MAP

ARCHAEOLOGICAL PRACTICE Ltd.

Land at Milestone Farm
Eastgate
Seamer
North Yorkshire

TA 01527 83883

MAP 5.47.2012

Desk Based Assessment

MAP
ARCHAEOLOGICAL PRACTICE LTD

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Desk Based Assessment

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Date: 19/09/2012	Date: 19/09/2012

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Contents **Page**

Figure List

Plate List

Land at Milestone Farm
Eastgate
Seamer
Scarborough
North Yorkshire

TA 01527 83883

MAP 05.47.2012

Desk Based Assessment

Non Technical Summary

The Desk-based Assessment was commissioned by Mick Paxton Architects on behalf of Flower Fund, and was undertaken by MAP Archaeological Practice Ltd to assess the Historic and Archaeological background and impact, for Proposed Residential development at Milestone Farm, Eastgate, Seamer, Scarborough, North Yorkshire.

The Development site is located between Eastgate, Main Street and Scarborugh Road, Seamer on the plot currently occupied a derelict farm buildings, farmyard and pasture fields.

The southern part of the Proposed Development Area lies within the Designated Conservation Area of Seamer.

There are no Scheduled Ancient Monuments, Registered Park and Gardens, Registered Battlefields, Listed Buildings within the Proposed Development Area. There are no known sites on the North Yorkshire Historic Environment Record within the Development Area. There is one Scheduled Ancient Monument (Remains of Manor Garth) within the village but the Proposed Development will have no impact on the setting or significance of the monument.

There are no nationally designated or undesignated archaeological sites that would preclude the site from development. An Archaeological Evaluation by Trial Trenching is deemed an appropriate mitigation in order to ensure that if

previously unrecorded archaeological deposits are present the nature, condition, extent and date can be assessed.

1. Introduction

1.1 An Archaeological Desk-based Assessment was commissioned by Mick Paxton Architects on behalf of the Flower Find, and was undertaken by MAP Archaeological Practice Ltd to assess the Historic and Archaeological background and impact, for Proposed Residential development at Milestone Farm, Eastgate, Seamer, Scarborough, North Yorkshire (TA 01527 83883: Figs. 1 & 2).

1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument Legislation and National Planning Policy Framework – Section 12 (March 2012)), and by Scarborough Borough Council Local Plan (Policies E23 to E29).

1.4 The site is situated partially within the Designated Conservation Area of Seamer. There are no Scheduled Ancient Monuments, Registered Parks, Gardens or Battlefields within the Proposed Development Area.

1.5 The Archaeological Assessment was funded by the Flower Fund.

1.6 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

2.1 The Proposed Development Area is located in the village of Seamer in the District of Scarborough in the County of North Yorkshire on the east side of Main Street. The site is bounded by Scarborough Road and Main Street to the north and west, and Eastgate to the south. There are residential properties to the east (Figs. 1 & 2).

2.2 The site (extending to approximately 0.79 hectares) currently comprises a paddock and disused farm buildings (Pls. 1-6). The majority of the application area stands at a height of approximately 32m AOD.

2.3 The Proposed site is situated on soils of the Wick 1 Soil Association (541r), described as 'deep well drained loamy and sandy soils, locally over gravel. Some similar soils affected by groundwater. Slight risk of water erosion' (Mackney, 1984: 9). The underlying geology is glaciofluvial or river terrace drift.

3. Aims and Objectives

4.1 The aim of the Assessment is to:

- Identify recorded features of 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 the impact of the development on the sites

4. Methodology

4.1 The Desk-based Assessment reviewed the following sources of information for a target area that extended for a radius of one kilometre from the study site: -

- North Yorkshire Historic Environment Record (HER)
- National Monuments Record
- Listed Building/Conservation records.
- Aerial Photographs
- Scheduled Monuments List
- English Heritage Register of Historic Parks and Gardens and Register of Battlefields
- Visual inspection of the site

- Plans and maps of the site and its environs, including pre- and post war Ordnance Surveys up to the present day.
- Place and street name evidence
- Trade and Business Directories
- Historical documents and photographs
- Appropriate archaeological and historical journals and books

5. Policy Context

5.1 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument Legislation, National Planning Policy Framework - March 2012).

5.2 National Planning Policy Framework – 12. Conserving and enhancing the historic environment

5.2.1 NPPF -12 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.

6. Significant Criteria

6.1 The principal aims of the Heritage Assessment are:-

I. To identify known cultural heritage and archaeological sites within or in the vicinity of the proposed development;

II. To identify areas within the application boundary with the potential to contain any previously unrecorded archaeological remains;

III. To assess the physical and visual effects of the proposed development upon historic buildings or archaeological sites and their settings;

IV. To propose appropriate mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified;

V. To assess the acceptability of the development proposals with respect to cultural heritage and archaeology in relation to local planning policies and national planning guidance.

6.2 Criteria of Sensitivity

6.2.1 The criteria of sensitivity have been assessed in accordance with the following principles:

Table 1: Criteria of Sensitivity

Sensitivity	Type of Heritage Asset
Very High	World Heritage Sites – sites of universal value, importance and significance
High	Designated Heritage Assets as defined in Annex 2 of PPS5, such as Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields or Conservation Areas
Medium	Undesignated Heritage Sites, such as are listed on the County Historical Environment Register
Low	Sites or Buildings which may have some potential interest or significance but which have not been identified by the Local Authority
Negligible	Buildings or sites of no architectural, historical, aesthetic or communal significance

6.3 Significance of Impacts

6.3.1 The significance of impacts has been assessed in accordance with the following principles:

Table 2: Significance of Impacts

Magnitude	Factors in the assessment
Substantial	Very significant impact. *Adverse Impact-* when the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects. *Beneficial Impact-* The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.
Moderate	Significant impact. *Adverse Impact-* development proposals would partially damage or compromise but not destroy the integrity of a regionally or nationally important archaeological site or historic building. Adequate mitigation measures can be specified. Impact on the setting of sites, buildings and historic landscapes which would diminish their character, appearance and understanding. *Beneficial Impact-* The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.
Minor	Slight impact. *Adverse Impact-* Integrity of regionally and nationally important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified. *Beneficial Impact-* The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.
Negligible	Very slight impact. The proposals would have no effect on archaeological sites, historic buildings or historic landscapes.

6.3.2 The significance of effects are summarised on Table 3.

Table 3: Significance of Effects

Sensitivity Impact	Very High	High	Medium	Low	Negligible
Substantial	Substantial	Substantial	Moderate	Minor	Minor
Moderate	Substantial	Substantial	Minor	Minor	Negligible
Minor	Moderate	Moderate	Negligible	Negligible	Negligible
Negligible	Minor	Minor	Negligible	Negligible	Negligible

7. Results

7.1 The southern part of the site lies within the Designated Conservation Area of Seamer (a Designated Heritage Asset), noted on Table 4. There is an entry on the Historic Landscape Characterisation for the Proposed Development Area (Table 5). There are no other Designated or Non-designated Heritage

Assets within the Proposed Development Area on the North Yorkshire Historic Environment Record (HER), or bordering the Proposed Development Area.

7.2 There is are ten Designated Heritage Assets with one kilometre of the Proposed Development Area on the National Heritage List for England (one Scheduled Monument and nine Listed Buildings) noted on Table 5. There are nineteen Non-designated Heritage Assets on the North Yorkshire HER monuments (twelve monuments and seven events) noted on Table 6. There are no English Heritage Registered Park and Gardens or Battlefields within a one kilometre search of the Proposed Development Area.

7.3 Details of the sites listed on the North Yorkshire HER are summarised in Table 4 below and illustrated on Figures 3,4, 5, 6 and 7.

Table 4: Designated Heritage Assets within the Proposed Development Area

North Yorkshire HER Reference	Grid Reference	Description	Period
DNY 1024	TA 015 834	Seamer – Designated Conservation Area	

Table 5: Non-designated Heritage Assets within the Proposed Development Area

North Yorkshire HER Reference	Grid Reference	Description	Period
HNY23565	TA 015 834	Historic Landscape Characterisation Seamer - a linear village with low density housing and back gardens as private space, pubs as public space and partial legibility with some changes since 1850.	Medieval, Post-medieval and Modern

Table 6: Designated Heritage Assets within one kilometre of the Proposed Development Area

Name	Grid Reference	Description	Grade
Manor Garth, Seamer Scheduled Monument SAM 28249	TA 01332 83407	Manor Garth, Seamer Site of Medieval Manor House surrounded by extensive earthworks. A ruined fragment of wall containing a C15 doorway is only extant part. Seat of the Percy Family first mentioned in 1304. Used as a dower house and was	Scheduled Monument

		called a castle in 1547.	
Rosary House, 27 Main Street, Irton	TA 01154 84109	House. Early C18; raised, extended and altered later. Coursed limestone rubble; raised in brick; pantile roof; brick stacks.	Grade II
Eastgate House, Eastgate, Seamer	TA 01728 83825	House. Mid-late C18 with later alteration. Coursed sandstone to front and right; coursed limestone to rear and left; pantile roof; rebuilt brick stacks.	Grade II
65, 66 and 67 Main Street, Seamer	TA 01508 83624	Row of three dwellings. Late C18. Coursed limestone; pantile roof; brick stacks, two rebuilt.	Grade II
19 Main Street, Seamer	TA 01535 83558	House. C18 with later alteration. Coursed limestone; pantile roof: brick stacks.	Grade II
Bridge End Cottage, 43 and 43A Main Street, Seamer	TA01628 82944	House. Late C18. Coursed limestone; concrete pantile roof: brick stacks.	Grade II
78, 79 and 80 Main Street, Seamer	TA 01452 83689	School and schoolhouse, now three dwellings. Probably early C18 origins; remodelled late C18; later alteration and extension. Varigated brick in Flemish bond with stone plinth and quoins to front; coursed limestone rubble to rear; pantile roof; brick stacks.	Grade II
Church of St Martin, Main Street, Seamer	TA 01499 83381	Church Early C12 nave, chancel and tower lower stages. Chancel extended in C15. Reroofed and restoration 1885-1889. Dressed sandstone with stone flag roof.	Grade I
Manor House, Main Street, Seamer	TA 01418 83396	Manor House, ruinated. C15 and earlier. Coursed limestone rubble; dressed limestone. Arched doorway. The manor was in the hands of the Percy family until 1555 when it passed to Sir Henry Gate.	Grade II
Londesborough Arms, 24 Main Street, Seamer	TA 01545 83489	Manor House, now public house. Earlymid C17, extended and remodelled early C19, later alterations. Coursed dressed sandstone on stone plinth, painted; rendered to left side; slate roof; rebuilt brick stacks.	Grade II

Table 7: Non-designated Heritage Assets within one kilometre of the Proposed Development Area

North Yorkshire HER Reference	Grid Reference	Description	Period
DNY 1024	TA 015 834	Seamer – Designated Conservation Area	
MNY 31198 & MNY 12604	TA 02 83	Parish Record for Seamer Village 4009. Mentioned in Domesday and centred on Main Street.	Saxon to Modern

MNY12597	TA 008 844	Medieval Ploughing – Ridge and Furrow in Irton	Medieval
MNY 12606 SAM 28249 ENY 1060 ENY3999	TA 01332 83407	Manor Garth Site of Medieval Manor House surrounded by extensive earthworks. A ruined fragment of wall containing a C15 doorway is only extant part. Seat of the Percy Family first mentioned in 1304. Used as a dower house and was called a castle in 1547. Scarborough Archaeological and Historical Society. 2002. An Earthwork Survey of Seamer Manor House. In September 2004 Ed Dennison Archaeological Services undertook a photographic and archaeological survey as part of building repair work.	Saxon to Medieval
MNY 12613	TA 0089 8329	Find Spot - The Holms Neolithic Polished Greenstone Axehead.	Prehistoric
MNY 12614	TA 0125 8291	Findspot Neolithic Flint Axe found in 1940.	Prehistoric
MNY 12615	TA 0234 8344	Find Spot - Long Lane Neolithic Polised Granite Axehead (Butt missing)	Prehistoric
MNY 12623	TA 0239 8293	Find Spot. Butt of a Neolithic Polished Greenstone Axe	Prehistoric
MNY 12630	TA 01 83	Find Spot. Neolithic Stone Axe.	Prehistoric
MNY 12631	TA 01 83	Find Spot. Middle-Late Bronze Age Lead Socketed Axehead.	Prehistoric
MNY 12636	TA 0243 8301	Find Spot. Roman Water-Bottle (Malton Messanger 27 August 1887).	Roman
MNY 15738	TA 010 841	Irton Village Noted in Domesday as Iretun meaning Irishman's farm	Medieval
MNY 30735	TA 01 83	Aircraft Crash Site, Meteor, Serial Number VT263, Cayton. 15/6/1955	Modern
ENY1060	TA 01332 83400	Seamer Manor Earthwork Survey. March 2002 7.3 hectare survey of earthworks at Manor Garth by Scarborough Archaeological and Historical Society.	
ENY3999	TA 01359 83426	English Heritage Buildings at Risk (2004) Photographic Survey and Archaeological Observations at Manor Garth In September 2004 Ed Dennison Archaeological Services undertook a photographic and archaeological survey as part of building repair work. The survey recorded a short section of wall	

		that appears to date from the 15th century. Report 2007.	
ENY4347	TA 06948 77962	East Coast Pipeline: Alternative Supply to Irton. Archaeological Desk-Based Appraisal. Northern Archaeological Associates 2008	
ENY4654	TA 0164 8272	East Coast Pipeline geophysical Survey area 83. January and April 2009, GSB Prospection carried out Magnetometry Survey along the route of the East Coast water Pipeline. In area 83, a past enclosure system was noted in the data as well as a number of pits	
ENY4655	TA 0095 8275	East Coast Pipeline geophysical Survey area 84. Between January and April 2009, GSB Prospection carried out Magnetometry Survey along the route of the East Coast water Pipeline. In area 84, no definite archaeological anomalies were noted in the data	
ENY4656	TA 0075 8291	East Coast Pipeline geophysical Survey area 85. Between January and April 2009, GSB Prospection carried out Magnetometry Survey along the route of the East Coast water Pipeline. In area 85, some possible linear archaeological anomalies were noted in the data	
ENY5575	TA 015 836	Written Scheme of Investigation for Archaeological Strip and Record. Seamer Garage, Main Street, Seamer MAP Archaeological Consultancy	
HNY10246	SE 997 841	Modern improved fields Planned large scale parliamentary enclosure 1768 AD to 1810 AD Over 90% boundary loss since 1850	
HNY22102	TA 024 840	Modern planned estate of medium density housing in a cul-de-sac pattern. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD.	
HNY23551	TA 012 842	Planned large scale parliamentary enclosure consisting of medium sized fields in a regular pattern up to 35% boundary loss since 1850	
HNY23553	TA 019 830	Planned large scale parliamentary enclosure consisting of medium sized fields in a regular pattern up to 50% boundary loss since 1850	
HNY23555	TA 016 839	Modern expansion at Seamer consisting of low density housing with front and back. Previously planned large scale	

		parliamentary enclosure 1809 AD to 1810 AD.	
HNY23558	TA 018 838	Modern improved fields consisting of large fields in a semi-irregular pattern. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD with up to 80% boundary loss since 1850	
HNY23559	TA 005 835	Piecemeal enclosure consisting of medium sized fields in a semi-irregular pattern (18th century).	
HNY23560	TA 007 836	Modern improved fields consisting of one large field. Previously piecemeal enclosure with up to 75% boundary loss since 1850.	
HNY23563	TA 010 839	Possible crofts associated with the settlement of Irton with fragmentary legibility and up to 40% boundary loss since 1850	
HNY23564	TA 012 837	Area of crofts associated with the settlement of Seamer with significant legibility and up to 40% boundary loss since 1850	
HNY23566	TA 014 830	Area of detached housing at Seamer. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD	
HNY23567	TA 014 830	Planned large scale parliamentary enclosure 1809 AD to 1810 AD with fragmentary legibility and reorganised boundaries since 1850	
HNY23568	TA 008 830	Irton Sewage works Built over an area of probable piecemeal enclosure since 1850 and has fragmentary legibility with the western and easter boundaries being original previous field boundaries	
HNY23569	TA 010 830	Caravan park with small buildings. Previously broad-leafed plantation and planned large scale parliamentary enclosure 1809 AD to 1810 AD	
HNY23571	TA 009 828	Planned large scale parliamentary enclosure 1809 AD to 1810 AD with up to 50% boundary loss since1850	
HNY23572	TA 017 831	Area of crofts associated with the settlement of Seamer with significant legibility and up to 25% boundary loss since 1850	
HNY23573	TA 008 839	Area of probable piecemeal enclosure with partial legibility and up to 30% boundary loss since 1850	
HNY23575	TA 011 841	Irton - linear hamlet with low density housing, back gardens as private space and no discernable public space. It has partial legibility	

		with some changes since 1850	
HNY23578	TA 010 841	Modern expansion at Irton consisting of low density housing in a cul de sac pattern. Previously Crofts associated with settlement of Irton	
HNY23579	TA 010 840	Modern expansion at Irton consisting of low density housing in a cul de sac pattern. Previously Crofts associated with settlement of Irton	
HNY23580	TA 006 840	Modern expansion at Irton in the form of low density detached housing which has developed along the road from the main village. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD	
HNY23652	TA 027 832	Area of rail junction and a modern road. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD	
HNY23653	TA 018 819	Planned large scale parliamentary enclosure 1809 AD to 1810 AD consisting of medium sized fields in a regular pattern a lot of change since 1850.	
HNY775	TA 024 822	Modern improved fields. Previously planned large scale parliamentary enclosure 1809 AD to 1810 AD with considerable boundary loss since 1850	

7.4 Prehistoric

7.4.1 There are no Prehistoric archaeological sites or finds on the North Yorkshire Historic Environment Record (HER) within the Proposed Development Area.

7.4.2 Within one kilometre of the Proposed Development Area there are nine Prehistoric sites and three possible Prehistoric sites noted on the North Yorkshire HER (Fig. 4). There are six Prehistoric spot finds dated from the Neolithic and Bronze Ages, which are located to the south of the Proposed Development Area and include polished axeheads and a socketed axe (MNY 12613, MNY 12614, MNY 12615, MNY 12623, MNY12627 and MNY 12631).

Potential: Low

Significance: Local

7.5 Romano-British

7.5.1 There are no known archaeological sites or finds on the North Yorkshire Historic Environment Record within the Proposed Development Area.

7.5.2 One Roman site is located within one kilometre of the Proposed Development Area on the North Yorkshire Historic Environment Record described as a Roman water-bottle (MNY 12636).

Potential: Low

Significance: Local

7.6 Anglo-Saxon/Anglo-Scandinavian

7.6.1 There are no Anglo-Saxon/Anglo-Scandinavian archaeological sites or finds on the North Yorkshire Historic Environment Record within the Proposed Development Area.

7.6.2 The villages of Seamer and Irton have a pre-Conquest foundation, which is noted in the Domesday Survey of 1086 and on the North Yorkshire Historic Environment Record (MNY12604 and MNY 15738). The earliest village centred on Manor Garth (MNY 12606 and SAM 28249) and the Church of St. Martin.

Potential: Low

Significance: Local

7.7 Medieval

7.7.1 Seamer was formerly located in the Pickering Lythe Wapentake in the North Riding of Yorkshire. The name Seamer is recorded in the Doomsday Book as "*Semaer*" in 1086 derived from the Old English words for 'sea' or 'lake' plus 'pool' (Smith 1969, 102). There is the derivation of the place name of Semaer (1086), Semere (eleventh to 1534), Samare/Samara (1090-1224), Semar (twelfth to sixteenth centuries), Seymer (twelfth to sixteenth centuries) and Semour (sixteenth to eighteenth centuries).

7.7.2 There are two entries in the Domesday Book of 1086 for Seamer. The first under Land of William de Percy states "In SEAMER, Karli had 6 carucates of

land taxable, where 3 ploughs are possible. Now William has there 5 ploughs; and 15 villagers with 4 ploughs. There, a church and a priest. Woodland pasture, 3 furlongs long and 2 wide. The whole, 1 league long and 1 wide, Value before 1066, 20s; now £4" (Faull and Stinson 1986, 13N9). The second entry states "William de Percy in Seamer, 6 caruactes" (ibid, SN, D6).

7.7.3 The Manor at Seamer is described as a dower house and castle of the Percy family. The manorial complex may well have included a hall used as communal space for domestic and administrative purposes, private chambers, kitchens, service and storage areas. The wider manorial complex would have included stables, barns, stores, dovecots, fishponds and enclosures for orchards and gardens. In the fourteenth century the size of the Manor House was increased. The antiquarian and topographer, Leland described Seamer as 'a great uplandisch toune, having a greate lake on the south west side of it, whereof the toun takithe name.'

7.7.4 There are three medieval sites on the North Yorkshire Historic Environment Record within one kilometre the Proposed Development Area, ridge and furrow ploughing in Irton (MNY12598) the village (MNY 12604) and Manor Garth (MNY 12606). Manor Garth is a Scheduled Ancient Monument (No. 28249) and is the setting and significance of the monument is not affected by the Proposed Development Area

Potential: Low to Medium

7.8 Post-medieval/ Modern (AD 1500 – present)

7.8.1 The Manor staid in the Percy family until 1536-7, when it was taken over by the Crown. Mary I granted Seamer to Sir Henry Gate in 1555. Sir Nicholas Salter became Lord of the Manor at Seamer in 1619 –21. Seamer passed to Sir Robert Napier in 1631, and the manor descended in this family until 1782. In 1790, Seamer was bought by the Denison's of Leeds. A survey was carried out by the Lord of the Manor which showed that nearly all Main Street frontage had been developed by buildings at this time.

7.8.2 There are no Post-medieval or Modern sites on the North Yorkshire HER within the Proposed Development Area. An Aircraft Crash Site (MNY 30735) is the only Modern site located within one kilometre of the Proposed Development Area on the North Yorkshire HER.

7.8.3 Within one kilometre of the Proposed Development Area, twenty-five records are noted on the North Yorkshire Historic Landscape Characterisation (HLC: Table 4 & Fig. 7). Two entries are within the Proposed Development Area (HNY23565 and HNY23572). The linear settlement of Seamer dating abck to Medieval times (HNY23565) and and area of planned parliamentary enclosure dating to 1809-1810AD (HNY23572).

7.8.4 The 1854 First Edition Ordnance Survey Map shows the Proposed Development Area as part of two fields and a farmyard (Fig. 9). The farmyard consists of two farm buildings and a building on the frontage of Eastgate

7.8.5 The 1893 Edition Ordnance Survey Map shows the Proposed Development as Field 126 (2.353 acres) and the farmyard fronting onto Eastgate consisting two ranges of outbuildings (Fig. 9). There are no changes on the 1911 Edition Ordnance Survey Map (Fig. 10).

Potential : Low

7.9 Listed Buildings

7.9.1 There are nine Listed Buildings in Seamer, none are adjacent to the Proposed Development Area. The Church of St. Martin is a Grade I Listed Building, the other eight are Grade II, and include the ruins of the Manor House, seven houses, a school and schoolhouse (Table 6).

7.10 Site Walkover

7.10.1 The site was visited on the 17th September 2012 and was viewed from Eastgate, Main Street and Scarborough Road (Pls. 1-6). The site was derelict.

7.11 Potential for Unrecorded Sites

7.11.1 The site lies on the northern edge of the village of Seamer. The area in the Late Post-medieval period has been a farm. There is the potential for finding Prehistoric and Roman remains as the area.

7.12 Evidence of Previous Disturbance

7.12.1 The main evidence for previous disturbance on site is its use as a farm.

8. Setting of the Heritage Assets

8.1 The English Heritage Guidance on the Setting of Historical Assets states that "*The heritage significance of places derives not only from their physical presence, but also from ... their relationship with their surroundings, particularly their setting*" (English Heritage 2010, 5) and "*its associations with other places, events, people or artistic representations*" (ibid, 6).

8.2 The Proposed Development is within the Seamer Designated Conservation Area.

8.3 The Proposed Development will affect the setting of the area and, the design of the Proposed Development will have to be a positive aesthetic value to the setting of the Conservation Area.

9. Impact of the Proposed Development

9.1.1 The proposed development will effect in the setting, views and visibility of the Designated Conservation Area. The Proposed Development should not affect the setting and significance of any other Designated or Non-designated Heritage Assets in Seamer.

Table 6: Summary of the Predicted effects on the proposed development on the relevant receptors in relation to cultural heritage and archaeology during the construction phase

Receptor	Probability	Effect	Significance	Duration of Impact	Permanence
Construction Phase					
Damage and loss to Designated Conservation Area	Unlikely	Negligible	Not significant	Short term	Temporary
Damage or Loss to nearly Listed Buildings	Unlikely	Negligible	Not significant	Short-term	Temporary
Damage or Loss to Nearby Historical Assets	Unlikely	Negligible	Not significant	Short-term	Temporary
Damage or loss to historic landscape and setting	Unlikely	Negligible	Not significant	Short-term	Temporary

9.1 Mitigation Measures

9.1.1 An evaluation of the proposed development area by the excavation of trial trenches will provide the necessary information in order that suitable mitigation can be proposed and agreed with the Local Planning Authority and in line with Para 128 in Section 12 of the National Planning Policy Framework (March 2012). Mitigation measures for the proposed development could include either preservation of any archaeology by record or by preservation in situ.

Table 7: Summary of the Predicted residual effects on the proposed development on the relevant receptors in relation to cultural heritage and archaeology during the operational phase

Receptor	Probability	Effect	Significance	Duration of Impact	Permanence
Operational Phase					
Damage and loss to Designated Conservation Area	Unlikely	Negligible	Not significant	Long-term	Permanent
Damage or Loss to nearly Listed Buildings	Unlikely	Negligible	Not significant	Long-term	Permanent
Damage or Loss to Nearby Historical Assets	Unlikely	Negligible	Not significant	Long-term	Permanent

Damage or loss to historic landscape and setting	Unlikely	Negligible	Not significant	Long-term	Permanent

Key	Probability	Effect	Significance	Duration	Permanence
	Certain	Major	Significant	Long-term	Permanent
	Likely	Moderate	Not significant	Medium-term	Temporary
	Possible	Minor		Short-term	
	Unlikely	Negligible			

10. Conclusions

10.1 The area of the Proposed Development is located on the northern extent of the medieval village of Seamer, north-east of the Church of St. Martin and the Manor House. The Proposed Development Site could have surviving Medieval Street frontage and later archaeological features and deposits.

10.2 There are no Scheduled Monuments or Listed Buildings within the Proposed Development Area. However, the southern part of the site lies within the Designated Conservation Area of Seamer.

10.3 The groundworks assocated with the Proposed De may have some impact on unknown archaeological deposits. An appropriate mitigation but would need to be agreed with the Heritage and Environment Unit at North Yorkshire County Council.

11. References

11.1 Primary Sources

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Heritage Consultants

TITLE: Site Location.

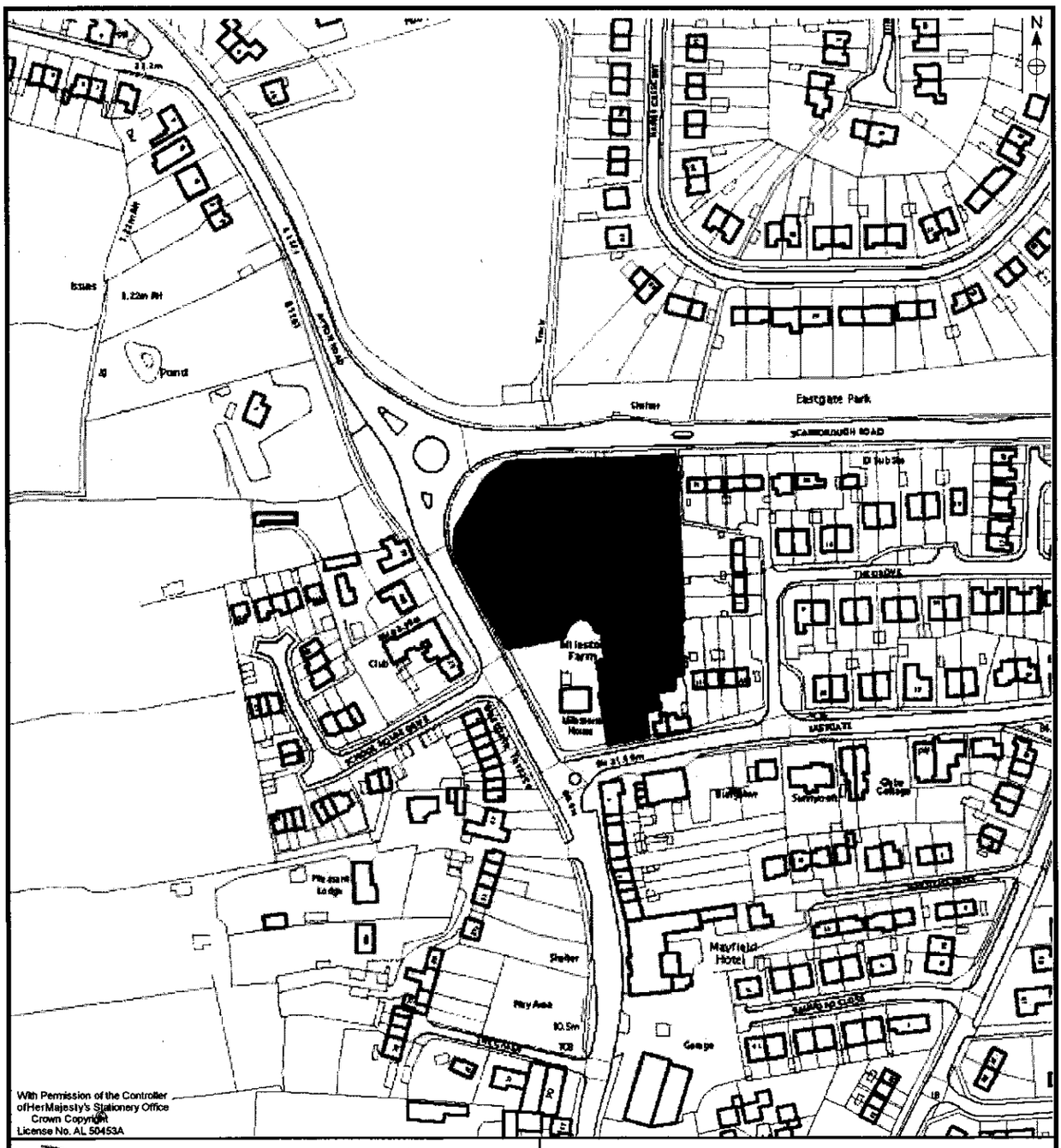
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire

FIGURE: 1.

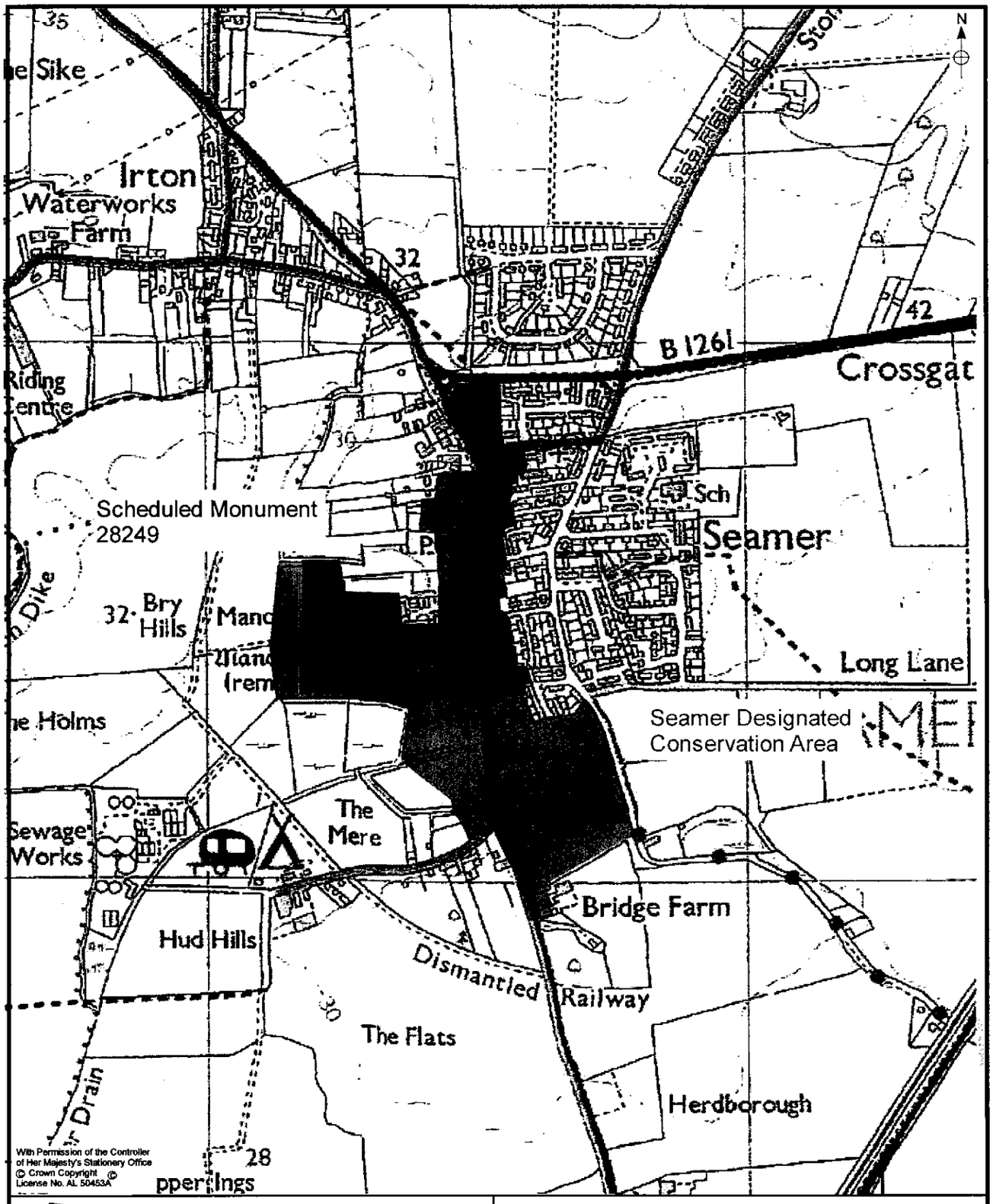
Scale: 1:25,000

CLIENT: Flower Fund

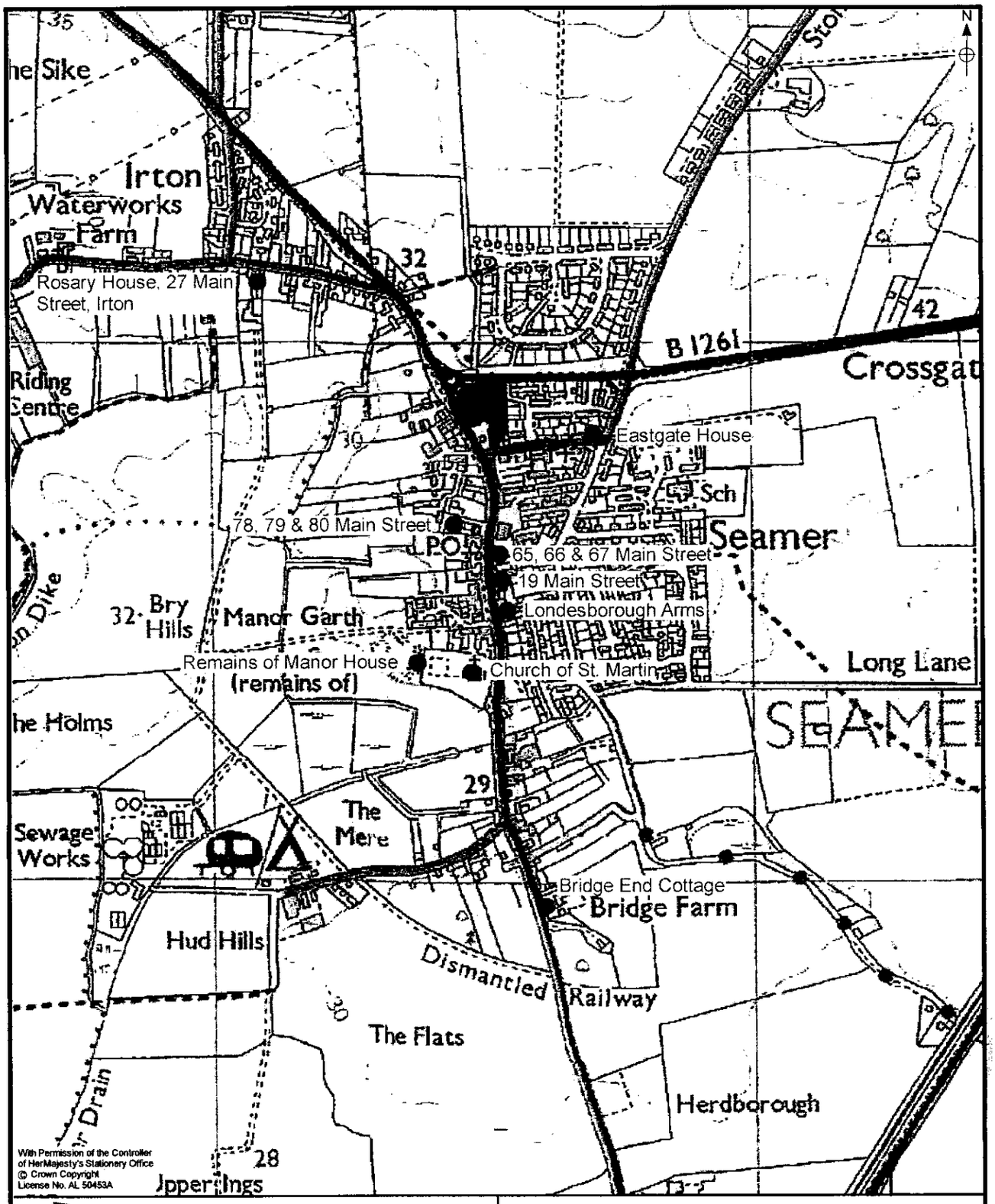
DRAWN BY: KCH



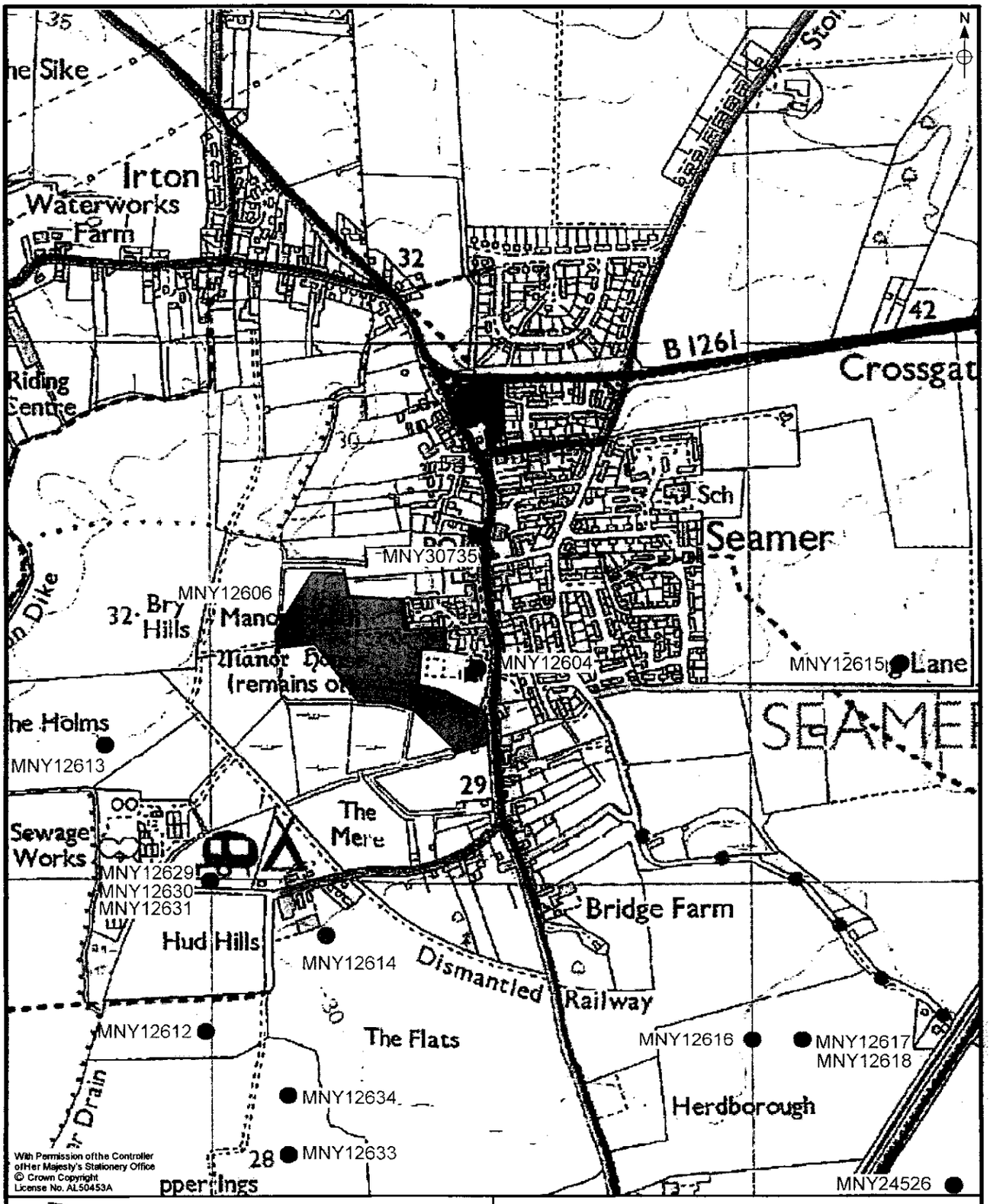
MAP Archaeological Practice Ltd Heritage Consultancy	**TITLE**: Proposed Development Area.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE:** 2.	**Scale**: 1:2,500
CLIENT: Flower Fund	**DRAWN BY**: KCH	



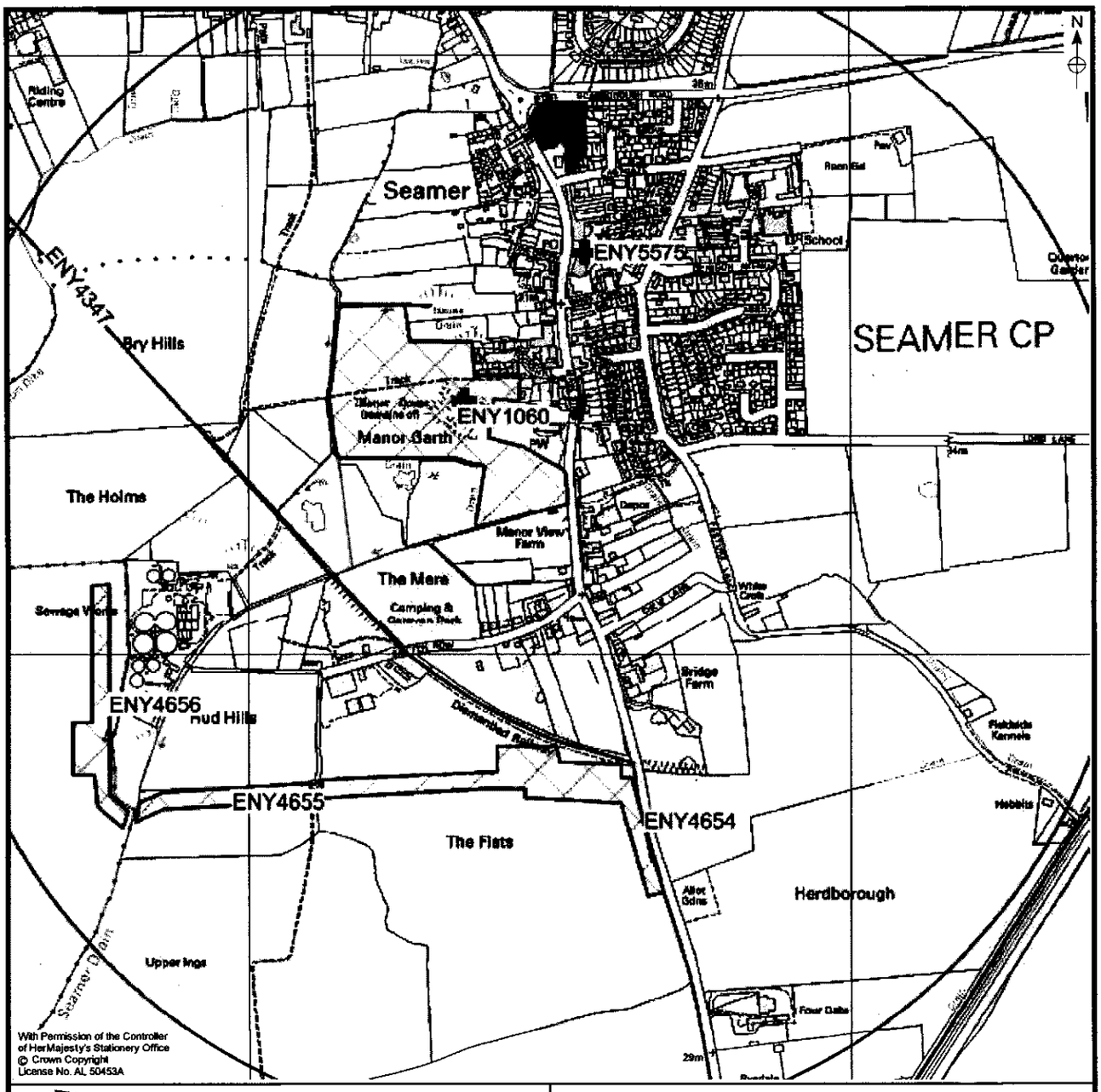
MAP Archaeological Practice Ltd Heritage Consultants	**TITLE**: Designated Heritage Assets: Conservation Area and Scheduled Monument.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE**: 3.	**Scale**: 1:10,000
CLIENT: Flower Fund	**DRAWN BY**: KCH	



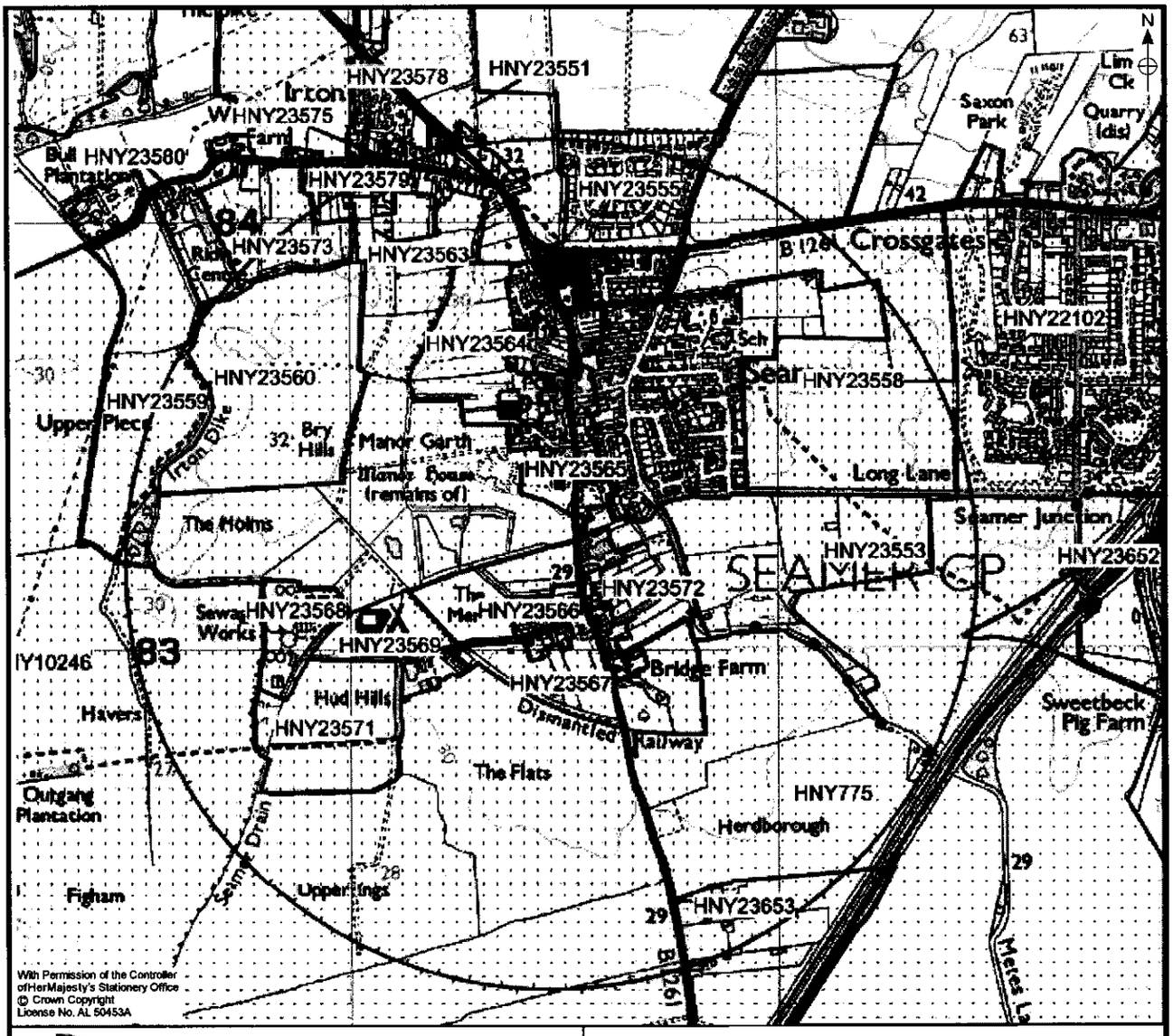
MAP Archaeological Practice Ltd Heritage Consultants	**TITLE**: Designated Heritage Assets: Listed Buildings.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE**: 4.	**Scale**: 1:10,000
CLIENT: Flower Fund	**DRAWN BY**: KCH	



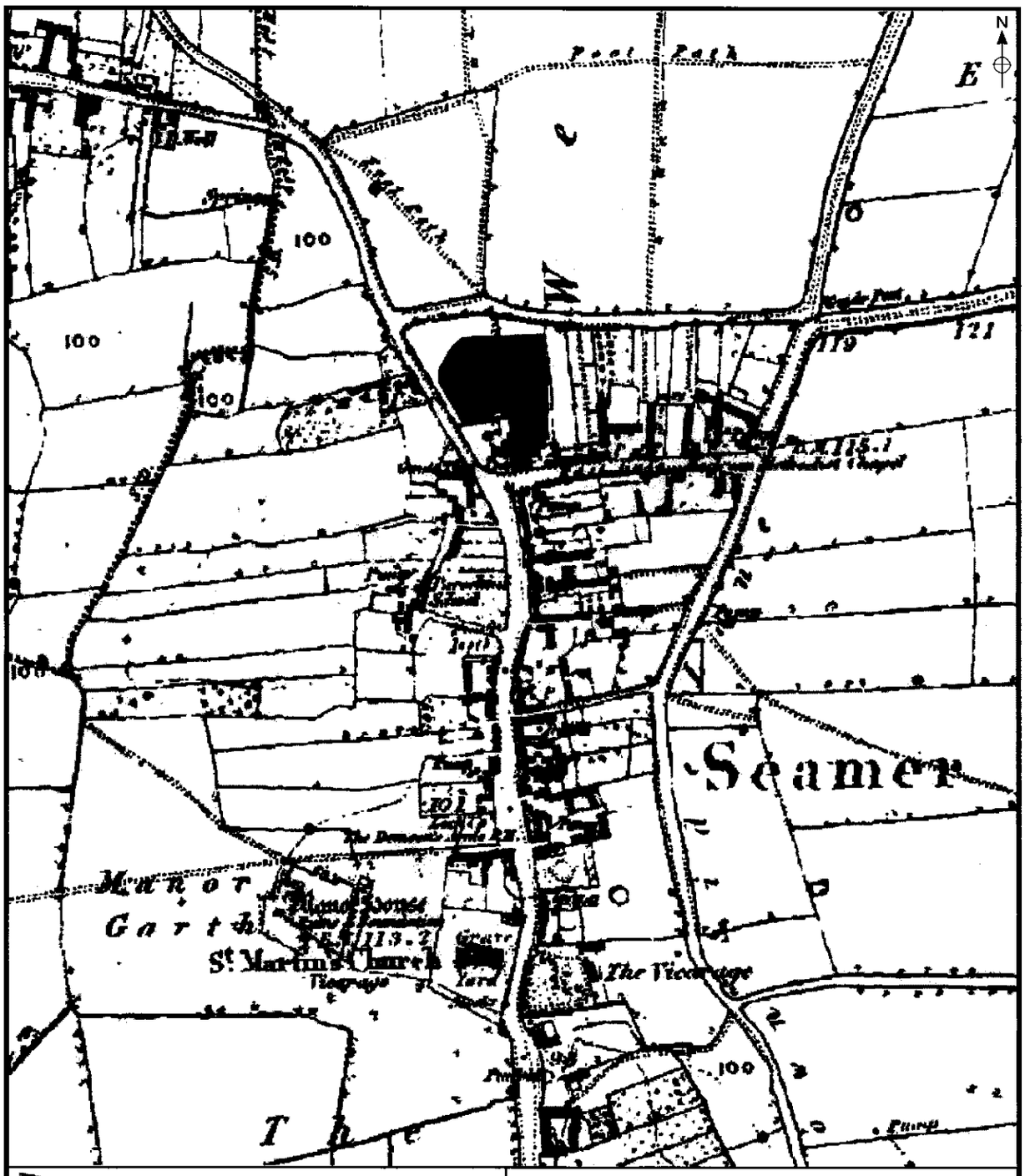
MAP Archaeological Practice Ltd Heritage Consultancy	**TITLE**: Non-designated Heritage Assets: Monuments on the North Yorkshire HER.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE:** 5.	**Scale**: 1:10,000
CLIENT: Flower Fund	**DRAWN BY**: KCH	



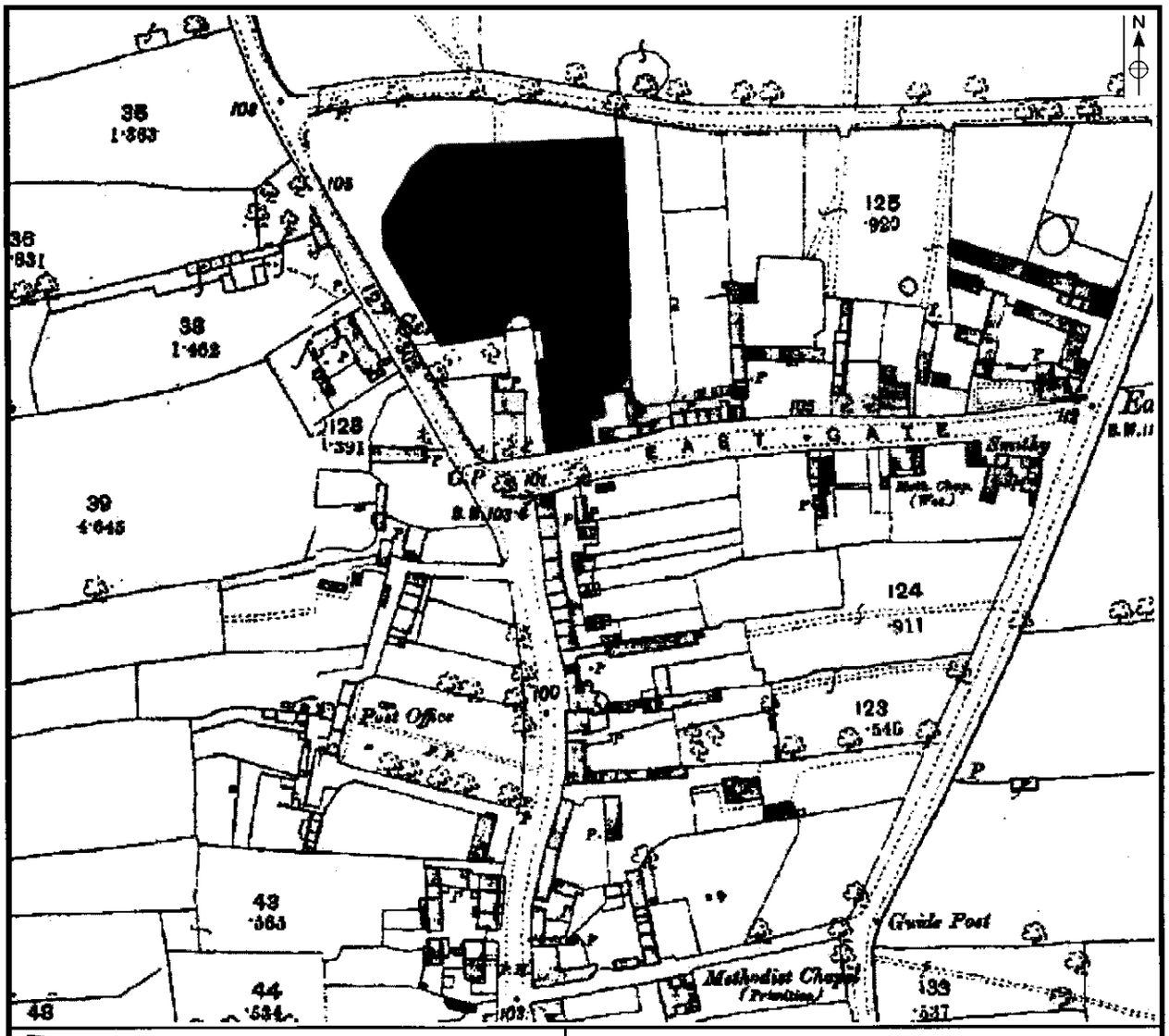
MAP Archaeological Practice Ltd Heritage Consultants	**TITLE**: Non-designated Heritage Assets: Events on the North Yorkshire HER.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE**: 6.	**Scale**: 1:10,000
CLIENT: Flower Fund	**DRAWN BY**: KCH	



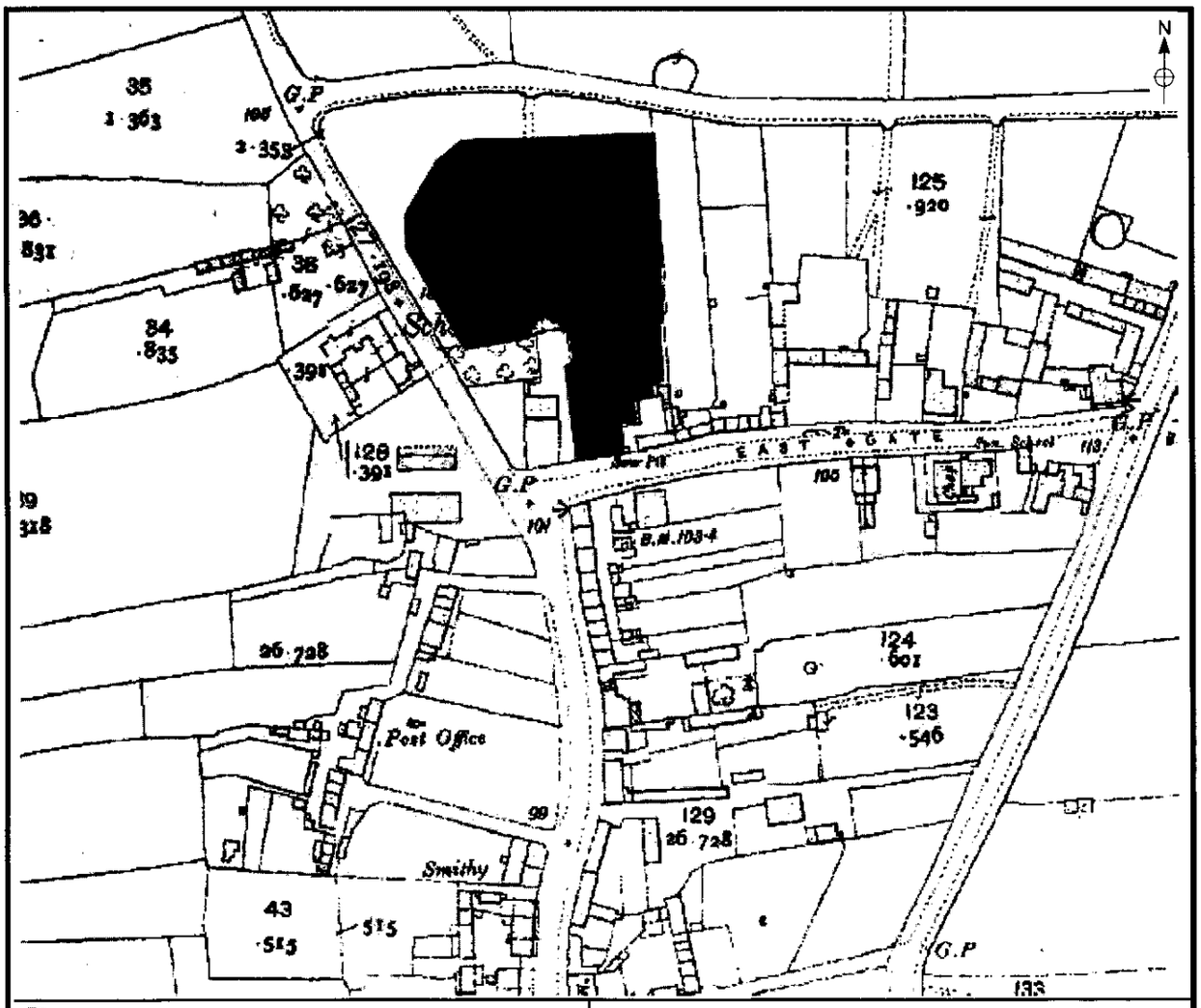
MAP Archaeological Practice Ltd Heritage Consultancy	**TITLE**: Historic Landscape Characterisation.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE:** 7.	**Scale**: 1:15,000
CLIENT: Flower Fund	**DRAWN BY**: KCH	



MAP Archaeological Practice Ltd Heritage Consultancy	**TITLE**: Extract from the 1854 First Edition Ordnance Survey Map.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE:** 8.	**Scale**: 1:10,560
CLIENT: Flower Fund	**DRAWN BY**: KCH	



MAP Archaeological Practice Ltd Heritage Consultancy	**TITLE**: Extract from the 1893 Edition Ordnance Survey Map.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE**: 9.	**Scale**: 1:2,500
CLIENT: Flower Fund	**DRAWN BY**: KCH	



MAP Archaeological Practice Ltd Heritage Consultants	**TITLE**: Extract from the 1911 Edition Ordnance Survey Map.	
SITE: Land at Milestone Farm, Eastgate, Seamer, North Yorkshire	**FIGURE:** 10.	**Scale**: 1:2,500
CLIENT: Flower Fund	**DRAWN BY**: KCH	

Plate 1. View of Eastgate. Facing West.

Plate 2. View of Milestone Farm from Eastgate. Facing North.

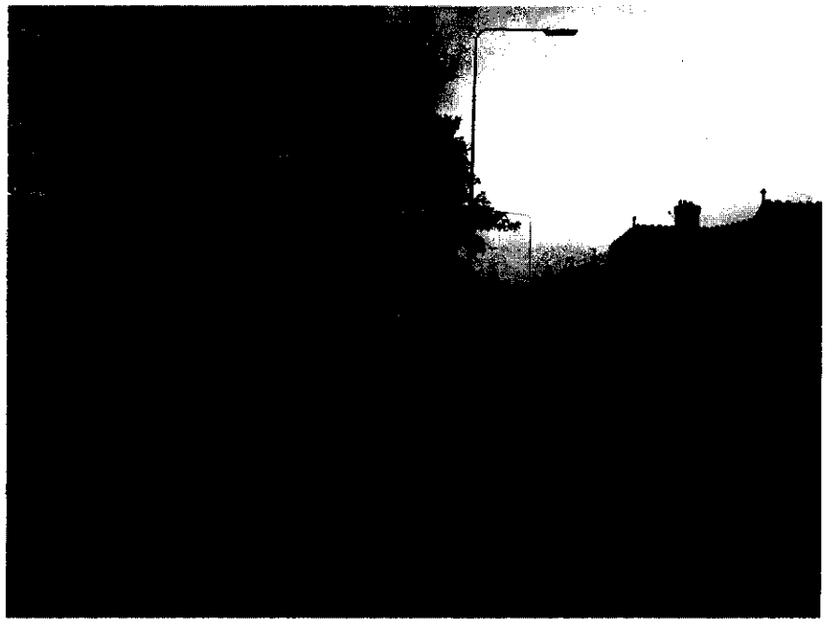


Plate 3. View of Main Street. Facing South.

Plate 4. View of Milestone Farm from Main Street. Facing East.

Plate 5. View of Milestone Farm from Scarborough Road. Facing South.

Plate 6. View of Milestone Farm from Scarborough Road. Facing South.