

MAP
ARCHAEOLOGICAL PRACTICE Ltd.

**Reighton Nurseries
Hunmanby Road
Reighton
North Yorkshire**

TA 1260 7490

MAP 5.60.2013

Desk Based Assessment


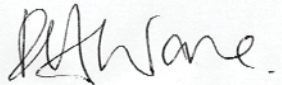
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Report Prepared By 	Report Authorised By 
Date: 31/01/2013	Date: 31/01/2013

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Non Technical Summary

This report has been prepared by MAP Archaeological Practice Ltd under instruction from Hallmark Power Limited, to provide a Desk Based Assessment assessing the Historical and Archaeological background and the impact of the Proposed Wind Turbine at Reighton Nurseries, Hunmanby Road, Reighton, North Yorkshire. The Desk Based Assessment would provide a description of the significance of the heritage assets affected by the proposed wind turbine and the contribution of their setting to that significance, as required by National Planning Policy Framework (March 2012).

The Proposed Development Area lies within outside of the village of Reighton. There are no Designated Heritage Assets (World Heritage Sites, Scheduled Monuments, Registered Battlefields, Registered Parks and Gardens or Listed Buildings) within the Proposed Development Area.

The results of the Desk Based Assessment have shown that the Historic Landscape Characterisation for the area of the Proposed Wind Turbine is modern improved fields with significant boundary loss since the Parliamentary Enclosure of Reighton in 1811-1820.

The results of the Desk Based Assessment has shown the Proposed Wind Turbine lies to the south of the Reighton Conservation Area, a Designated Heritage Assets. The Proposed Turbine would have only a minor impact on this Designated Heritage Asset and should not prevent construction.

1. Introduction

- 1.1 This Desk Based Assessment was commissioned by Hallmark Power Limited, and was undertaken by MAP Archaeological Practice Ltd, for a Proposed Wind Turbine at Reighton Nurseries, Hunmanby Road, Reighton, North Yorkshire (TA 1460 7490: Fig. 1).
- 1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including World Heritage Statue, Scheduled Ancient Monument Legislation, Listed Buildings, Designated Conservation Area, National Planning Policy Framework (March 2012).
- 1.3 There are no Scheduled Ancient Monuments, Designated Conservation Area, Registered Park and Gardens, Listed Buildings or Registered Battlefields within the Proposed Development Area.
- 1.4 All work was funded by Hallmark Power Limited.
- 1.5 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 Reighton is located 3 km south-east of Hunmanby in the Scarborough, Filey and Whitby District of North Yorkshire. The Proposed Wind Turbine is located in a field south of Reighton Nurseries with an access track to be constructed from the nursery car park along the edge of the field. Reighton Nurseries is located on the south side of A165 Hunmanby-Filey Bypass to the south-west of Reighton village.
- 2.2 The Proposed Development Area is on soils of the Hunstanton Soil Association (571r), described as deep well drained often reddish fine and coarse loamy soils. Some similar calcareous soils over chalk

(Mackney 1984, 12) over geology of till and glaciofluvial drift over chalk.

3. Planning Background

3.1 There have been no recent planning applications for the Proposed Development Area.

4. Aims and Objectives

4.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Institute of Field Archaeologists Standard and Guidance for archaeological desk-based assessment (IFA 2012).

4.2 An assessment is required that will (1) 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 (2) assess the historic interest of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal.

4.3 The aim of the Heritage Statement 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.

5. Methodology

5.1 The following organisations were researched or consulted: -

- I. National Archives;
- II. National Monument Register;
- III. North Yorkshire Record Office; and
- IV. North Yorkshire Historic Environment Register.

5.2 The following data sources were utilised for assessment:

- I. North Yorkshire Historic Environment Record (HER) entries for 1km around the site;
- II. National Monuments Record;
- III. Listed Building/Conservation records;
- IV. Aerial Photographs;
- V. Scheduled Monuments List;
- VI. English Heritage Register of Historic Parks and Gardens and Register of Battlefields;
- VII. Visual inspection of the site;
- 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; and
- XII. Appropriate archaeological and historical journals and books.

6. Policy Context

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

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

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.

- 128 *In determining application, 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.*
- 132 *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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed buildings, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I or II* listed building, grade I or II* registered park and gardens, and World Heritage Sites, should be wholly exceptional.*
- 133 *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 loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:*
- *The nature of the heritage asset prevents all reasonable uses of the site*
 - *No viable use of the 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 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.*

139 *Non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

7. Significant Criteria

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

7.2 Criteria of Sensitivity

7.2.1 The criteria of sensitivity has 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 NPPF such as Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area
Medium	Undesignated Heritage Sites, such as 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

7.3 Significance of Impacts

7.3.1 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. <i>Adverse Impact-</i> 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. <i>Beneficial Impact-</i> 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. <i>Adverse Impact-</i> development proposals would partially damage or compromise but not destroy the integrity of a regional or national 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 the character, appearance and understanding. <i>Beneficial Impact-</i> 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. <i>Adverse Impact-</i> Integrity of regional and national important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified. <i>Beneficial Impact-</i> 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.

7.3.2 The significance of effects are summarised below:-

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

8. Results

- 8.1 The Proposed Development Area is located on farmland to the south-west of Reighton village in the Scarborough District of North Yorkshire, which was formerly in the Wapentake of Dickering in the East Riding of the County of York.
- 8.2 There are no Designated Sites (World Heritage Sites, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Park and Gardens or Registered Battlefields) within or bordering the Proposed Development Area. There are twelve Designated Heritage Assets within one kilometre of the Proposed Development Area including a Scheduled Ancient Monument, a Designated Conservation Area (Reighton), one Grade II* Listed Buildings and nine Grade II Listed Buildings (Table 4; Fig. 3).

Table 4: Designated Heritage Assets within 1km of the Proposed Development Area

HER Ref. No.	Grid Ref.	Description	Period
Scheduled Monument 1004101/ NY848	TA 13312 75099	Round Barrow East of Reighton Hall Bronze Age Tumuli with burials Scheduled Ancient Monument	Prehistoric
DNY1033	TA 130 754	Reighton Designated Conservation Area	
TA 17 8/80	TA 13513 75000	Stable block approximately 20 metres north of Reighton Hall, Reighton Stables and coach-house. Early 19 th century. Red brick in Garden Wall bond to front; coursed-chalk to sides and rear; pantile roof. 2-storey block flanked by single storey ranges. Elliptical coach-arch to centre, with pitching door to hayloft above. 16-pane sashes flank a semicircular arched doorway to left range; 20 double garage doors to right range. Modillion eaves to hipped roofs. Grade II Listed Building	Late Post-medieval

TA 17 6/84	TA 13094 75482	Beech Cottage, Church Hill, Reighton House. Early 19 th century with later alteration and extension. Chequer-board brick in Flemish bond to front; sides and rear rendered; pantile roof; rendered stacks. Central staircase plan, one room deep; rear service extension added. 2-storey, symmetrical 2-window front. Central 6-panel door with divided overlight in moulded doorcase with paterae. French window with glazing bars to right in enlarged opening. Remaining windows are 16-pane sashes. All windows have wedge lintels. Modillion eaves course. Coped gables and end stacks. Grade II Listed Building	Late Post-medieval
TA 17 6/90	TA 12960 75532	1 and 2 Watson's Lane, Reighton House, now two dwellings. Mid-late 18 th century; raised and subdivided later. Coursed squared chalk with brick quoins; pantile roof; brick stacks. Originally 3-cell, hearth-passage plan. 1½ storeys. C20 door in original opening to right of centre, under segmental brick arch. Later inserted boarded door to left of centre. Replacement 3-light casement window under thin timber lintel at end left. Remaining windows are 2-light, large-pane, horizontal sliding sashes. First floor end right is a later inserted raking half dormer. Brick eaves course End and right of centre stacks. Grade II Listed Building	Post-medieval
TA 17 6/87	TA 13120 75152	2 (the Old Vicarage), Church Hill, Reighton School, now house. c.1840, with later alteration. Red brick in Garden Wall bond; pantile roof. Central stairhall plan, one room deep; rear service extension added. 2-storey, 2-window front. Central C20 glazed door. Two inserted single sashes to right; one single sash to left; 4 pane sashes to first floor with gauged brick flat arches. First floor string course. Centre stack.	Late Post-medieval

		Grade II Listed Building	
TA 17 6/85 MNY7374	TA 13094 75226	Church of Saint Peter, Church Hill, Reighton Church. Rebuilt 1897-1905, incorporating 12 th century arcade and chancel, by Brodrick, Lowther and Walker. Rock-faced sandstone with part-tile and part-slate roof. 3-bay nave and north aisle, south porch, chancel and west tower. 2-stage tower with coped parapet and diagonal buttresses; 2-light pointed bell openings beneath pointed arches to upper stage. Round-arched opening to 19 th century porch. 12 th century lancets survive in the east end, and in the east end of the north aisle. Remaining windows are 19 th century, round-headed on south side and paired lancets on north side. Interior: late 12 th century arcade of round arches of two chamfered orders on cylindrical piers with round abaci, nailhead moulding and spurs on the bases. Early 12 th century chancel arch of three orders on clustered columns with steep bases and scalloped capitals. Both north and south doors have 12 th century jambs to impost level. Cobbled tower space with magnificent Norman square font, with angle columns, cable moulding to rim, and each face carved with different pattern. Grade II* Listed Building	Medieval/ Modern
TA 17 6/82	TA 12971 75496	Manor Farmhouse and attached outbuilding, Church Hill, Reighton Farmhouse. Late 18 th century, remodelled in 19 th century. Coursed, squared chalk; brick quoins and gables; slate roof; brick stacks. Central staircase plan, one room deep; left rear service extension added; attached outbuilding to right. 2-storey, 3-window front, with single storey outbuilding. Central half-glazed door in pilastered doorcase with cornice. Single-pane sashes throughout with stone sills and keyed wedge lintels. Outbuilding: whitewashed brick	Post-medieval

		in Garden Wall bond; slate roof. Grade II Listed Building	
TA 17 6/86	TA 13120 75152	1 (The Old Vicarage) Church Hill, Reighton Vicarage, now house. c1825, with later alteration. Red brick in Flemish bond; chalk extension; pantile roof. Central stairhall plan, one room deep; rear extension added. 2-storey, 3-window front. Central C20 glazed door under Gothic-glazed overlight within C20 brick porch. 16-pane sashes throughout, with stone wedge lintels to ground floor; gauged brick flat arches to first floor. First floor string course. Coped gables and end stacks, one rebuilt. Interior: open-string, dogleg staircase with turned balusters and moulded, wreathed handrail. Grade II Listed Building	Post-medieval
TA 17 8/79	TA 13501 74971	Reighton Hall, Reighton House. 1730-40; remodelled c.1810 for Sir William Strickland, probably by Thomas Cundy. 2-storey, 6-bay front. Entrance bay breaks forward slightly and contains a part-glazed and panelled door beneath a Doric bowed porch with modillion cornice. 12-pane sashes throughout, with stone sills and wedge lintels. Modillion eaves cornice. Rear: round-headed, radial glazed staircase window to right of centre. Canted bay at end right is a 20 th century insertion. End and centre stacks. Interior: 19 th century doorcases, panelling and ceiling moulding survive in ground floor main rooms and first floor room to right. Three 18 th century chimney pieces by Henry Cheere reset in same rooms. Open-string, geometrical staircase with stick balusters, shaped cheekpieces and moulded, wreathed handrail. Sir W. Strickland was brother of Henry E. Strickland who published Agriculture of the East Riding of Yorkshire in 1812. Hugh E. Strickland, geologist and naturalist was born here in 1811. Grade II Listed Building	Post-medieval

TA 17 6/83	TA 13083 75482	Johnson's Farmhouse, Church Hill, Reighton Farmhouse. Early 18 th century, with 19 th century and 20 th century alterations. Red brick in Garden Wall bond to front and sides; chalk to rear; pantile roof; brick stacks. Originally 3-cell, hearth-passage plan, with rear outshut added. 1½ storey front. 20 th century part-glazed door to right of centre. Ground floor windows 3-light horizontal sliding sashes. 20 th century flat-headed dormers to attic. Ground floor openings have flat arches of gauged brick. Coped, tumbled brick gables. End and centre stacks. Interior: bressummer and firehood survive to centre room. Chamfered spine beam in room to right. Some original beams in room to left. Grade II Listed Building	Post-medieval
TA 17 8/81	TA 13538 74984	Dovecote approximately 75 metres to east of Reighton Hall, Reighton Dovecote. Early 18 th century. Red brick in Flemish bond; pantile roof. Hexagonal on plan. 2-storeys, Boarded door flanked by ventilation grills with dove holes and landing platform to right. Segmental arches of gauged brick to all openings. Modillion eaves to pointed roof. Interior: all walls lined floor to ceiling with nesting boxes. Grade II Listed Building	Post-medieval

8.3 There is one Non-designated Heritage Asset on the North Yorkshire Historic Environment Record (HER) within and bordering the Proposed Development Area (the Historic Landscape Characterisation entry: Table 5; Fig. 6). The National Mapping Project also shows the Proposed Development Area containing Aerial Photographic Cropmarks of Medieval ridge and furrow (Fig. 5).

Table 5: Non-designated Sites on the North Yorkshire Historic Environment Record within the Proposed Application Area

HER Ref. No.	Grid Ref.	Description	Period
HNY21883	TA 130 758	Modern Improved Fields consisting of large field sin semi-irregular pattern with up to 65% boundary loss since 1850. Previous Characterisation as Reighton Parliamentary Enclosure dated 1811-1820.	Post-medieval/ Modern

8.4 Within 500m of the Proposed Development Area, there are twenty-four Non-designated sites on the North Yorkshire HER (Table 6; Figs. 5 & 6).

Table 6: Non-designated Sites within 500m of the Proposed Application Area identified on the North Yorkshire Historic Environment Record

HER Ref. No.	Grid Ref.	Description	Period
MNY7350	TA 129 752	Reighton Shrunken (?) Medieval Village	Medieval
MNY24954 MNY24401	TA 131 745	Features at A165 Reighton Bypass Parallel ditches had two distinct phases. A later phase consisted of an Iron Age enclosure. The ring gullies of two round houses were the only evidence suggesting occupation within this enclosure. Other archaeological remains on site included pits, postholes, part of a Iron-Age and Romano-British field system, medieval quarry pits and medieval or post medieval plough marks. An inhumation was discovered during the evaluation phase. WYAS 2004-2007 Excavation, Evaluation & Watching Brief Report	Prehistoric/ Roman / Medieval/ Post-medieval
MNY7365	TA 130 753	Medieval Open Field System	Medieval
MNY7364	TA 129 752	Ditch and Trackway - Part of lane which leads to the lower village	Prehistoric
MNY7366	TA 130 753	Field system and Ridge and Furrow ploughing in large area of ancient inclosures	Medieval
MNY23922	TA 129 747	Aircraft Crash Site, Beaufighter, Serial number T5102, South West of Reighton on 18th March 1943	Modern
MNY7373	TA 127 753	Earthworks south of St Helen's Lane, Reighton - possibly	Medieval/Post-medieval

		quarrying	
MNY7401	TA 125 744	Possible continuation of Argham Dykes	Prehistoric
MNY7363	TA 131 751	Church Hill Road; Reighton Road linking Garths and village	Medieval
MNY7368	TA 130 753	Earthworks of Old Crofts	Medieval
MNY7354	TA 130 753	Reighton Watermill - A water mill was described as newly built in 1348. It was presumably located on the Old Beck	Medieval/Post-medieval
MNY7361	TA 127 751	Bridlington To Filey Road, Reighton Original road may have been south of the village	Medieval/ Post-medieval
MNY7362	TA 127 752	Possible Site of Milestone on old Bridlington to Filey Road, Reighton	Post-medieval
MNY7370	TA 131 752	Site of (?) Reighton Vicarage Dating from 1535, out of repair in 1764. New vicarage built in 1826	Post-medieval
MNY7353	TA 130 753	Reighton Windmill	Post-medieval
MNY7420	TA 128 744	Reighton Field Aerial Photographic Cropmark Ditched enclosure	Undated
MNY7357	TA 130 753	Reighton School	Post-medieval
MNY23583	TA 129 751	Earthworks in Reighton Village shown in area of Bronze Age Barrow (Scheduled Monument NY848)	Medieval
MNY24706	TA 125 753	Former road, Mount Pleasant Farm	Medieval/ Post-medieval
MNY24704	TA 126 752	Site of Gravel pit, Humber Howe	Post-medieval
MNY24697	TA 122 751	Aerial Photographic Cropmark Field System/Linear feature, west of North Burton lane	Undated
MNY24692	TA 127 750	Site of Chalk quarry, south-east of Reighton nursery	Post-medieval
MNY24688	TA 126 751	Aerial Photographic Cropmark Enclosure, south of Mount Pleasant Farm	Undated

8.5 Prehistoric

8.5.1 There are no known Prehistoric Heritage Assets within the Area of the Proposed Turbine. There are three undated Aerial Photographic Cropmarks and three prehistoric sites including Argham Dykes within 500m of the Proposed Turbine Area. Within 1km is the Designated Heritage Asset of the Round Barrow, on the east side of the village. The Proposed Turbine does not affect the setting or significance of this Scheduled Ancient Monument.

Potential: Low

Significance: Local

8.6 Roman

8.6.1 There are no known Roman Heritage Assets from within the Area of the Proposed Turbine. Within 500m Roman features were found during work on the Reighton Bypass.

Potential: Low

Significance: Local

8.7 Anglo-Saxon/Anglo-Scandinavian

8.7.1 There are no known Anglo-Saxon nor Anglo-Scandinavian Heritage Assets within one kilometre of the Proposed Development Area.

8.7.2 The settlement at Reighton probably dates from the Anglo-Saxon period (HER Ref. MNY 15763: Table 6; Fig. 4) from the place-name evidence.

8.7.2 Prior to the Norman Conquest, the Archbishop of York held the Manor of Reighton, as noted in the Domesday Book in 1086.

Potential: Low

Significance: Local

8.8 Medieval

8.8.1 The proposed development site lies south-west of the village of Reighton, which is mentioned in the Domesday Book of 1086 as '*Ricton(e)*'. At the time of Domesday, the Lordship was held by Beverley St. John, stated thirteen carucates of land were taxable which 7 ploughs could plough and with 3 villagers with 1 plough (Faull and Stinson 1986, 2E14). The value of Reighton in 1066 was £12 but only 1s in 1086.

8.8.2 Within one kilometre of the Proposed Development Area, there is the Church of St. Peter which incorporated a twelfth century archade. The church is a Designated Heritage Asset, a Grade II* Listed Building.

The setting and significance of this Designated Heritage Asset will not be affected by the Proposed Turbine.

8.8.3 Within 500m there are ten Non-designated Heritage assets listed on the North Yorkshire HER including Crofts, Roads, Medieval Ploughing and the shrunken Medieval Village of Reighton itself.

Potential: Low

Significance: Local

8.9 Post-medieval

8.9.1 There are nine Designated Heritage Assets dated to the Post-medieval period, all are Grade II Listed Buildings, within one kilometre of the Proposed Turbine Area. There are ten Non-designated Heritage Assets dated to the Post-medieval period on the North Yorkshire HER within 500m of the Proposed Development Area.

Potential: Low

Significance: Local

8.10 Modern

8.10.1 The Historic Landscape Characterisation for the area shows the area of south of Reighton as large Modern Improved fields with 65% boundary loss since 1850 based on the Parliamentary Enclosure of Reighton between 1811 and 1829 (HER Ref, HNY21883).

8.10.2 The village of Reighton is a Designated Conservation Area. The Proposed Turbine will be visible from the village and have a slight negative impact on the Conservation Area's views and setting.

8.10.3 The First Edition Ordnance Survey map c. 1854 (Fig. 6) shows the proposed Turbine and the access road as part of three enclosed fields south-west of Reighton.

Potential: Low

Significance: Local

8.11 Conservation Areas and Listed Buildings

8.11.1 The Proposed Development Area lies to the south-west of the Reighton Designated Conservation Area. There are no Listed Buildings within or bordering the Proposed Development Area. .

8.12 Site Walkover

8.12.1 The site was visited on Thursday 31st January 2013. The Proposed Development Area is fields and a Garden Centre (Pls. 1-14).

8.13 Potential for Unrecorded Sites

8.13.1 The potential for unrecorded sites is low as the site appears to have been in agricultural use since the Medieval Period.

8.14 Evidence of Previous Disturbance

8.14.1 The site contains mature conifers and the garden center as well as agricultural fields.

9. Setting of the Heritage Assets

9.1 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 2011, 5) and "*its associations with other places, events, people or artistic representations*" (ibid, 6).

9.2 There are no World Heritage Sites, Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Battlefields or Registered Parks and Gardens within or bordering the Proposed Turbine Area.

- 9.3 The Proposed Development will have a minor adverse affect the setting or significance of the Reighton Designated Conservation Area, the only impact is the change of use from agricultural land.
- 9.4 The Proposed Development does not affect the setting or significance of Scheduled Monument located on the east side of Reighton village. The Proposed Development does not affect the significance or setting of any Listed Buildings in Reighton.
- 9.5 The proposed Development will not affect the overall Historic Landscape Characterisation as noted on the North Yorkshire HER. The boundaries of the site will remain the same.

10. Assessment of Potential Affects

- 10.1 The Proposed Development area consists of a garden centre, conifer plantation and an agricultural field. The construction and operational phases of the development may affect any surviving subsurface archaeology.

10.2 Potential Affects

- 10.2.1 The Constructional and Operational Phases of the development will have minimal effect on the overall historical integrity of the landscape. This landscape consists of an enclosed fields.
- 10.2.2 The categories of development, which could affect the archaeological resource, are the construction of the roads, service trench and pad foundations. The potential for damage to archaeological remains is assessed as low.

11. Conclusions

- 11.1 The Proposed Turbines will have a minor affect on the views, setting and significance of the Reighton Conservation Area.

11.2 There are no nationally significant archaeological remains within the Proposed Development Area to prevent development.

12. References

Primary

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13. List of Contributors

Desk Based Assessment by Kelly Hunter

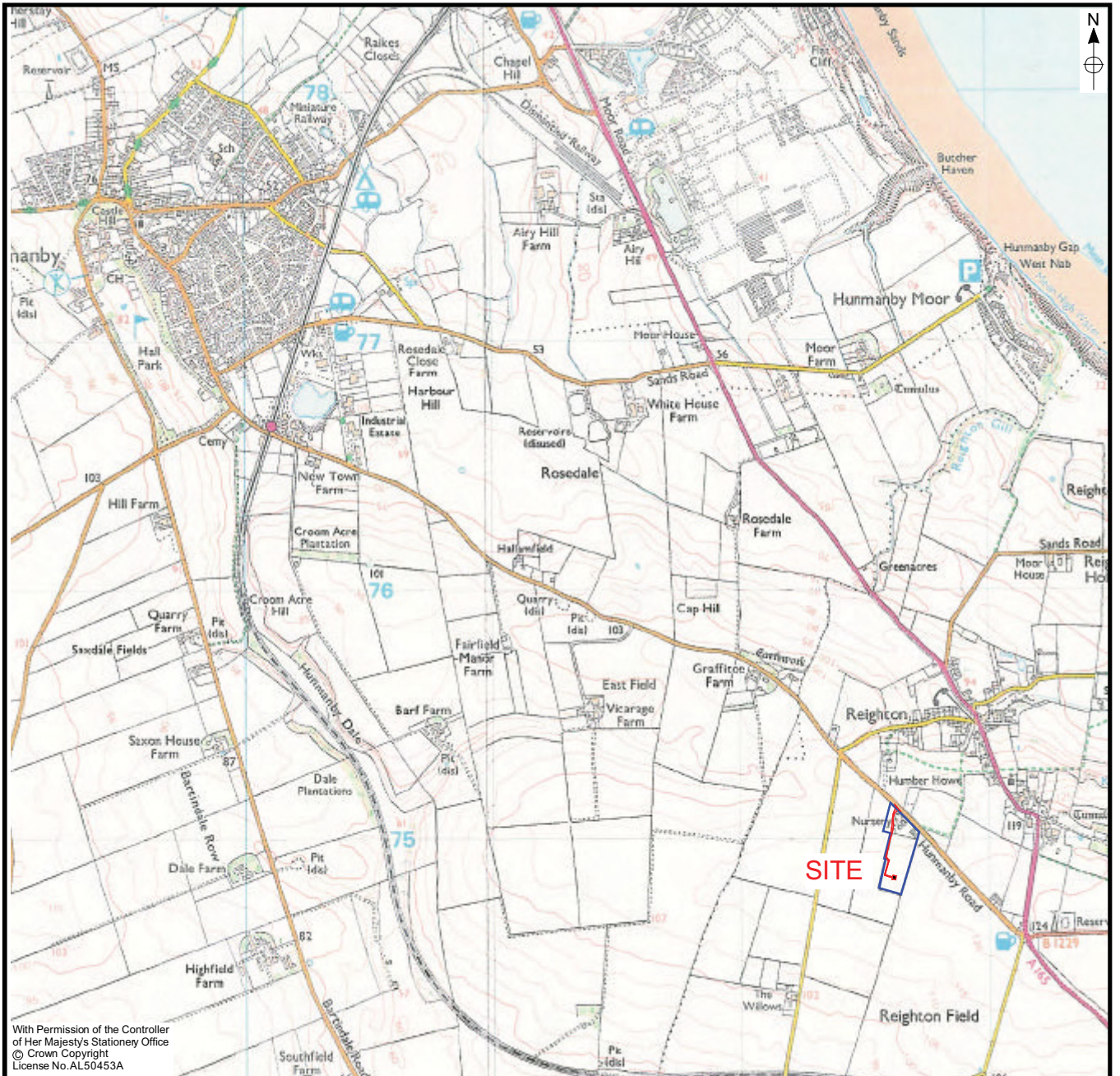
Site Walkover by Paula Ware


Report by Kelly Hunter

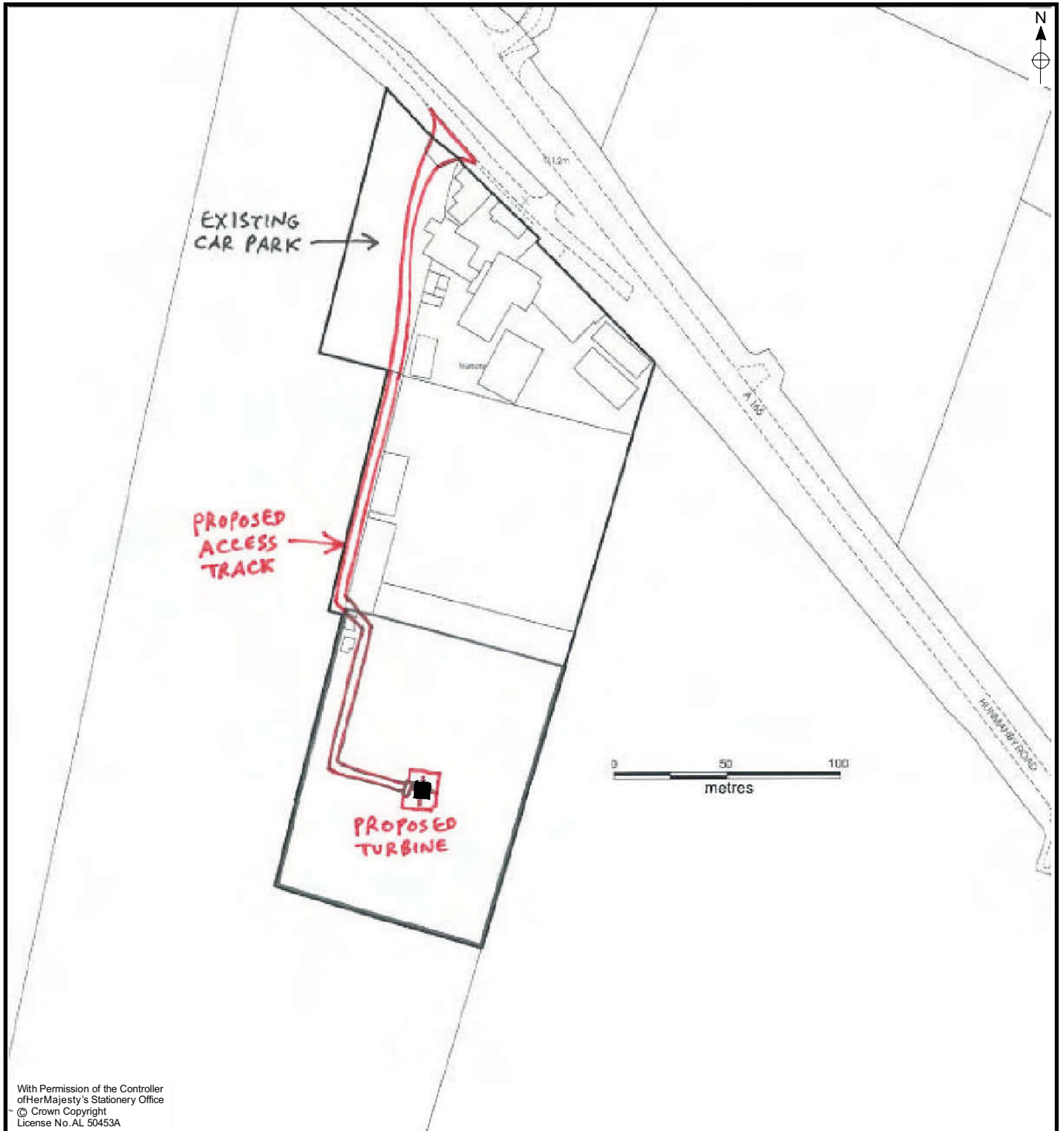
Edited by Paula Ware

Drawings by Kelly Hunter

Plates, Administration, Filing, Copying and Binding by Sophie Coy



	TITLE: Site Location.	
SITE: Reighton Nurseries, Filey Road, Reighton, North Yorkshire	FIGURE: 1.	Scale: 1:25,000
CLIENT: Hallmark Power Limited	DRAWN BY: KCH	



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TITLE: Site Location.

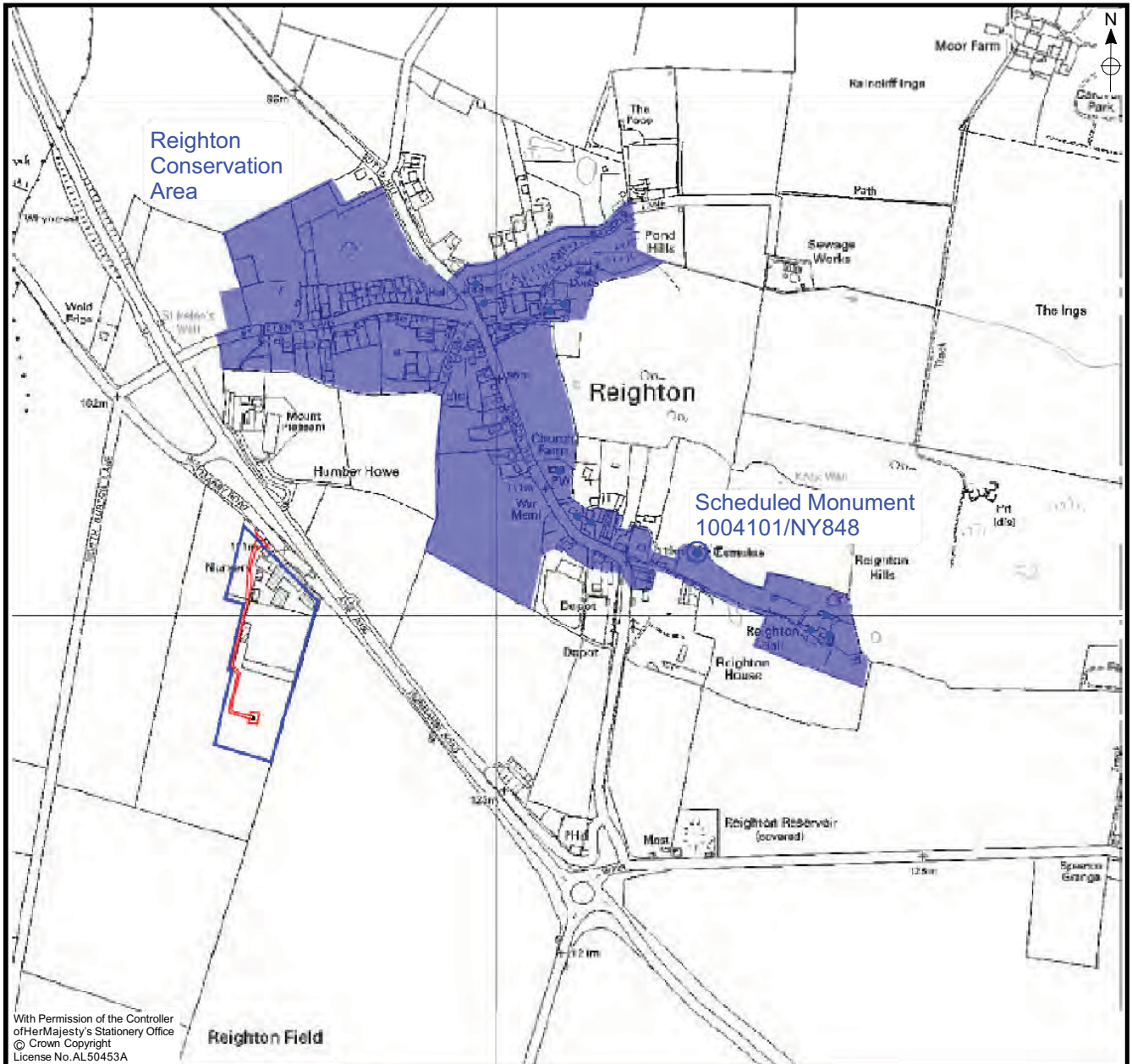
SITE: Reighton Nurseries, Filey Road, Reighton,
North Yorkshire

FIGURE: 2.


Scale: 1:2,500

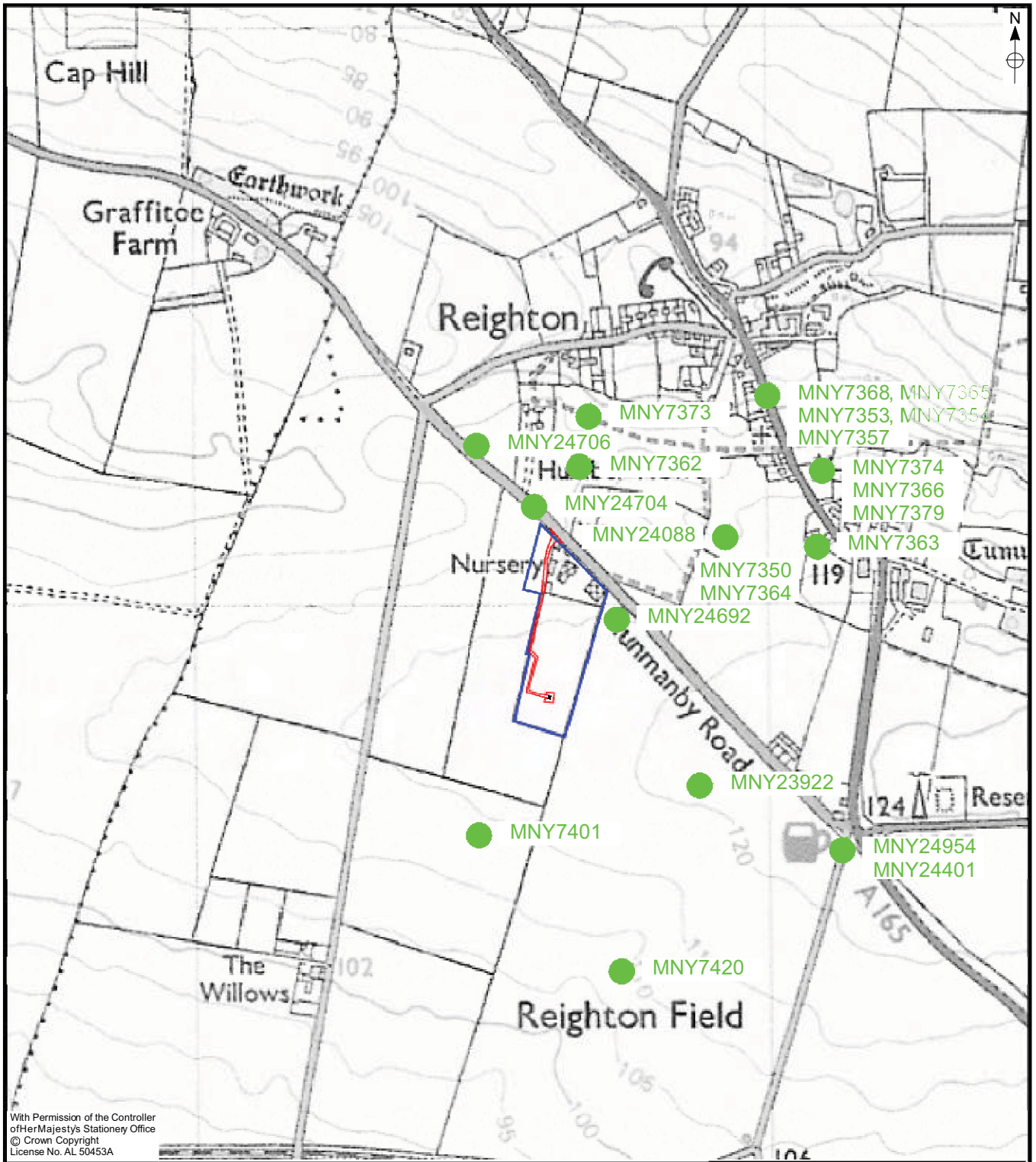
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	TITLE: Designated Heritage Assets.	
SITE: Reighton Nurseries, Filey Road, Reighton, North Yorkshire	FIGURE: 3.	Scale: 1:10,000
CLIENT: Hallmark Power Limited	DRAWN BY: KCH	



TITLE: Non-designated Heritage Assets within 500m of the Proposed Turbine.

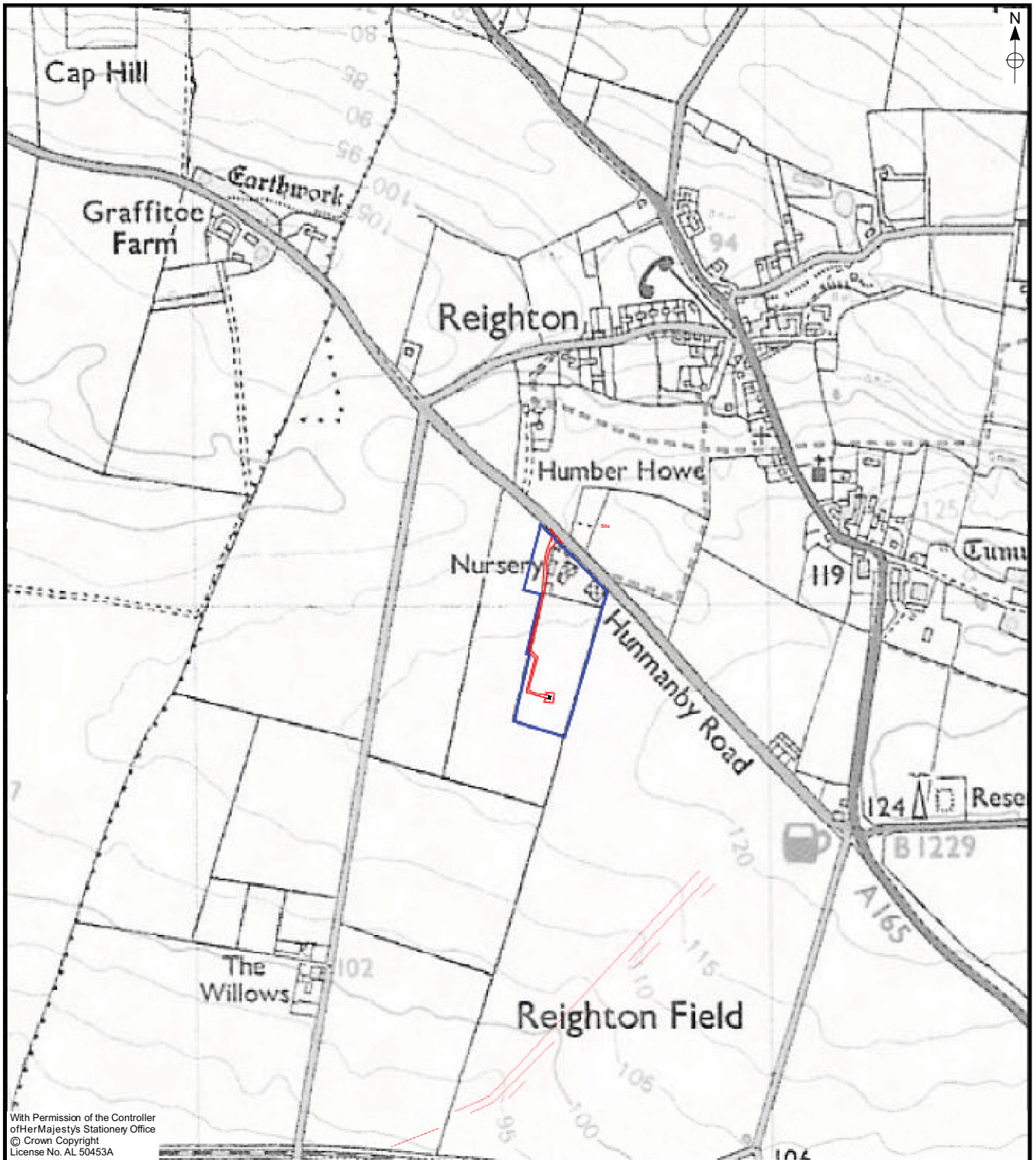
SITE: Reighton Nurseries, Filey Road, Reighton, North Yorkshire

FIGURE: 4.

Scale: 1:10,000

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TITLE: Aerial Photographic Copmarks on the National Mapping Project (NMP)..

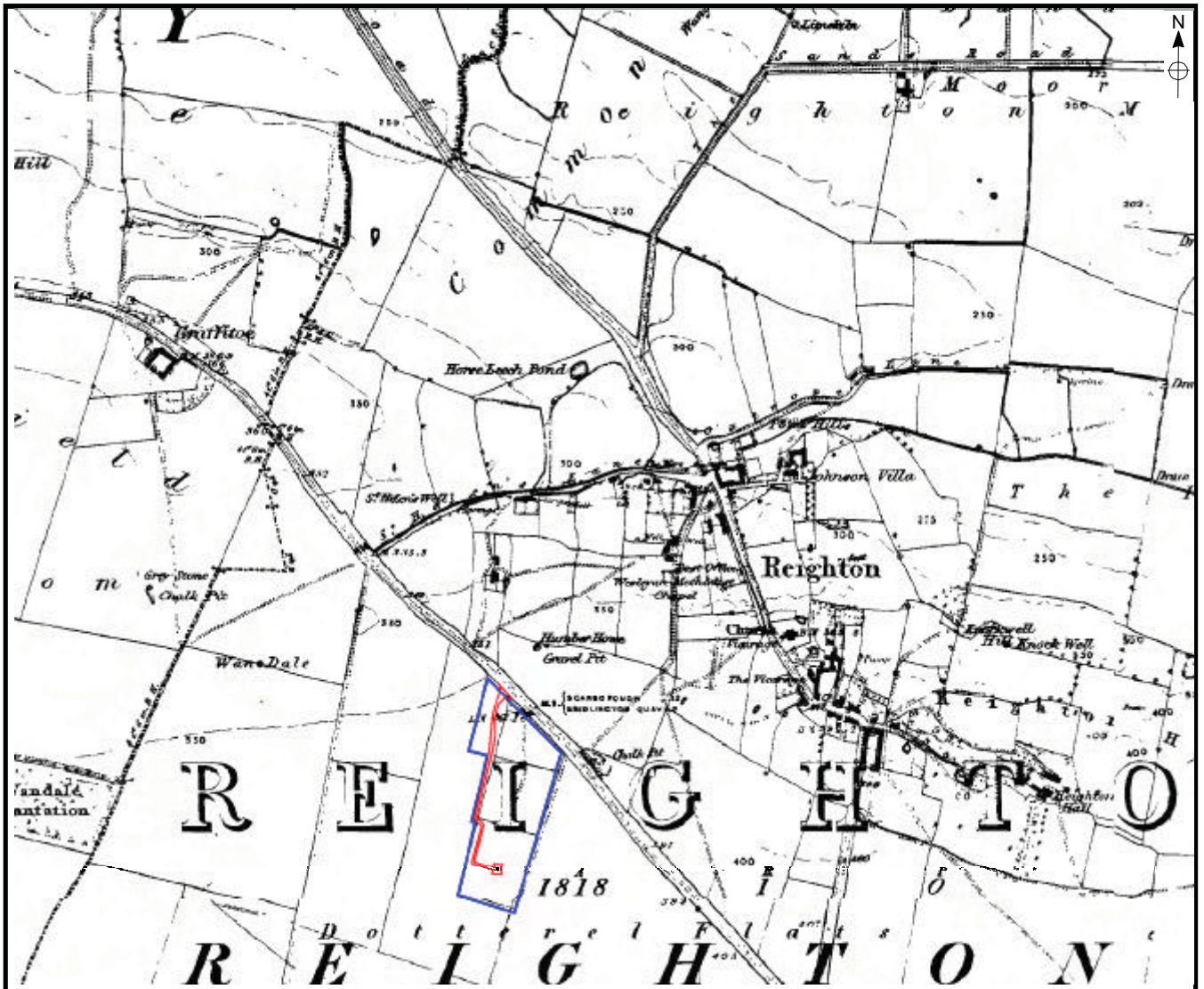
SITE: Reighton Nurseries, Filey Road, Reighton,
North Yorkshire

FIGURE: 5.

Scale: 1:10,000

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	TITLE: Extract from the 1854 First Edition Ordnance Survey Map.	
SITE: Reighton Nurseries, Filey Road, Reighton, North Yorkshire	FIGURE: 6.	Scale: 1:10,560
CLIENT: Hallmark Power Limited	DRAWN BY: KCH	



Plate 1. View of Proposed Turbine Area. Facing East.



Plate 2. View of Proposed Turbine Area. Facing South-east.



Plate 3. View of Garden Centre Entrance. Facing South.



Plate 4. View of Hunmanby Road. Facing South-east.



Plate 5. View of Area of Proposed Access Road. Facing South.



Plate 6. View of Area of Proposed Access Road. Facing South.

