

**Land North of St.
George's Hospital,
Morpeth**

**Historic Environment
Desk Based
Assessment**

Client: CUSHMAN AND WAKEFIELD

AB Heritage Project No: 60226

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Project Number 60226
Prepared By Mark Harrison
Illustrated By Pighill Illustrations
Approved By Andy Buckley

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Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Cushman and Wakefield to produce a Historic Environment Desk Based Assessment covering a proposed development at Land North of St. George's Hospital, Morpeth, NE61 2NU.
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site comprises land north of St. George's Hospital in Morpeth. The site is located c. 1.45km north of Morpeth town centre. The site is located at NGR: NZ 20241 87361, and covers an area of approximately 4.9 hectares.
- 1.2.2 The site is bounded to the south by St. George's Hospital site, with vegetation lining this boundary. A Hospital site access road skirts c. 2.5m from the southern boundary for a length of c. 50m. To the west and north the site is open onto agricultural land, with mature trees along part of the western boundary. To the east is woodland within the valley of How Burn.
- 1.2.3 The site is undeveloped and contains two immature plantations, one to the west and one to the south of the site. There is also a large tree plantation across the east of the site, on the slope down towards How Burn. The plantations have all been fenced in, and there is wire fencing around the entire perimeter of the site.

1.3 Geology & Topography

- 1.3.1 The underlying bedrock of the site is Pennine Lower Coal Measures Formation, comprising mudstone, siltstone and sandstone. Superficial geology is Devensian-age Diamicton Till.
- 1.3.2 The site is located at approximately 62.5m above Ordnance Datum (OD). The topography of the land is undulating. The site rises to a highest point of approximately 69m at the centre of the site. The land in the eastern part of the site declines sharply toward the woodland and How Burn and is approximately 57m above OD at the eastern boundary.

1.4 Proposed Development

- 1.4.1 The proposed development is for c. 54 detached and semi-detached residential buildings (Figure 3). Further ancillary buildings such as garages will also be constructed. A new access will be created from the Hospital access road on the southern site boundary.
- 1.4.2 Adopted highways, green space and utility services on the site are also included in the proposal (Figure 3). The woodland to the east, the two immature plantations within the site, the mature trees on the western boundary and vegetation along the southern boundary will all be retained as part of the proposal.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Northumberland Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 7th December 2017 by Daniel Dodds, Principal Heritage Consultant and Mark Harrison, Assistant Heritage Consultant, both of AB Heritage;
 - A visit to the Northumberland Archives on 7th December 2017;
 - Additional relevant documentary and online historic sources;
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites;

- Information on heritage assets recorded on the HER;
- Readily accessible information on the site's history from readily available historic maps and photographs held at the Northumberland Archives;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Study Area

- 2.3.1 A study area of 500m from the proposed development site was deemed sufficient to help understand the archaeological baseline for this Historic Environment Desk Based Assessment.

2.4 Methodology of Works

- 2.4.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site
- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of

Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Cushman Wakefield, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a 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.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘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 that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 Castle Morpeth District Local Plan is a saved policy, and forms part of the Northumberland Consolidated Planning Policy Framework. The Castle Morpeth District Local Plan was adopted in February 2003.
- 3.4.2 The relevant policies held within the Local Plan that relate to archaeology are Policies C39, C40, C41 and C42, which state:

Policy C39. The Council will seek the preservation and enhancement of scheduled ancient monuments and other nationally important archaeological sites and their settings. Development proposals which would be detrimental to those sites and their settings will not be permitted.

4.53.1 The Borough has a rich and varied archaeological heritage which requires protection, as archaeological remains are irreplaceable. Remains are a finite and non-renewable resource, often fragile and vulnerable to damage and destruction and care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. Where nationally important remains and their settings may be affected by proposals for development there is a strong presumption in favour of their physical preservation.

4.53.2 There are over 50 Scheduled Ancient Monuments (SAMs) within the Borough. Scheduled Ancient Monuments are protected under the terms of the Ancient

Monuments and Archaeological Areas Act 1979. Development which would affect such sites requires Scheduled Ancient Monument Consent from the Secretary of State for Culture, Media and Sport, in addition to planning permission. There are also nationally important archaeological sites which are unscheduled and these must be protected, through the planning process, from damaging development.

Policy C40. The Council will not permit development which would be detrimental to regionally or locally important archaeological sites or their settings unless the proposed development is of overring regional importance and no alternative site is available.

4.54.1 In addition to Scheduled Ancient Monuments and Nationally Important Archaeological Sites, there may be sites which are of regional or local importance. Where known, sites are recorded in the County Sites and Monuments Record but there will be sites yet to be discovered. Sites need to be protected through the planning process when assessing applications for development. The Council will seek to balance the importance of the archaeological remains against need for the development and, in such cases, will apply the principles contained in Planning Policy Guidance Note Number 16 (1990).

4.54.2 Where the unexpected discovery of archaeological remains occurs during development, the Council will encourage developers to inform the Northumberland Sites and Monuments Record Office of such a discovery.

Policy C41. Where the impact of a development proposal on an archaeological site, or the relative importance of such a site is unclear, the council will require the developer to provide further information in the form of an archaeological assessment and, where appropriate, an archaeological evaluation. Applications for planning permission will not be determined until adequate assessment of the impact of proposals on the archaeological site and its setting has been carried out.

4.55.1 Where a development proposal could affect an archaeological site or its setting, information will be required to assess the importance of the remains and the likely impact of the development on such remains. In such cases the developer will be required, in consultation with the Borough Council and the Northumberland County Council's Archaeological Department, to undertake an evaluation or assessment of the remains prior to the determination of the application.

Policy C42. Where the Council decides to grant planning permission for development which will affect sites known to contain archaeological remains, and preservation in situ is not appropriate, such permission may be subject to a condition or an agreement requiring the developer to make provision for the excavation and recording of the remains and publication of the findings.

4.55.3 There will be cases where the Council considers that development affecting an archaeological site is justified. Where the preservation of the archaeological remains in situ is not justified, the developers will be required to implement a programme of archaeological works in advance of, or during development, using professional archaeologists.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 There are no known designated or non-designated cultural heritage assets within the development site.

Within the Study Area

- 4.1.2 In total, the Cultural Heritage Gazetteer lists 14 heritage records within the 500m study area around the site. Details for each record are contained within the Gazetteer (Appendix 1), but two sites of interest are discussed within the report (below):
- 4.1.3 A racecourse [AB 13] was established in 1730 by the Corporation of Morpeth. The racecourse was used until 1854. There is no evidence that there were any associated permanent buildings such as a grandstand (Homes and Communities Agency, 2016). The Ordnance Survey Six-Inch Northumberland LXIV map, published in 1866 has it named as the "Old Race Course".
- 4.1.4 Approximately 425m south of the proposed development site is the former Lunatic Asylum [AB 12]. The Northumberland Pauper Lunatic Asylum was built between 1853 and 1859. The original building was designed in Italianate style by Henry Welch. The Asylum is an early example of a purpose-built mental hospital (Northumberland HER).

4.2 Previous Works in the Study Area

- 4.2.1 An archaeological evaluation was undertaken in January 2015, at land south of St. George's Hospital, by Archaeological Research Services Ltd. The site is approximately 625m south of the proposed development site.
- 4.2.2 The evaluation revealed a high concentration of archaeological features within the south-west corner of the evaluation site, approximately 750m south of the development site. A c. 135m x 60m sub-rectangular enclosure of probable prehistoric or Romano-British date was identified, in addition to a high frequency of sub-oval and sub-circular geophysical anomalies identified within the interior of the enclosure (Archaeological Research Services, 2015).
- 4.2.3 In addition, during these works a low frequency of archaeological features was identified below 19th Century levelling deposits from the construction of a cricket pitch, c. 635m south of the development site. These included aligned boundary ditches and curvilinear features interpreted as potential drip gullies associated with prehistoric or Romano-British roundhouse structures. There was a similarity in both the geology and topography of this plateau and the plateau occupied by the rectilinear enclosure (Archaeological Research Services, 2015).

4.3 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43)

- 4.3.1 There is known to be Prehistoric settlements on the Northumberland Coastal Plain, particularly evident near the site from an evaluation undertaken at Land south of St. George's Hospital, c. 750m south of the development site (see para 4.2.2).
- 4.3.2 At Blagdon Park, c. 11.5km south of the site, Prehistoric radiocarbon dating, some structural evidence and a small ditched enclosure, thought to date from the mid-1st Millennium BC, are the earliest known indicators of settlement on the Northumberland Coastal Plain (Hodgson, 2012).
- 4.3.3 Larger rectilinear enclosures containing internal sub-circular roundhouses, such as at Land south of St. George's Hospital (see para 4.2.2), are recognised as the predominant type of settlement on the Northumberland Coastal Plain. Evidence of such enclosures have been identified at East Brunton (c. 17km south), West Brunton (c. 16.6km south) and Blagdon Park (c. 11.5km south of the proposed development site). The approximate date of these enclosures is 200 BC (Hodgson, 2012).

The Roman Period (c. AD 43 – AD 410)

- 4.3.4 After the Roman Conquest, campaigning Roman Armies entered Northumberland around the AD 70s. A Roman frontier was established along the Stanegate Roman road between Corbridge and Carlisle.
- 4.3.5 Romans were known to have had a presence in the area (see para 4.2.2). Further evidence is Pegswood Moor, c. 1.5km east of the site, developed from an isolated farmstead to a larger organized enclosed settlement with the arrival of Roman troops in the late-1st Century AD. Evidence suggests a mixed agricultural operation including habitation, stock-keeping and manufacturing including pottery production was undertaken by the Romans at Pegswood Moor (Proctor, 2009).

The Medieval Period (AD 410 – AD 1536)

- 4.3.6 A Norman motte and bailey castle **[NHLE: 1017376]** was built on Haw Hill by 1095, close to a strategic river crossing in Morpeth c. 1.7km south of the site (Historic England, 2017). Monks from the important monastery at Fountains in Yorkshire founded Newminster monastery in 1198 (More in Morpeth, 2017).
- 4.3.7 The town was given permission to hold a market in 1199. It probably took place on the site of the modern market place. However, with the growing importance of the market a new stone bridge was built, probably in the 13th century (More in Morpeth, 2017). This shows the importance of Morpeth as a settlement in the Medieval period.

The Post Medieval Period (AD 1537 – AD 1800)

- 4.3.8 The market was also especially important for the buying and selling of cattle, and by the mid-18th century it was one of the most important cattle markets in the country (More in Morpeth, 2017). The development site is part of Cottingwood Common (see Plate 1), and freemen had

been using Cottingwood Common for cattle grazing from at least 1695 (Morpeth Herald, 2013).

- 4.3.9 In the early-18th Century, the Corporation of Morpeth built a racecourse **[AB 13]** for horse racing on Cottingwood Common, land owned by the Earl of Carlisle. The racecourse is approximately 1km from the centre of Morpeth and access was difficult for carriages, via Cottingwood Lane, which was steep and narrow. The earliest recorded race was in 1720, although racing may have begun earlier (Slusar, 2017).
- 4.3.10 The eastern straight of the racecourse is adjacent to the western boundary of the development site. This may suggest some change to the site to accommodate the racecourse. The original layout remains visible on aerial photography due to the extant boundary arrangement also indicated by vegetation along the boundaries.

The Modern Period (AD 1801 – present)

- 4.3.11 The racecourse ceased to be used in 1854, around the time the Lunatic Asylum **[AB 12]** was built (More in Morpeth, 2017). The 1866 OS 6" Map of Northumberland sheet LXXII shows the plan of the racecourse adjacent to the site, titled as "Old Race Course". The Lunatic Asylum **[AB 12]** is also shown south of the site.



Plate 1. OS 1866 6" Northumberland LXXII map

- 4.3.12 On the 1866 map (Plate 1), the development site is still indicated as part of Cottingwood Common, and possibly in use by East Cottingwood farm (to the right of the Lunatic Asylum in Plate 1). As mentioned in para 4.3.8, common land was often used for firewood. Plantations such as West Nursery and Windmill Nursery can be seen on the 1866 map (Plate 1). This explains the later introduction of the plantations currently on the site.

4.4 Site Visit

- 4.4.1 A site visit was undertaken by Mark Harrison on the 7th December 2017. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.4.2 There is wire fencing around the entire perimeter of the site. The site is accessible by a public footpath which runs from the south-east corner to the north-west corner of the site. The footpath follows the foot of a natural ridge. The site is characterized by this large natural ridge that rises to the east. The ridge falls away at the eastern edge of the site toward How Burn.
- 4.4.3 The site is bounded to the south by the St. George's Hospital site which is visible from most of the site, except the eastern side of the ridge or where screened by the plantations. The hospital building is at closest within c. 15m of the southern boundary of the site.
- 4.4.4 The central tower of the former Lunatic Asylum **[AB 12]**, located c. 400m from the site is also visible across most of the site, particularly from the top of the ridge.
- 4.4.5 To the west and north the site is open onto agricultural pasture land. Mature trees line part of the western boundary. This is known to be the former boundary with the racecourse **[AB 13]** and the boundary indicates the former extent of the course. No earthwork evidence of the racecourse was visible on the proposal site.
- 4.4.6 The site is undeveloped and contains three tree plantations. The plantation in the south-west corner of the site has an area of approximately 2,250 sq. m. A plantation to the south of the site measures approximately 1,500 sq. m. The largest plantation on the east bank of the ridge, on the slope down towards How Burn measures approximately 6,350 sq. m.
- 4.4.7 There were three surface soil deposits on the site. These all appear to be recently disturbed and for the purpose of geology or and soil testing.



Photo 2. South boundary looking east



Photo 3. South-east corner looking north (ridge in centre, plantation to right)



Photo 4. Plantation along southern boundary (looking south-west)



Photo 5. Looking west at western boundary



Photo 6. Looking north-east at northern boundary (How Burn beyond)



Photo 7. Looking south-west from centre of site (top of ridge)

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

- 5.1.1 There are no known designated or non-designated cultural heritage assets within the development site.
- 5.1.2 In the main, the potential for archaeology can be excluded from dates covering the early Medieval to Modern periods, where the land seems to have been open due to possibly falling within the agricultural hinterland of surrounding settlements. No surface evidence was found for archaeological remains during the site walkover, and there are no known remains recorded within the limits of proposed development; however, there are a number of features recorded within the surrounding area.
- 5.1.3 Larger rectilinear enclosures containing internal sub-circular roundhouses, which were dated to the Prehistoric period, were identified from an evaluation undertaken at Land south of St. George's Hospital, c. 750m south of the development site (see para 4.2.2). Prehistoric settlements of this type are recognised as the predominant type of settlement on the Northumberland Coastal Plain (Hodgson, 2012). In addition to these features, ephemeral Romano-British activity was identified on the St. George's site. While limited in nature, there is known to have been more significant Roman activity in the wider area, such as at Pegswood Moor, c. 1.5km east of the site.
- 5.1.4 While most areas excavated during the St. George's site works were negative archeologically, the areas that did reveal features mirrored some factors similar to the proposed development site; such as both sites been located on a slight incline rising towards a plateau (see Photo 2).
- 5.1.5 Based on the above factors it is concluded that there is a Low to Moderate potential for the recovery of archaeology dating to the Prehistoric and Roman periods.
- 5.1.6 Any Prehistoric or Roman cultural heritage resource identified on the site can be considered to be of Local to Regional importance in line with Table 1.

5.2 Past Impact Within the Site Boundary

- 5.2.1 The site is known to have been used as Common land from as early as the Medieval period (see para 4.3.8). Possibly associated with East Cottingwood Farm, it was likely pasture land due to the topography, namely the large ridge being too steep to farm.
- 5.2.2 In the early-18th Century, a racecourse **[AB 13]** for horse racing was built on Cottingwood Common. The eastern straight of the racecourse is adjacent to the western boundary of the development site. This may suggest some past changes to the site to accommodate the racecourse, such as altering the boundary or earthworks in construction of the course.
- 5.2.3 Three new plantations have been added to the site since the publication of the 1866 OS Map (Plate 1). These are likely to have been for firewood, in connection with the Cottingwood Common. The new plantations may have impacted any archaeological resource as tree-root growth may disturb underlying deposits.

5.3 Predicted Impact of Proposed Development

- 5.3.1 The proposed development is for approximately 54 detached and semi-detached residential buildings (Figure 3). Further ancillary buildings such as garages will also be constructed. Groundworks in the form of site clearance, levelling, traditional trench foundations and trenches for utilities and services would have a Medium Direct Adverse Magnitude of Impact on any underlying deposits, in line with Table 2. This would result in a Minor to Moderate Adverse Significance of Effects on the underlying deposits, in line with Table 3.
- 5.3.2 A new access will be created from the Hospital access road on the southern site boundary. Adopted highways and green space on the site are also included in the proposal. Depending on the form of construction this would have a Low to Medium Direct Adverse Magnitude of impact on any underlying deposits in line with Table 2 i.e. '*a small proportion of the surviving heritage resource is altered*'. The results in a potential Minor to Moderate Adverse Significance of Effects on the underlying deposits, in line with Table 3.
- 5.3.3 The woodland to the east, the two immature plantations within the site, the mature trees on the western boundary and vegetation along the southern boundary will all be retained as part of the proposal.

5.4 Outline Recommendations

- 5.4.1 It is recommended that a geophysical survey be undertaken to ascertain the potential for archaeological remains to survive, not least associated with evidence of Prehistoric and Roman activity identified in close proximity to the site, at the nearby development on Land South of St. George's Hospital.
- 5.4.2 This is in line with Policy C41 in the Castle Morpeth District Local Plan which states: *where the impact of a development proposal on an archaeological site, or the relative importance of such a site is unclear, the council will require the developer to provide further information in the form of an archaeological assessment.*
- 5.4.3 All recommendations are subject to the approval of the Archaeologist at Northumberland Council.

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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the Northumberland HER, and other sources within the 500m study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

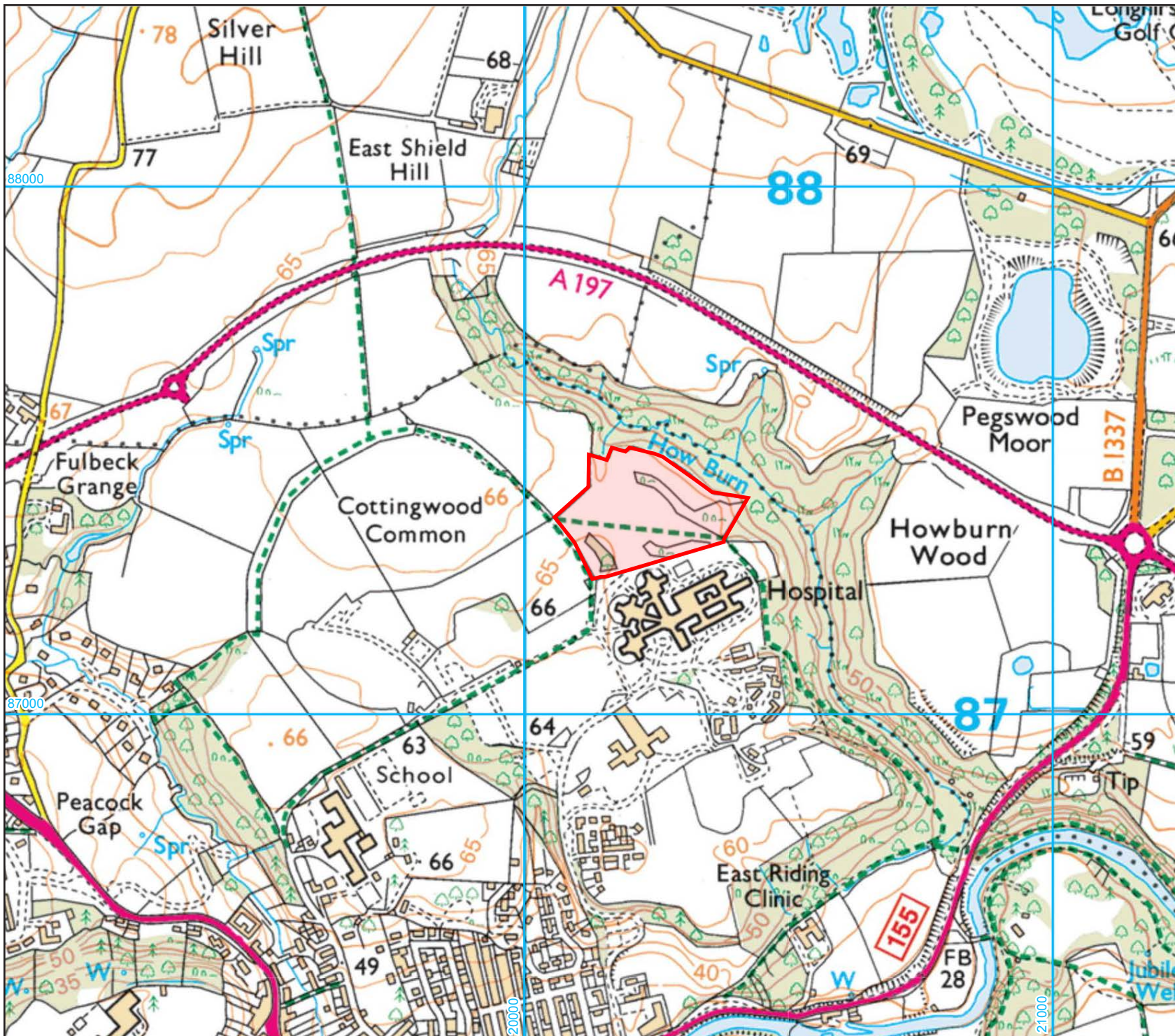
MLO – GLHER monument prefix

ELO – GLHER event prefix

APZ - Archaeological Priority Zone

AB No.	Type	Period	Description	Status	NGR	Reference No.
1	CLAY PIT	POST MEDIEVAL	On the edge of How Burn ravine are some hollows and mounds. There are some small pieces of coal shale in the surface but not enough to suggest significant workings. This may be a failed bell pit shaft or a clay pit.		NZ 2053 8743	11648
2	CLAY PIT	POST MEDIEVAL	The site of old clay pits in North Field. Shown on 1st edition Ordnance Survey map and may therefore be associated with construction of the Asylum. Now infilled, with no surface trace.		NZ 2030 8712	11654
3	BUILDING	POST MEDIEVAL	A small building is marked on the 1st edition Ordnance Survey map (1859). No visible remains. Probably associated with East Cottingwood Farm.		NZ 2015 8726	11657
4	BUILDING	POST MEDIEVAL	A small building is marked on the 1st edition Ordnance Survey map (1859). No visible remains. Probably associated with East Cottingwood Farm.		NZ 2020 8718	11658
5	AIRCRAFT CRASH SITE	WORLD WAR II	The approximate location of an aircraft crash site in World War II. A Heinkel 111 (serial 3550) of 2/KG53 was shot down by a British night fighter while on a bombing raid to Glasgow, apparently in the North Field, coming to rest at the edge of the quarry scoop in Howburn Wood. The fuselage is said to have remained largely intact. (1)		NZ 2045 8730	11659

6	FORD	POST MEDIEVAL	Ford across burn shown in early mapping of the area		NZ 20412 87545	18132
7	FORD	POST MEDIEVAL	Ford across burn shown in early mapping of the area		NZ 20672 87466	18133
8	SPOIL HEAPS	MODERN	A large spoil heap has been recorded on the Ordnance Survey third edition mapping of the Howburn area		NZ 20500 87200	27418
9	SPOIL HEAPS	MODERN	A large spoil heap has been recorded on the Ordnance Survey third edition mapping of the Howburn area		NZ 20480 87220	27419
10	EMBANKMENT	MODERN	An embanked area with a small rectangular hut or compound is shown within the Ordnance Survey third edition mapping of the St George's Hospital area of Morpeth		NZ 20580 87150	27420
11	QUARRY	MODERN	Small crescent-shaped quarry containing a small rectangular building is shown by the Ordnance Survey third edition mapping		NZ 20580 87150	27421
12	HOSPITAL	MODERN	The Northumberland Pauper Lunatic Asylum was built between 1853 and 1859. The original building was designed in Italianate style by Henry Welch. The Asylum is an early example of a purpose-built mental 'hospital'.		NZ 2020 8696	11627
13	RACECOURSE	MODERN	The Racecourse was probably established in 1730 by the Corporation of Morpeth. It is shown on White's plan of 1798. The home straight measured some 600m and was marked by the Holland Post at the start (east end) and the Winning Post at the west end. There is no evidence that there were any associated permanent buildings such as a grandstand.		NZ 1990 8705	11197
14	TRAMWAY	POST MEDIEVAL	Remains of the How Burn Colliery tramway, lie mainly on the east side of the How Burn.		NZ 2054 8716	11646



KEY

 Site Boundary



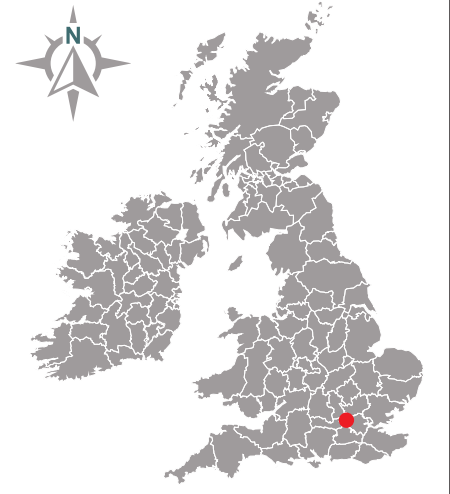
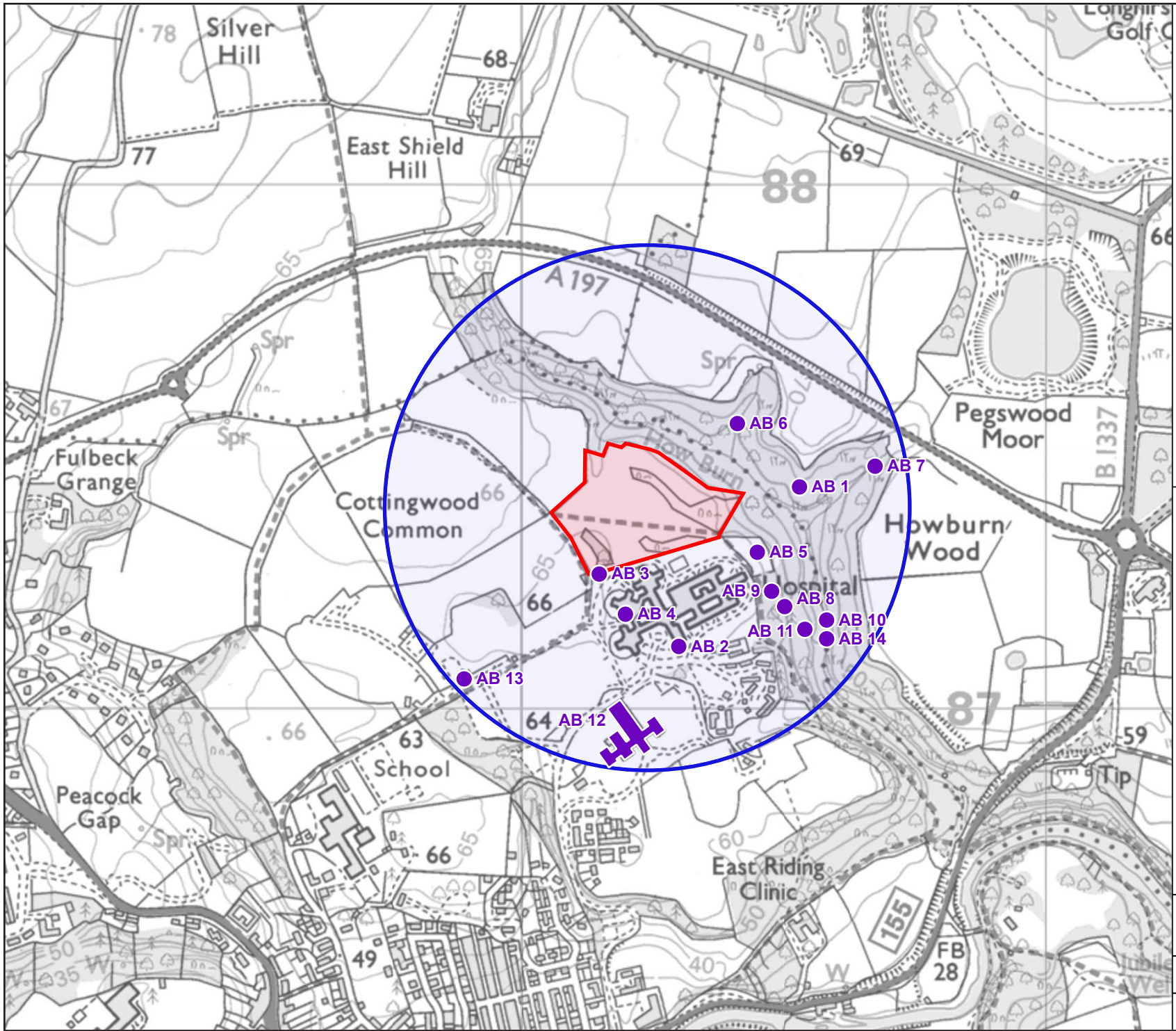
1:10,000

Figure 1: Site Location

Project: St George's, Morpeth

Date: 05/12/17

Job No: 60226



KEY

- Site Boundary
- Search Area (500m)
- Monument
- Archaeological Events
- Areas Covered By Archaeological DBA's

0 500m

1:10,000



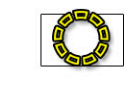




Figure 2: Cultural Heritage Features Map

Project: St George's, Morpeth

Date: 05/12/17 Job No: 60226

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REV	BY	DATE	NOTE
X	XX	XX/XX/XX	NOTE

- Key**
-  Existing public right of way (PROW)
 -  Key proposed pedestrian route
 -  Proposed access point
 -  Proposed routes
 -  Proposed buildings
 -  Proposed public open space
 -  Frontage



OFFICE: FACTORY | NEWCASTLE UPON TYNE | NE1 3SF | 0191 465 7700 | INFO@PODNEWCASTLE.CO.UK
 PROJECT: **Land at St George's Hospital**

DRAWING TITLE: **Proposed Framework Plan**

CLIENT: Cushman & Wakefield	STATUS: Preliminary
SCALE: 1:1000	SHEET SIZE: A1
DATE: 02:17	DRAWN BY: JN
CHECKED BY: CVB	REVISION: -
PROJECT NO: 909-CUS	DRAWING NO: SK-10.01



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk