the larger ones more angular, but showing no signs of being worked. The stones clearance could indicate that stone structures were present in the field that have been disturbed by ploughing.
- 4.3 The south-western boundary of the site was incomplete. A shallow ditch extended approximately 150m south-east from the Sedbury Plantation (Figure 17).
- 4.4 To the north of the proposed development area is a small caravan park beyond a tree belt (Figure 18).

5. Historical and archaeological development

Previous archaeological works

- 5.1 No previous archaeological works have been identified within the proposed development area.

The prehistoric period (up to AD 70)

- 5.2 There is no direct evidence of prehistoric activity in the proposed development area. There is, however, evidence that the surrounding area was exploited in prehistory, including prehistoric settlement in the vicinity of the site. Prehistoric activity may therefore have extended into the proposed development area.
- 5.3 A Bronze Age tumulus (HER 12587) has been noted 750m to the north of the proposed development area, to the east of Violet Grange.
- 5.4 An Iron Age farmstead was excavated at Rock Castle (3km to the west of Scotch Corner) following identification of ditched enclosures in aerial photographs (Fitts *et al* 1994, 13-42). A palisaded enclosure was dated to the early to middle Iron Age and the farmstead was occupied in the mid to late Iron Age.
- 5.5 A Late Iron Age settlement was identified during development at Scotch Corner in 1995 (HER 32235). The excavation produced evidence of two structures and several ditches, gullies and pits (Abramson 1995, 7-18). This settlement is a few hundred metres to the north of the proposed development area.
- 5.6 The Iron Age hill fort of Stanwick lies approximately 8km to the north-east of Scotch Corner. This was a significant centre in the later prehistoric period.

The Roman period (AD 70 to 5th century)

- 5.7 Late Iron Age settlements in the area continued to be occupied into the 1st century AD, but settlement in the Roman period also grew up along the edge of Roman roads. The major Roman road Dere Street (sometimes also referred to as Watling Street) runs along the eastern boundary of the site, and another Roman road joined Dere Street to the north of the site and the present A66, and to the south of Violet Grange. Roman-period settlement has been recorded along Dere Street at numerous locations in North Yorkshire. Archaeological work carried out in advance of development at the A1 junction (HERs 628 and 629), improvement of the A1 (HERs 1474, 1479, 1480, 1526, 1668, 4265, 5324 and 5414) and A66 (HERs 636, 2233, 2237 and 2259) identified a considerable amount of Romano-British activity in the area. This mainly took the form of ditched enclosures and circular structures, pits and trackways. Investigations to the south of the proposed development area (HERs 1490, 1507 and 1518) failed to identify significant remains, but there was considerable modern disturbance in this area.

The medieval period (5th century to 1540)

- 5.8 The name 'Middleton Tyas' derives from the Anglo-Saxon for 'middle farm' or 'settlement' and a Norman family name 'Tyas', but there is no evidence for a Norman connection to the parish. The name is variously recorded as Midelton (14th century), Middleton Tiays (14th century) and Middleton Tyers (16th century) (Page 1914, 190). Scots Dike, a linear earthwork some 2km to the north-west, is believed to be an Anglo-Saxon territorial boundary (Scheduled Monument 26945).
- 5.9 There is extensive evidence for medieval occupation in the area with medieval ridge and furrow earthworks to the east of the A1 (HER 23427). The settlements of Middleton Tyas and Moulton, to the south-east, both have medieval origins and parts of these settlements have scheduled status (SAM 34826 and 34813 respectively).

- 5.10 The proposed development area was probably used as agricultural land during this period.

The post-medieval period (1541 to 1899)

- 5.11 Maps of the 17th and 18th century do not show any settlement in the proposed development area. Speed's map of the North and East Ridings (*sic*) of Yorkshire of 1610 (Figure 5) shows settlements at Kneton (now Kneeton), Sedbury, Midleton (Middleton Tyas) and Mowton (Moulton) but does not show any of the roads linking the settlements.
- 5.12 Bowen's map of 1750 (Figure 6) does, however, show the main north to south road with a road to the east towards Middleton Tyas and another road leading to the west.
- 5.13 By 1771, Jeffrey's map of the area (Figure 7) shows a road layout very similar to that which continued into the 20th century. The road on the line of the A6108 joined the A1 to the south of the proposed development site, and at the junction with the main road was a property marked as Bonners. Much of the land in Middleton Tyas was part of the estate of the Heartley family.
- 5.14 The layout of the fields appears unchanged in the late 18th century (Figure 8) but in 1797 the Middleton Tyas Tithe map (Figure 9) shows the proposed development area divided into three fields (361, 362 and 363) with a property in the south-eastern corner of field 363. The north to south boundary in the southern part of the area was noted as a soil-filled feature in an aerial photographic assessment carried out in 1995 (HER1668).
- 5.15 Greenwood's map of 1817 (Figure 10) shows the area but does not mark all the field boundaries. It does, however, mark a small building to the west of the main house.
- 5.16 In 1820 the proposed development area was part of the Heartley estate. The fields formed part of the farm occupied by Ralph Goundry and was known as Farm 8. The proposed development area was still divided into three fields (388 – Shuttleworth Moor, 389 – House Pasture West and 390 – House Pasture East) with the farmhouse marked as 301 and called the Homestead (Figure 11) in the estate records. The field boundaries were formed by ditches or hedges with trees.
- 5.17 The layout of the development site remained unchanged during the 19th century although a pond is marked on the 1st Edition Ordnance Survey Map of 1860 (Figure 12) just to the north of the boundary which runs from east to west across the site. The building to the south-east is marked as Blue Anchor Public House.
- 5.18 By 1898 the Ordnance Survey map (Figure 13) marks the farmhouse as Blue Anchor Farm. The pond in the centre of the development area is still shown.
- The modern period (1900 to present)**
- 5.19 The 1913 edition of the Ordnance Survey map shows Blue Anchor Farm to the south-east of the site and two ponds in the development area.
- 5.20 The development area formed part of the Kneeton Hall estate in 1930 (fields 10, 11 and 42; MIC 2062/338).

- 5.21 20th-century Ordnance Survey maps (viewed on-line) show that the area remains the same, divided into three fields until 1967, with the pond in the middle of the area and Blue Anchor Farm to the south-east.
- 5.22 By 1971 the area had been combined into a single field and the Historic Land Characterisation projects identified the area as a modern improved field (Figure 2; Appendix 1). The Ordnance Survey map of 1974 shows that the south-eastern corner of the field had been cut by the re-positioning of the A6108 to join the A1 at Scotch Corner rather than to the south of the development site, following the realignment of the A1. This development is likely to have removed the farm buildings in this area.

The buildings

- 5.23 There are no buildings on the site and those in the vicinity are of 19th- or 20th-century date. There are three Grade 2 listed buildings in the vicinity: Sedbury East Farmhouse to the south-east, The Lodge of Sedbury Hall and front railings to the west and Violet Grange, to the north. These are all of late 18th-century date (Appendix 1). These will not be affected by the proposed development.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.24 There are no Scheduled Ancient Monuments within the proposed development area or the near vicinity.

6. The potential archaeological resource

- 6.1 There is no direct evidence for prehistoric or Roman activity within the proposed development area. However, late prehistoric settlement is known close to the northern boundary of the site. There is also extensive evidence for Roman settlement along the line of Dere Street, which forms the eastern boundary of the site. An as yet unidentified resource relating to these periods has the potential to exist within the proposed development area.
- 6.2 There is unlikely to be evidence for medieval or post-medieval settlement on the site. There may be evidence from this period relating to agricultural activity, such as ridge and furrow and boundary features.

7. Impact assessment

Direct impact

- 7.1 Groundworks associated with the proposed development have the potential to impact upon any archaeological resource that is present.

8. Recommendations

- 8.1 No archaeological deposits have been identified which require preservation *in situ*.
- 8.2 It is recommended that a geomagnetic survey is carried out over the development area, to evaluate the nature and extent of the archaeological resource that may be present. This may be supplemented by excavating a series of evaluation trenches.

9. Sources

Cartographic sources [North Yorkshire Archives]

John Speed's Map of North and East Yorkshire, 1610
Bowen's map of Yorkshire, 1750
Jeffrey's map of Yorkshire, 1771
Tuke's map of Yorkshire, 1787
Tithe map of Middleton Tyas, 1797
Greenwood's map of 1817
Plan of Farm 8, 1820
Plan of Kneeton Hall Farm, 1930

Ordnance Survey map 1st edition (Old Series sheet 97), 1860
Ordnance Survey map 2nd edition sheet 39, 1898
Ordnance Survey map sheet 39.3, 1913
Ordnance Survey map sheet 29 NW, 1930

Other sources

Abramson, P, 1995 A Late Iron Age Settlement at Scotch Corner, North Yorkshire. *Durham Archaeol J* 11, 7-18
Fitts, R L, Hazelgrove, C C, Lowther, P C, and Turnbull, P, 1994 An Iron Age Farmstead at Rock Castle, Gilling West, North Yorkshire. *Durham Archaeol J* 10, 13-42
Page, W, 1914 *Victoria County History: The County of York North Riding* 1. London

North Yorkshire County Archive

MIC 2062/338 Plan of Kneeton Hall estate
T(PR/MIT/2/1) Middleton Tyas Tithe records
ZAZ/6/14 Hutton of Marske copper mining leases for Middleton Tyas
ZKU Hartley Family of Middleton Tyas records
ZKU/VII Middleton Tyas Enclosure records

Websites

<http://ads.ahds.ac.uk>
<http://freepages.genealogy.rootsweb.ancestry.com/genmaps>
<http://sine.ncl.ac.uk>
www.bl.uk/ukgallery
www.british-history.ac.uk
www.english-heritage.org.uk
www.genuki.org.uk/big/eng/YKS/ERY/Reighton
www.heritagegateway.org.uk
www.magic.gov.uk
www.nationalarchives.gov.uk
www.old-maps.co.uk
www.visionofbritain.org.uk

Aerial photographs

Aerial photographs were viewed at the North Yorkshire Historic Environment Record. Most of the photographs were taken when there was a crop on the field. None of the photographs showed distinctive features. An aerial photographic assessment was carried out in 1995 and none of the pictures in the HER or NMR postdate this assessment.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

Historic Environment Record

(PRN = Public Record Number)

PRN	Description	Date
12587	Violet Grange Barrow	Bronze Age
23427	Ridge and furrow with extractive pits or fishponds	medieval
26860	Aircraft crash site	22/11/1943
32235	Settlement remains	1st century AD

Listed buildings

PRN	Description	Grade
322118	Violet Grange	II
323360	Sedbury East Farmhouse	II
323361	Lodge and front railings	II

Historic Landscape Characterisation

PRN	Description
3841	Modern improved fields, previously enclosed 18th to 19th century
3905	Modern improved fields, previously enclosed 18th to 19th century
3928	Modern improved fields, previously enclosed 18th to 19th century
3957	Sedbury Park, 17th to 18th century
4099	Medium sized fields, planned enclosure 18th to 19th century
4100	Large broad-leafed plantation, 19th century
4101	Modern improved fields, previously enclosed 18th to 19th century
4110	Medium sized fields, planned enclosure 18th to 19th century
4120	Medium sized fields, planned enclosure 18th to 19th century
4121	Motorway services, previously planned enclosure 18th to 19th century
4122	Modern road junction, previously planned enclosure 18th to 19th century
4123	Small regular fields, planned enclosure 18th to 19th century
5385	Middleton Tyas linear village

Previous archaeological interventions

PRN	description
628	Violet Grange Farm, Scotch Corner; Geophysical Survey
629	Violet Grange Farm, Scotch Corner; Geophysical Survey
636	A66 Improvements, Scotch Corner to Greta Bridge; Archaeological Assessment
1474	A1 Leeming to Scotch Corner Archaeology Stage 1; desk-based assessment
1479	A1 Improvements North of Leeming to Scotch Corner; Rapid Identification Survey
1480	A1 Improvements North of Leeming to Scotch Corner; Metal Detecting Survey
1490	A1 Improvements North of Leeming to Scotch Corner; Intensive Fieldwalking Survey Site LU23
1507	A1 Improvements North of Leeming to Scotch Corner; Geophysical Survey Site LU23
1518	A1 Improvements North of Leeming to Scotch Corner; Trial Trenching Site LU23
1526	A1 Improvements North of Leeming to Scotch Corner; Supplementary Desk-based Assessment
1668	A1 Improvements North of Leeming to Scotch Corner; Aerial Photographic Assessment
2233	A66 Improvements, Carkin Moor to Scotch Corner, Area 7
2237	A66 Improvements, Carkin Moor to Scotch Corner, Area S15
2259	A66 Improvements, Melsonby Crossroads to Scotch Corner Area S7
4265	A1(T) Dishforth to Barton Improvement Phase 4; Geophysical Survey near Scotch Corner
5324	A1 Dishforth to Barton Upgrade
5414	Late Quarternary landscape history of the Swale-Ure Washlands; Desk-based Assessment

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Figure 1: Site location and Historic Environment Record

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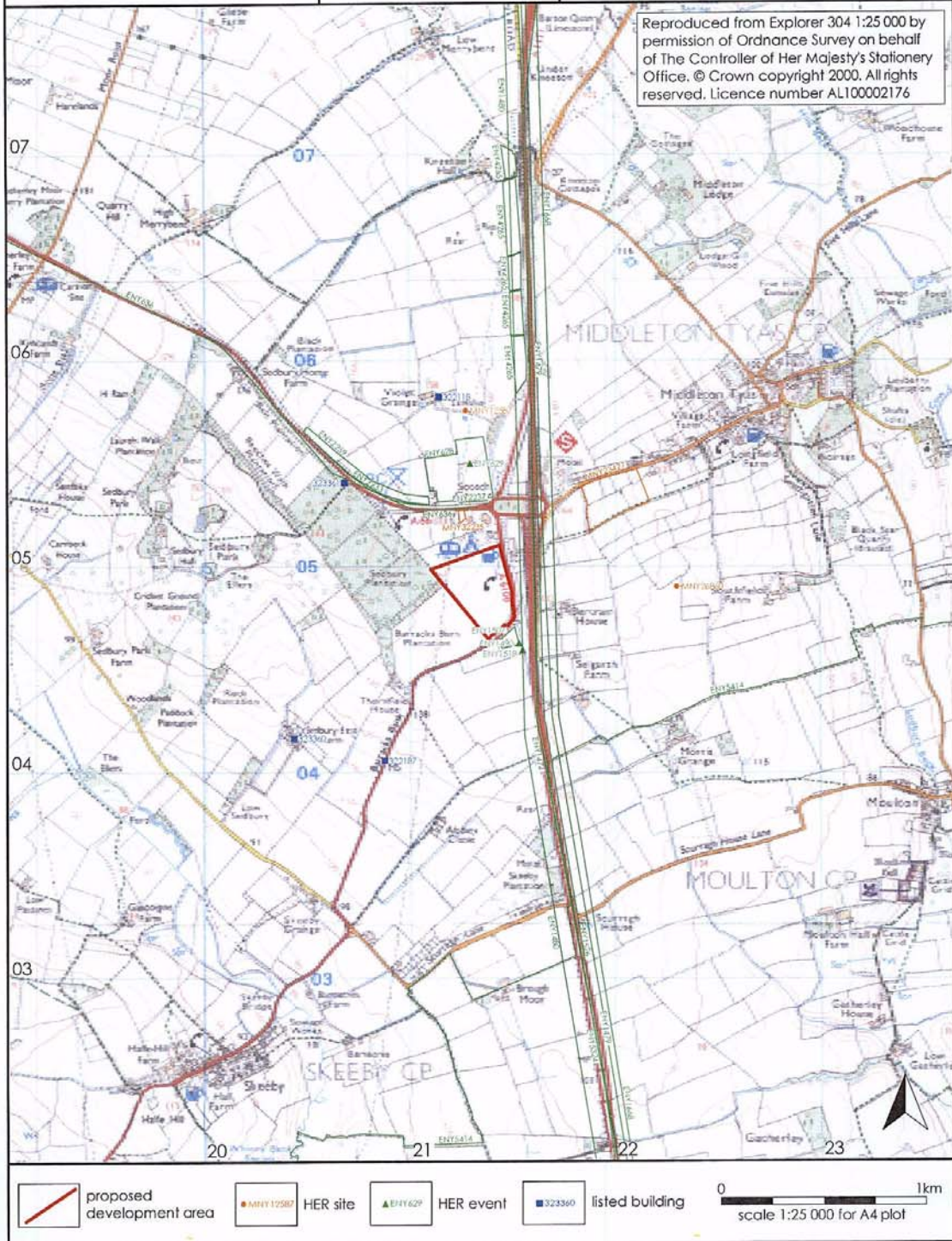
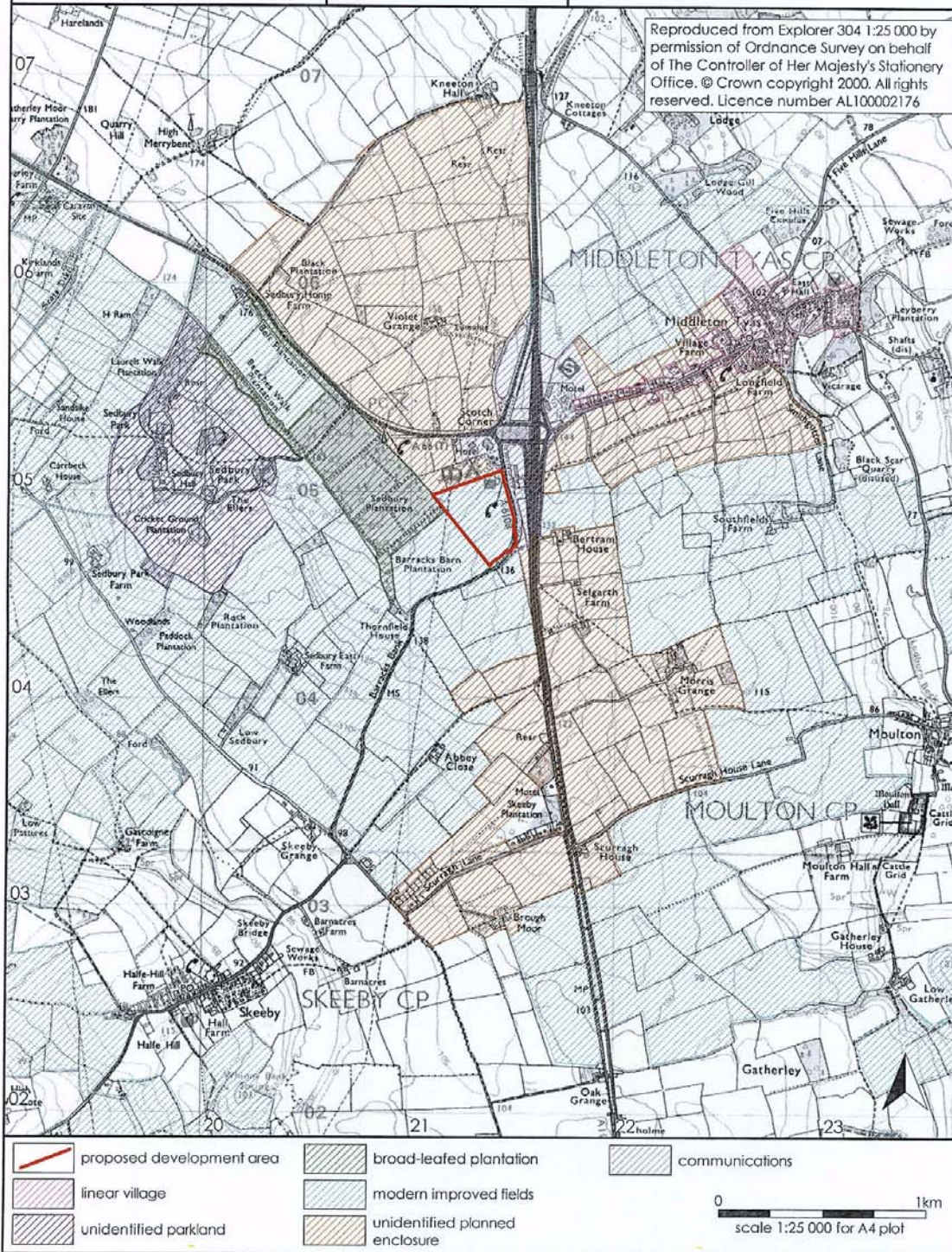


Figure 2: Historic Land Characterisation



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Figure 3: Site as existing

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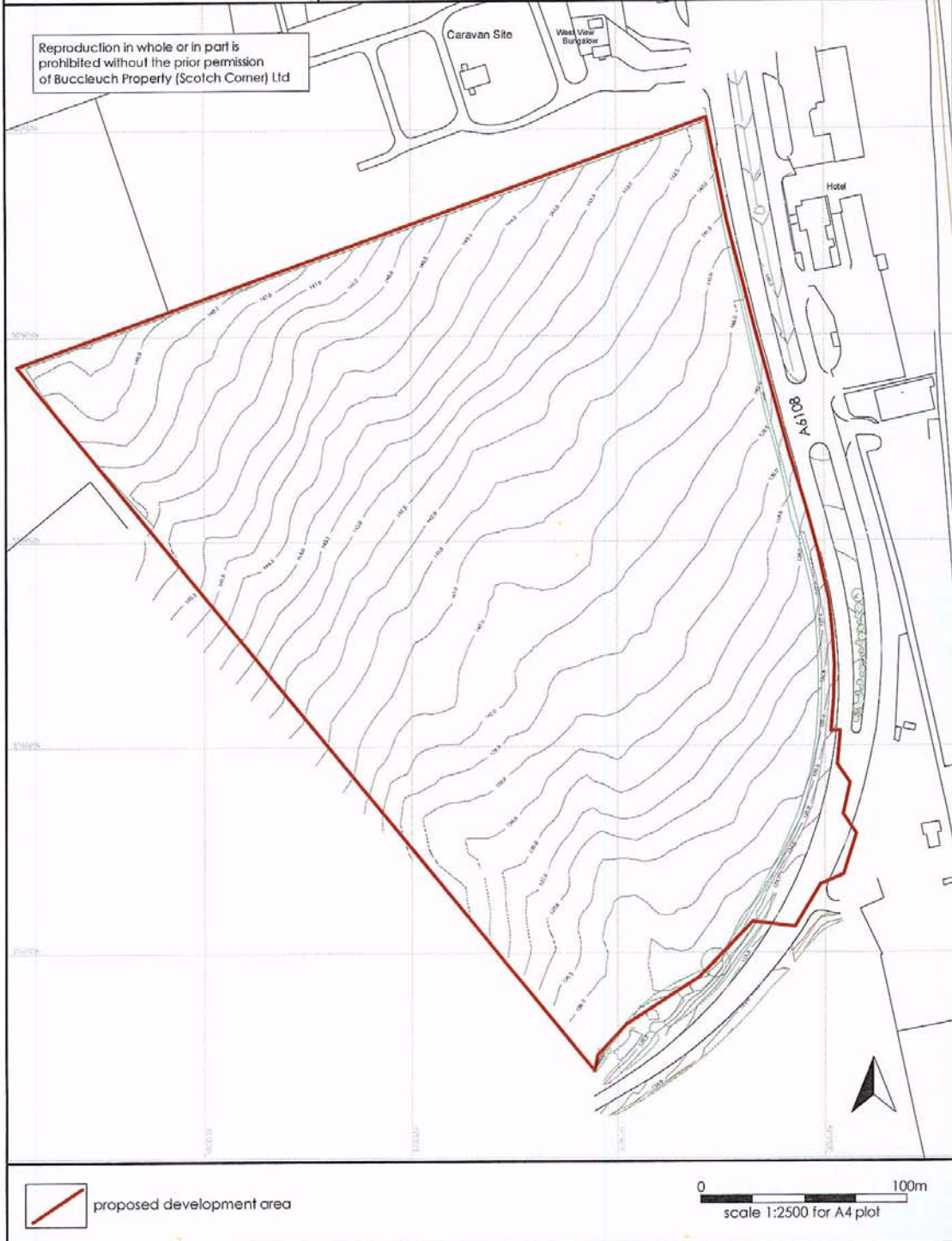
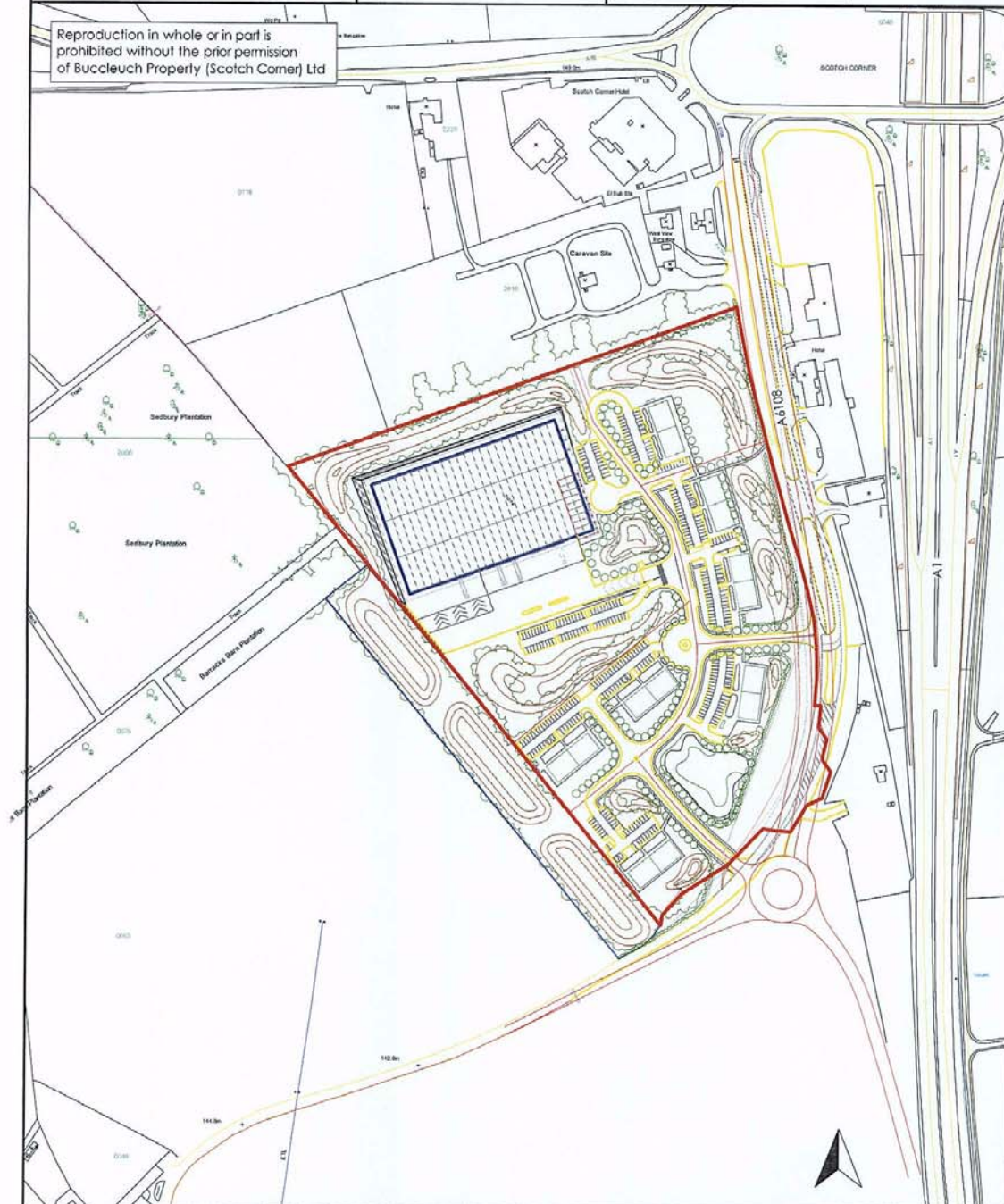


Figure 4: Proposed development

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 proposed development area

0 200m
scale 1:4000 for A4 plot



approximate location of the proposed development area

not to scale



approximate location of the proposed development area

0 5km
approximate scale 1:100 000 for A4 plot

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Figure 7: Extract from Jeffrey's map of
Yorkshire, 1771

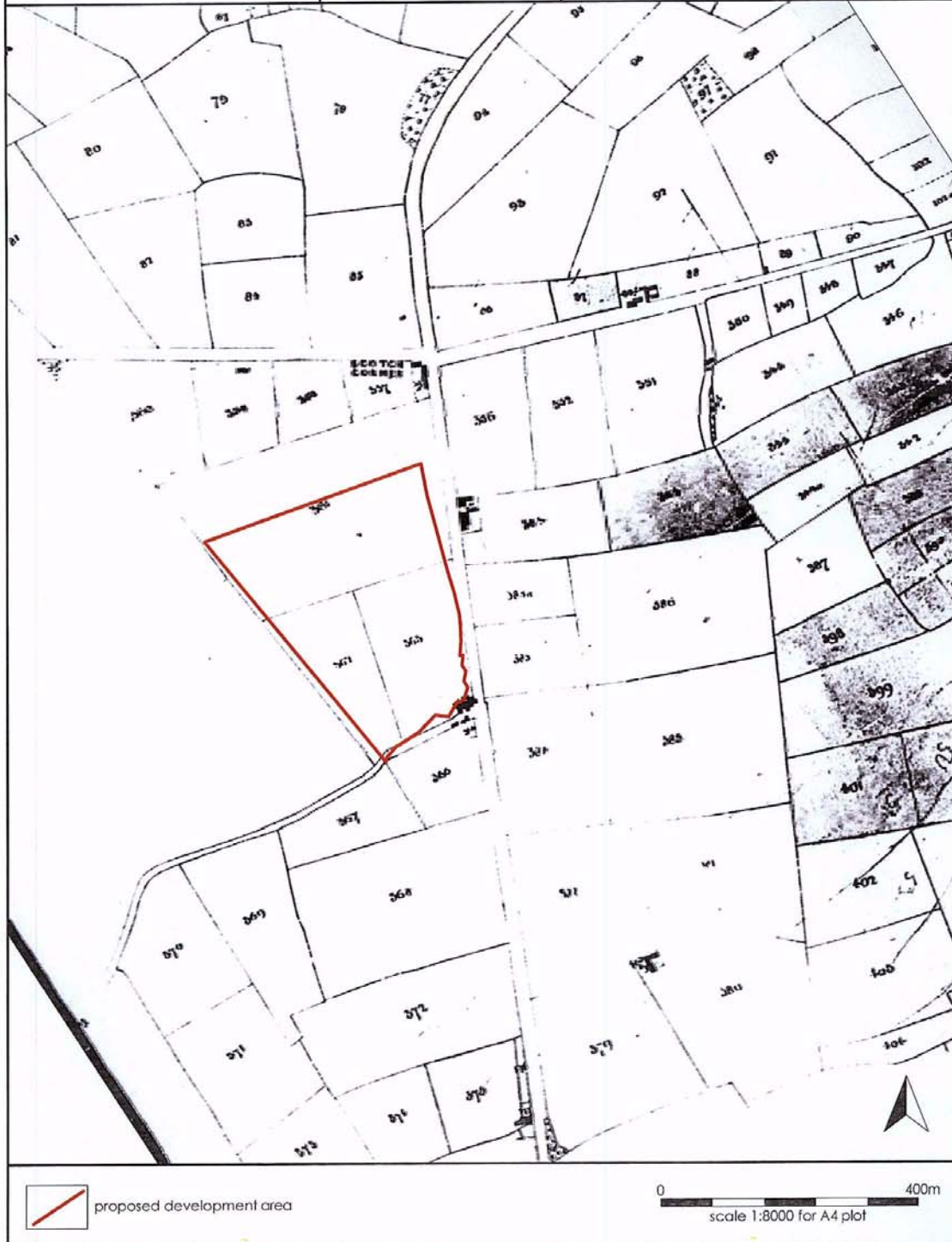




 approximate location of the proposed development area

0 2.5km
approximate scale 1:50 000 for A4 plot

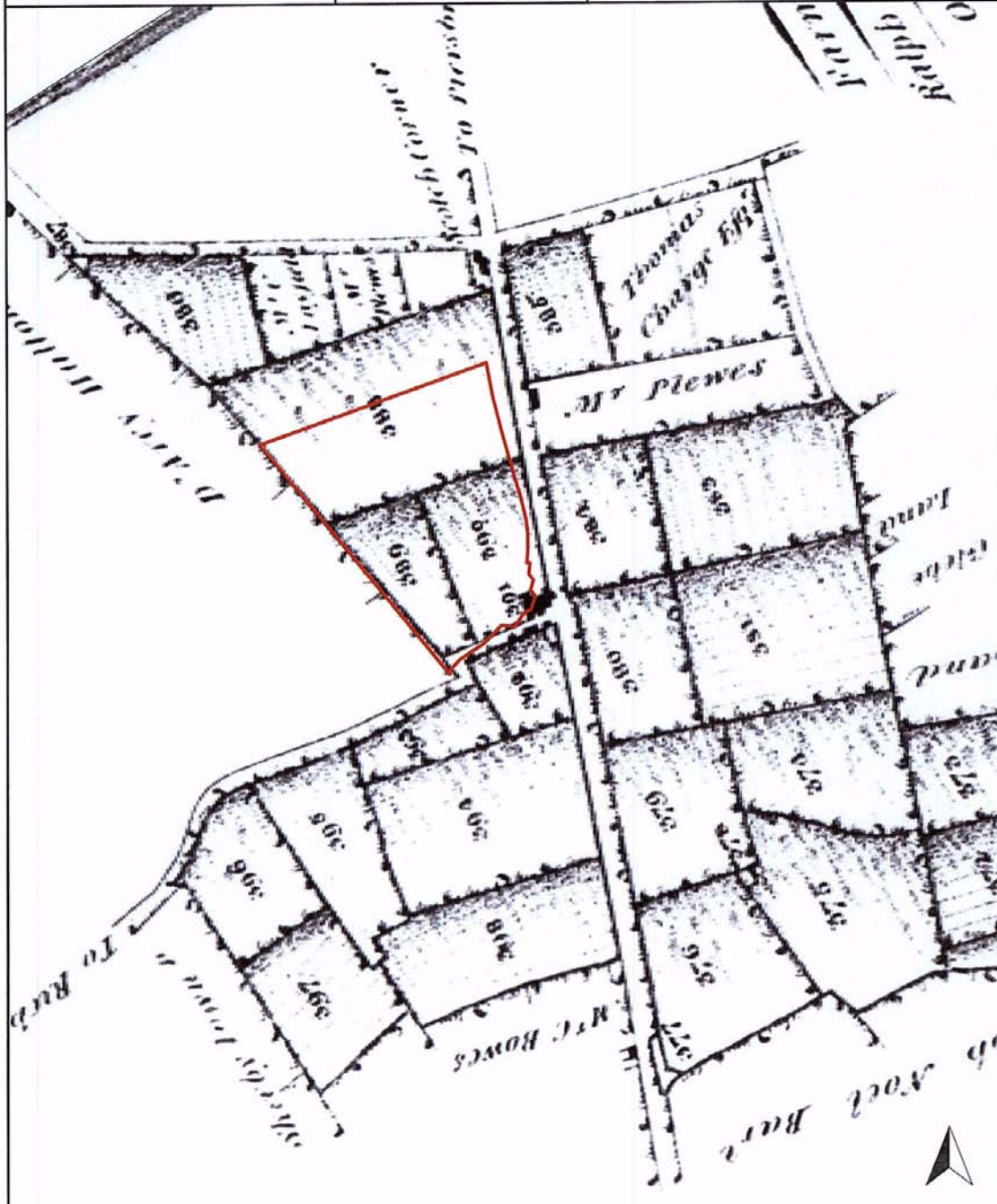
Figure 9: Extract from the Tithe map of Middleton Tyas, 1797






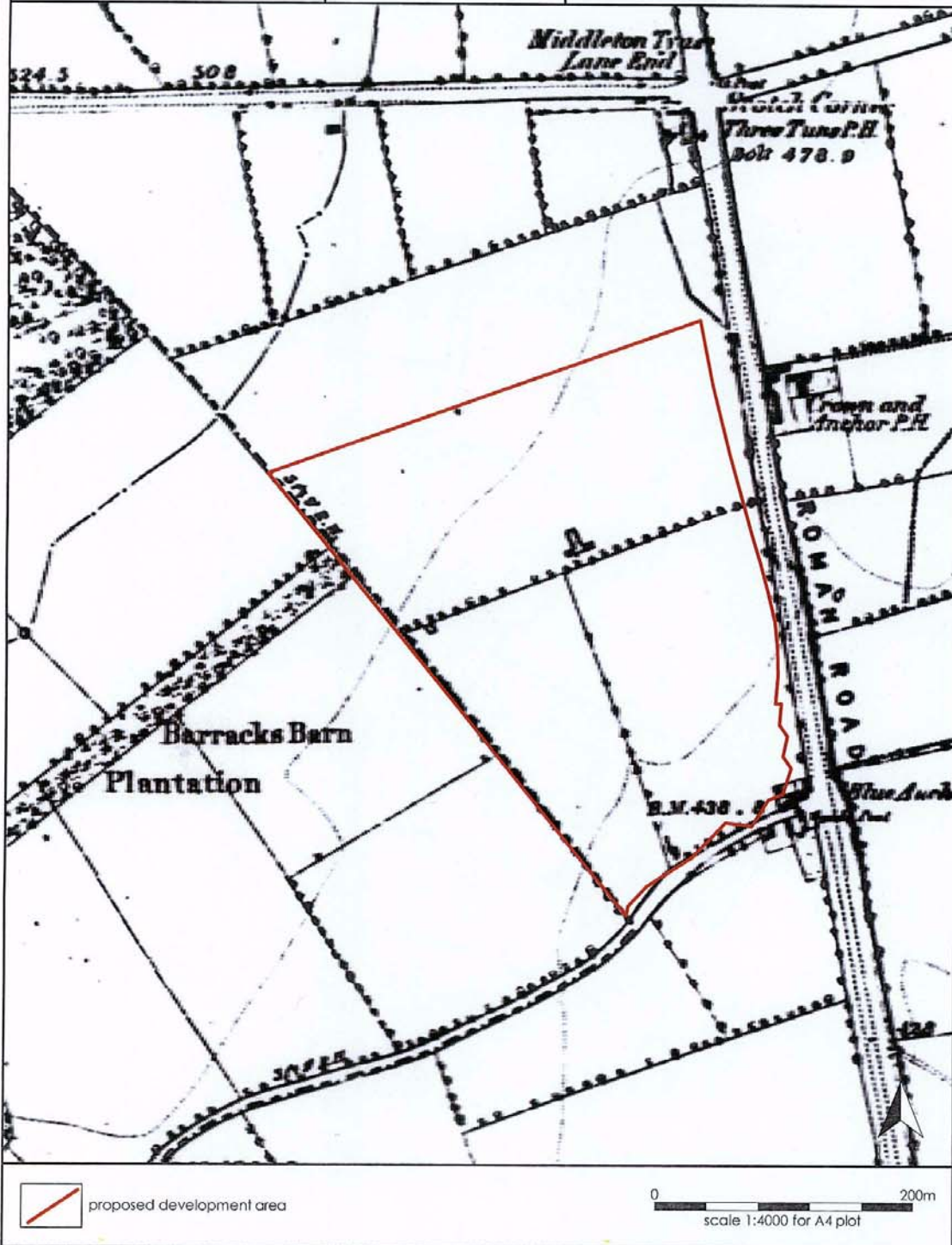
approximate location of the proposed development area

0 1km
approximate scale 1:25 000 for A4 plot



 proposed development area

0 400m
scale 1:8000 for A4 plot



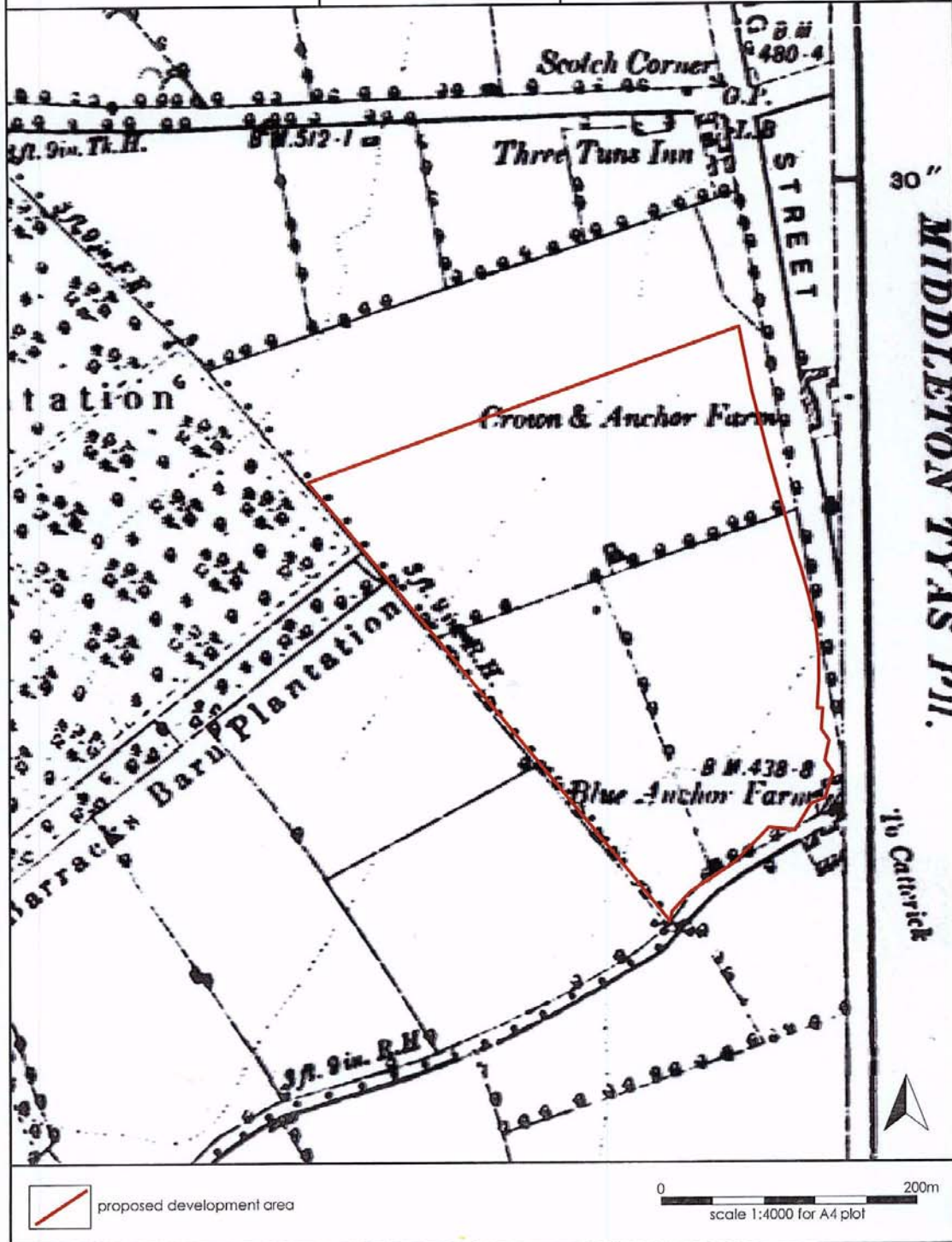
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Figure 13: Extract from the 2nd edition
Ordnance Survey map, 1898



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Figure 14: Extract from the Ordnance Survey
map, 1913

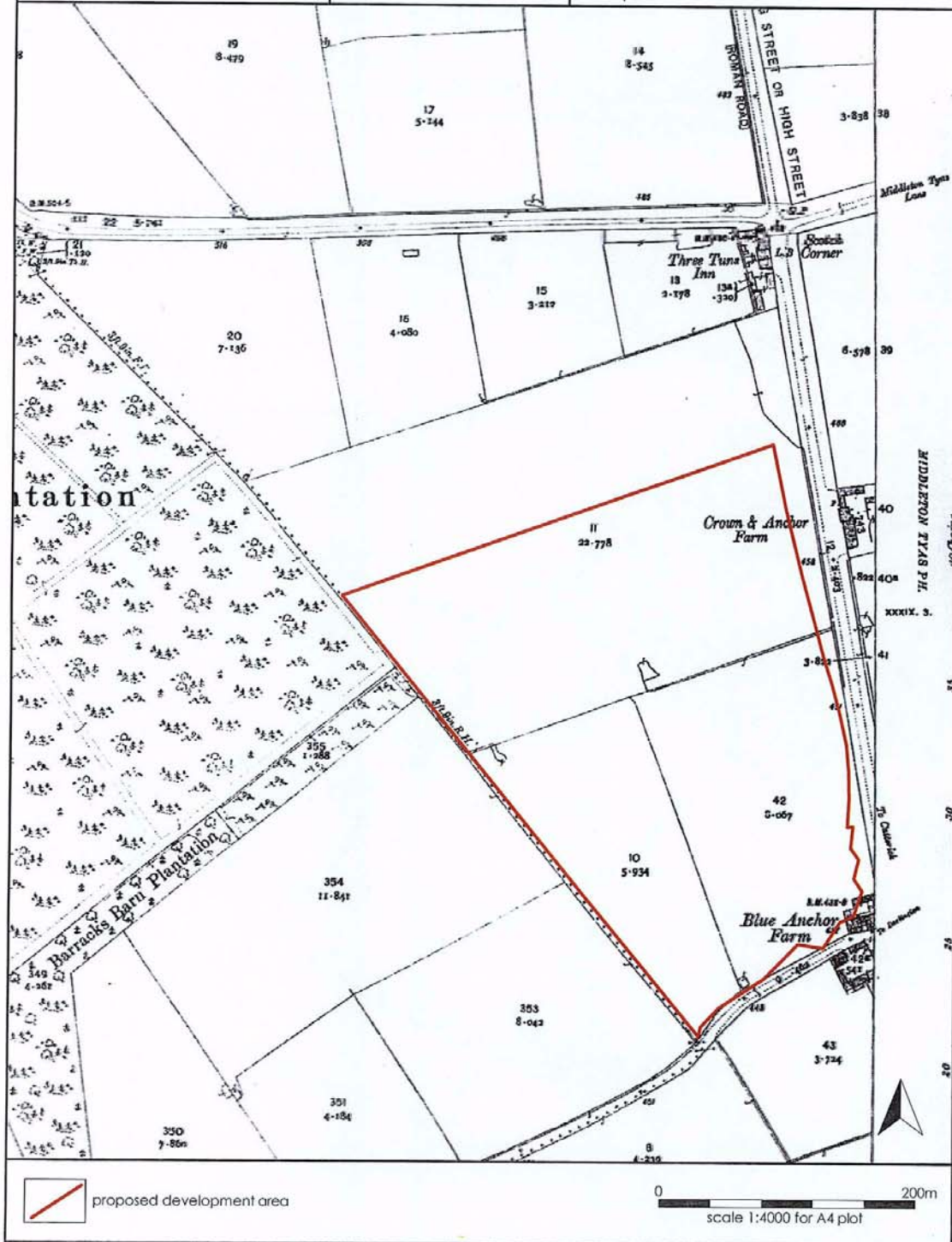




Figure 15: Eastern site boundary showing fence and hedge



Figure 16: Ditch along part of the eastern boundary



Figure 17: View to the north-west showing Sedbury Plantation



Figure 18: View to caravan park to the north of the development area