



# Local Plan: Heritage Impact Assessments

October 2019

(as amended March 2022)



This document has been compiled by the Conservation Team, Northumberland County Council and Sarah Dyer (Heritage Consultant).

Please note that the original HIA document has been amended to include a revised HIA for the Glebe Field site in Norham which was prepared during the Local Plan examination.

This version also identifies those sites which were ultimately not allocated in the final adopted version of the Northumberland Local Plan, and where the boundaries of proposed site allocations have been amended. Changes are shown in red text.

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## 1. Introduction - Local Plan: Heritage Impact Assessment

- 1.1 The Heritage Impact Assessment is a methodology used for sites allocated in the Local Plan. It considers the likely effects of allocations in the plan against the potential impacts of development on identified heritage assets, both designated and non-designated either directly affected or within the setting of assets. It forms a sound base from which to allocate potential sites for housing in line with current planning policy.
- 1.2 This document, which considers the Heritage Impact Assessments of the potential sites<sup>1</sup>, has been prepared using the assessment methodology provided in:
- Historic England's Advice Note 3: *The Historic Environment and Site Allocations in Local Plans* (2015)<sup>2</sup> and
  - Historic England's Advice Note 8: *Sustainability Appraisal and Strategic Environmental Assessment* (2016).<sup>3</sup>
- 1.3 In addition, the following advice published by Historic England has been used in assessing each site:
- Good Practice Advice in Planning 2: *Managing Significance in Decision-Taking in the Historic Environment* (2015)<sup>4</sup> and
  - Good Practice Advice in Planning 3: *The Setting of Heritage Assets* (2015).<sup>5</sup>

## 2. Methodology for the Assessment of Significance

- 2.1 At the core of this process is to establish an understanding of significance to enable the assessment of the potential impact of site allocation on heritage assets to be in accordance with planning policy. The widely accepted methodology for understanding significance is set out in *Conservation Principles* (Historic England 2008)<sup>6</sup> and sets out how heritage assets and places are valued by this and future generations because of their heritage interest. Significance can be described as the sum of the special interest of a historic place, building or area and is derived from an asset's evidential, historical, aesthetic and communal value.

- **Evidential value:** the potential of a place to yield evidence about past human activity.

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<sup>1</sup> This version of the HIA document identifies where the extents of some site allocations in the draft Local Plan were amended during the examination and which sites were ultimately not allocated for housing development in the final adopted Northumberland Local Plan.

<sup>2</sup> <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<sup>3</sup> <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

<sup>4</sup> <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>

<sup>5</sup> <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<sup>6</sup> <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.2 The National Planning Policy Framework (NPPF) defines significance of heritage assets as:  
*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

2.3 The Heritage Impact Assessment has been undertaken in line with the methodology set out above. The values applied are based on an understanding of the site and research:

Significance Value	Definition
High	Assets which can be demonstrated to have international or national significance - includes Scheduled Monuments and other nationally important archaeology, World Heritage Sites, Listed Buildings, Conservation Areas, Registered Parks and Gardens, battlefields and non-designated heritage assets of clear national importance.
Medium	Assets with importance within a national or regional context due to special archaeological, architectural, artistic or historic interest. This includes non-designated heritage assets of regional importance.
Lesser	Heritage assets of local importance. Non-designated heritage assets with modest archaeological, architectural, historic or artistic interest.
Negligible	Assets of limited local importance with little architectural or historic interest.
Unknown	The importance of the asset has not been ascertained.

2.4 Assignment of significance is a value judgement based on research, knowledge and professional expertise of the author of the Heritage Impact Assessment. Ranking significance provides assistance in understanding the relative importance of different



elements and assessing the likely impact of allocation. The identification of 'Lesser Significance' does not mean assets are of no importance or that individual elements could be removed or damaged without affecting the heritage asset or site as a whole.

### 3. Assessment of Impact

- 3.1 The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral. Significance may be affected by direct physical impact, including destruction, demolition and alteration or by changes to setting, including changes to historic character of an area, alterations to views to and from sites and loss of amenity (increased traffic, noise and air pollution etc).

Scale of Impact	Definition
Major adverse	Considerable change affecting the special character of assets including their setting, where the significance of those elements is substantially harmed or lost.
Moderate adverse	Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed.
Minor adverse	Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.
Beneficial	Elements which contribute to the significance of assets, including their setting, are enhanced or better revealed.
No change	No change to assets or their settings.

- 3.2 The site allocation map illustrates the current relationship between the proposed allocation and identified heritage assets.
- 3.3 This assessment uses the five-step site selection methodology as set out in Historic England's Advice Note 3: *The Historic Environment and Site Allocations in Local Plans* (2015) which suggests:
- STEP 1: Identify which heritage assets are affected by the potential site allocation;
  - STEP 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);
  - STEP 3: Identify what impact the allocation might have on that significance;
  - STEP 4: Consider maximising enhancements and avoiding harm;
  - STEP 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

- 3.4 Where adverse impacts are identified, and subject to the nature of the asset and the potential impact, consideration has been given to mitigation with a view to removing or reducing potential harm to the heritage asset. The effectiveness of any proposed mitigation has been evaluated with regard to the site's (and the asset's) situation, topography, key views, wider landscape characteristics etc. and is also a value judgement based on observations and expertise of the author. Where appropriate, maps have been produced which identify areas or buildings of particular sensitivity. Further details will also need to be assessed at planning application stage. Not all impacts will require mitigation; some may offer opportunities for enhancement which is made clear in the assessment.
- 3.5 In order to ensure that the development of allocated sites takes place in a manner consistent with the conservation of the heritage assets in their vicinity, it is recommended that the mitigation measures set out in the Heritage Impact Assessment are incorporated into the Local Plan.
- 3.6 The following contains the Heritage Impact Assessments for all the sites identified by the draft Local Plan<sup>7</sup>.

#### **4. Evidence base reference material**

- Site visit
- Northumberland Historic Environment Record
- Conservation Area Appraisals
- Historic Ordnance Survey maps
- National Heritage List for England
- Google Maps and Streetview
- Extensive Urban Surveys
- Statement of Significance: Hexham Workhouse by Sarah Dyer November 2017

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<sup>7</sup> This updated document indicates which sites were amended through the examination of the Local Plan and which were not ultimately allocated in the final adopted Northumberland Local Plan.

SHLAA Site Ref No	Site Name / Address	Proposed Use	Recommendation
<b>SOUTH EAST DELIVERY AREA</b>			
4570a	Land at Crofton Mill, Plessey Road, Blyth	Housing	Suitable for allocation
4671	Land at Sandringham Drive / Windsor Drive, Blyth	Housing	Suitable for allocation
9546	Land at Lyndon Walk, Blyth	Housing	Suitable for allocation
5059	Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9052	Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
5115 *	Spital House Farm, Newbiggin-by-the-Sea	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
5129 *	Land north-west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9507	Former Whytrig Community Middle School, Western Avenue, Seaton Delaval	Housing	Suitable for allocation
4602	Former Seghill Brickworks site, Pitt Lane, Seghill	Housing	Suitable for allocation
9550	Land north-east of Park Road (south-east of Bridge Road), Lynemouth	Housing	Suitable for allocation subject to mitigation secured through the Policy framework

\* The two sites 5115 and 5129 at Spital House Farm in Newbiggin-by-the-Sea were ultimately allocated as a single combined site allocation.

CENTRAL DELIVERY AREA			
2345	Former Workhouse and Hospital land, Dean Street, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9104	Land west of Station Road, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2615 / 2616	Telephone Exchange, Gaprigg, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework **
9137	Priestpopple County Buildings, Maiden's Walk, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9138	Graves Yard (behind Army Reserve Centre), Temperley Place, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9551	Former Police Houses, Fairfield, Tynedale Terrace, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2040 / 2628 / 9136	Burn Lane Bus Depot and land to rear, Tyne Green Road / Chareway Lane, Hexham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2546	Land west of West Road Cemetery, West Road, Prudhoe	Housing	Suitable for allocation subject to mitigation secured through the Policy framework

\*\* The Telephone Exchange, Gaprigg, Hexham site was ultimately not allocated in the Local Plan.

NORTH DELIVERY AREA			
1055 / 6769	Land at Robert's Lodge, east of Etal Road, Eildon View and south of Cemetery Lane, Tweedmouth	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
1116	Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
8068	Berwick Seaview Caravan Site, Billendean Road, Tweedmouth	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9552	Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
6751	Land east of Broad Road, North Sunderland / Seahouses	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
1074	The Glebe Field, north of West Street, Norham	Housing	Delete allocation. This should be reflected in a modification to policy HOU4 ***

\*\*\* The Glebe Field, Norham site's HIA was reviewed during the examination of the Local Plan, and ultimately concluded that the site was suitable for allocation. The revised HIA for this site is included in this document, together with an addendum report included at Appendix A.

WEST DELIVERY AREA			
2549	Land to south-west of Park Road, Haltwhistle	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2187	Land at Greystonedale, Park Road, Haltwhistle	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2247	Land west of Hougill, Tyne View Road, Haltwhistle	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2352	Former Bellingham Auction Mart, B6320, Bellingham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2222	Land at Demesne Farm, Boat Road, Bellingham	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2046 / 2544	Land west of Langley Gardens and north of Ratcliffe Road, Haydon Bridge	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
9110	Land at Station Road, Haydon Bridge	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
2349 / 9380	Land east of Lonkley Terrace, Allendale Town	Housing	Suitable for allocation subject to mitigation secured through the Policy framework
8033	Land at Splitty Lane, Catton	Housing	Suitable for allocation
2422a	Land south of Westmor, A696, Otterburn	Housing	Delete allocation. This should be reflected in a modification to policy HOU4 ****
2422b	Land west of Smithy, A696, Otterburn	Housing	Delete allocation. This should be reflected in a modification to policy HOU4 ****
2065	West Woodburn Filling Station, A68, West Woodburn	Housing	Delete allocation. This should be reflected in a modification to policy HOU4 *****

\*\*\*\* The two sites in Otterburn were ultimately not allocated in the Local Plan as a result of their HIAs not being favourable of allocation.

\*\*\*\*\* The West Woodburn Filling Station site was ultimately not allocated in the Local Plan.



## **SOUTH EAST DELIVERY AREA**

## Heritage Impact Assessment: Land at Crofton Mill, Plessey Road, Blyth

<b>SHLAA Reference Number</b>	4570a
<b>Site Address</b>	Land at Crofton Mill, Plessey Road, Blyth
<b>Site Area</b>	1.46 ha
<b>Indicative dwelling number</b>	45 - 50

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
NONE				Suitable for allocation.

The proposed development is located on the site of Crofton Mill Colliery. Work on the shaft began in January 1885 by the Cowpen and North Seaton Coal Company. Map evidence shows that the colliery developed and expanded from 1885 until production ceased in July 1969. The colliery buildings have been demolished on site and there is a known build-up of up to 5m of deposits on the site. There is no archaeological significance which will be impacted by development on the site.

## Heritage Impact Assessment: Land at Sandringham Drive / Windsor Drive, Blyth

<b>SHLAA Reference Number</b>	4671
<b>Site Address</b>	Land at Sandringham Drive/Windsor Drive, Blyth
<b>Site Area</b>	1.13ha
<b>Indicative dwelling number</b>	30 - 35

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
NONE				Suitable for allocation.

The proposed development is located in a landscape containing known archaeological remains in the wider area including a line of sub-square enclosures of probable Iron Age/ Romano-British date, running north-east to south-west across the landscape, the nearest one being c. 450m to the south of the site (HER 11962). The proposed development site has been subject to disturbance associated with the construction of adjacent housing development. Having considered the location of known archaeological remains and the level of previous disturbance on the site, it is considered unlikely that significant archaeological remains will survive on this site.

## Heritage Impact Assessment: Land at Lyndon Walk, Blyth

<b>SHLAA Reference Number</b>	9546
<b>Site Address</b>	Land at Lyndon Walk, Blyth
<b>Site Area</b>	0.43ha
<b>Indicative dwelling number</b>	10

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
NONE				Suitable for allocation.

The site was farmland until being made into allotments in the second half of the 20th century, followed by the construction of buildings, car parking and surfacing. The site is located at some distance from known archaeological remains and the modern groundworks are likely to have removed any archaeology potential. As a result, no archaeological work is required.

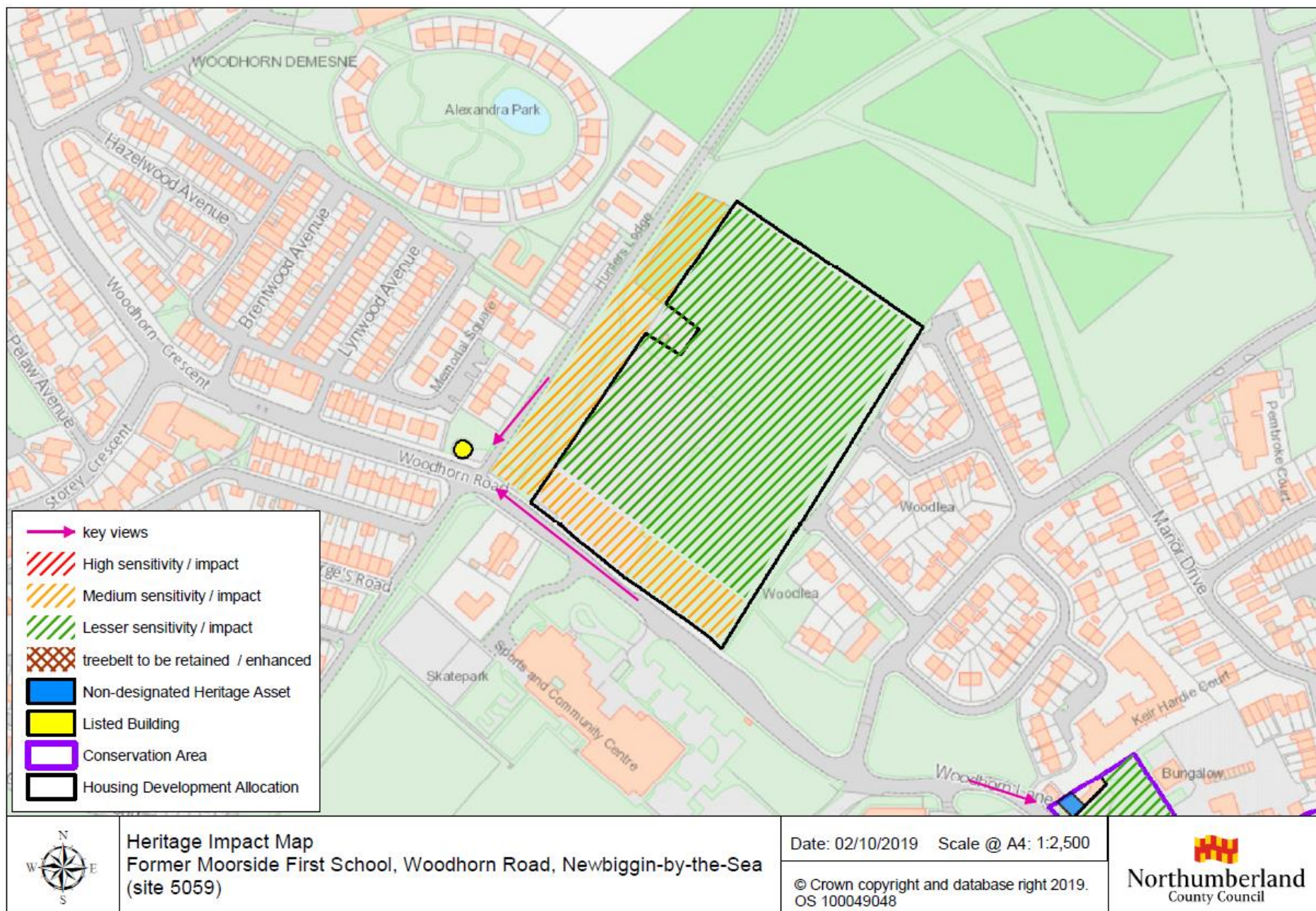
## Heritage Impact Assessment: Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea

<b>SHLAA Reference Number</b>	5059
<b>Site Address</b>	Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea
<b>Site Area</b>	2.40ha
<b>Indicative dwelling number</b>	66

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Newbiggin War Memorial</b> (west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The significance of the site is historical, aesthetic and communal.</p> <p>A strip of land adjacent to Oakwood Avenue flanks the proposed site and provides a degree of openness on approach to the war memorial from the south-east. This contributes to our ability to appreciate and understand the aesthetic and communal value of the listed building with its curvilinear seating which is an integral component of the memorial as it was originally designed.</p> <p><b>Medium</b></p>	<p>Development would change the character of the adjacent sites and potentially impact the setting of the listed war memorial.</p> <p>Sensitive site layout and design will minimise the effect of development, but there will remain a minor impact on the setting, due to a change in the character of the site.</p> <p><b>Minor Adverse</b></p>	<p>There should be careful design to ensure housing is set back from Woodhorn Road with soft landscaping to retain views of the Memorial on approach. A buffer zone, which should be kept as open ground, has been identified on the accompanying plan.</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on the setting of the war memorial but would be unlikely to negate it entirely, therefore the level of harm would remain at <b>Minor Adverse</b>.</p> <p>The level of harm is not sufficient to prevent the site being allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special</li> </ul>

				<p>architectural or historic interest;</p> <ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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The site has been the subject of a previous planning application (planning ref: 16/03954/FUL). An archaeological evaluation was carried out and demonstrated the site had been extensively truncated and reprofiled before the playing fields and school were constructed. The potential for significant archaeological remains to occur on the site is considered very low. No further archaeological work required.





## Heritage Impact Assessment: Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea

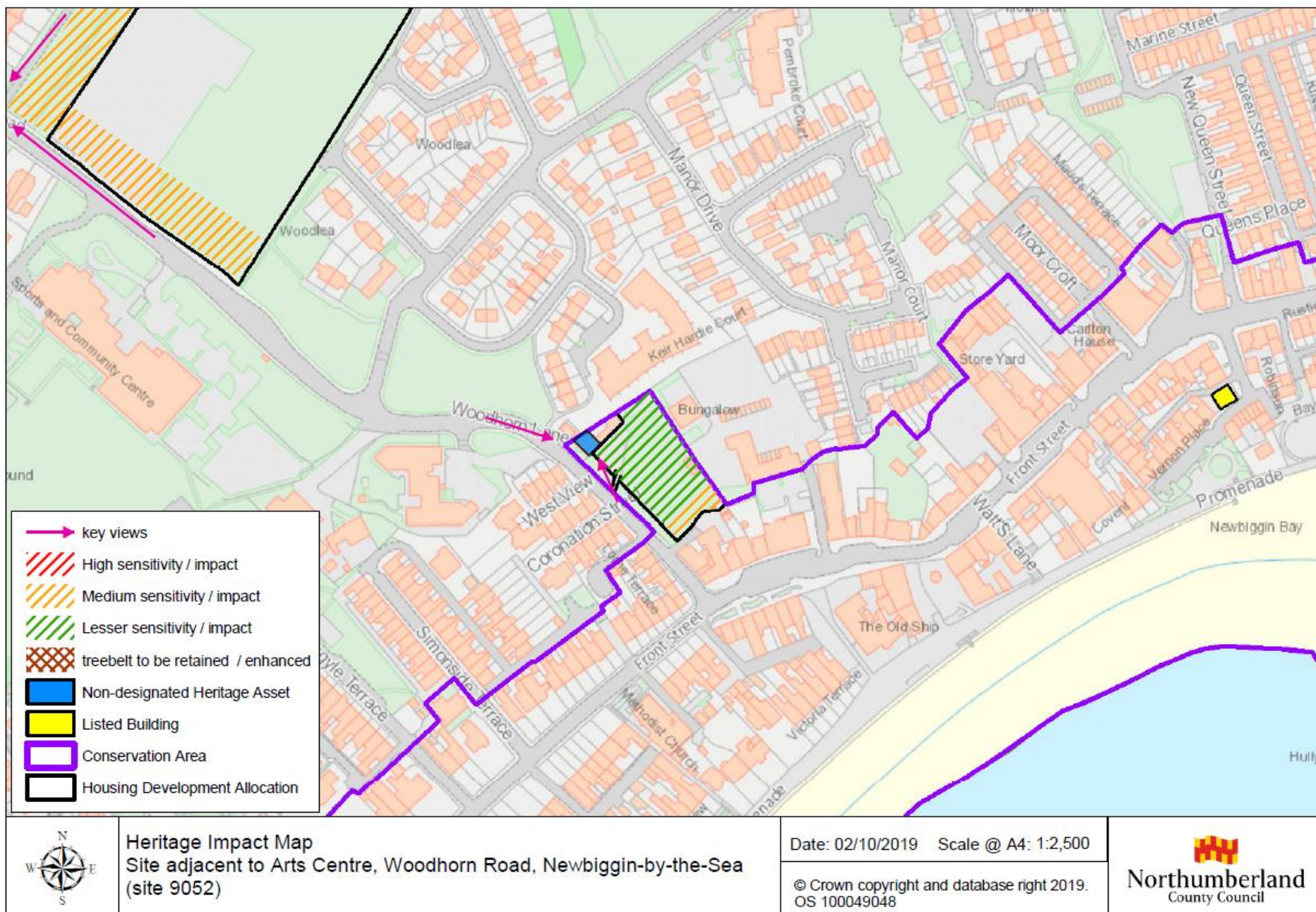
<b>SHLAA Reference Number</b>	9052
<b>Site Address</b>	Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea
<b>Site Area</b>	0.26ha
<b>Indicative dwelling number</b>	13

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Newbiggin-by-the-Sea Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>Newbiggin-by-the-Sea was designated as a conservation area in 1986. In 2009 boundary changes were made incorporating the buildings and land facing Woodhorn Lane to include Woodhorn Villa and the subject site, known as "the allotments."</p> <p>Cartographic evidence in the form of the First, Second and Third Edition Ordnance Survey Maps (dating c.1860-1920) illustrates that historically the site has remained an open plot with access provided to Woodhorn</p>	<p>Development could change the character of the site and its contribution of openness and discernible distinction of the strong building frontage on Front Street.</p> <p><b>Moderate Adverse</b></p>	<p>As identified in the character appraisal, the dominant built form in the conservation area is two-storey domestic scale buildings with a dual-pitched roof. There are also short terraces or groups of domestic buildings. In contrast taller/grander/larger buildings are utilised for public use, churches or schools with embellishments and architectural features which denote their standing. Residential buildings therefore, follow a few simple design cues throughout the conservation area character zones (as identified in the</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on the setting of the conservation area but would be unlikely to negate it entirely, therefore the level of harm would reduce to <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

	<p>Villa illustrated on the Second Edition (1897).</p> <p><b>Low</b></p>		<p>character appraisal).</p> <p>While the subject site does not make a positive contribution at present to character and place, it is a material consideration to ensure any new development observes the key characteristics, spatial qualities and key features that define place, significance, context and setting.</p> <p>Design should seek to appropriately respond to established grain, density, siting and layout of buildings within the conservation area, as identified in the Conservation Area Character Appraisal. It should be set back from the south-west boundary and include an appropriate and attractive landscaping scheme.</p>	<p>interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for Allocation</b></p>
<p><b>Woodhorn Villa</b> (outside north boundary of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>Situated to the north and on the boundary of the proposed development site is Woodhorn Villa. This pleasing late 19th century house is constructed in stone with quoins and openings having block and start surrounds under pitched slate roof with brick gabled chimneystacks and stone kneelers. The centrally located entrance</p>	<p>Development would change the setting of Woodhorn Villa - it would no longer be discernible as a prominent period property as development has the potential to obscure or compete with the NDHA.</p> <p><b>Moderate Adverse</b></p>	<p>Development should retain historic boundary walls and carefully consider access. It should also be set back from the road to align with Woodhorn Villa.</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on the setting of the conservation area but would be unlikely to negate it entirely, therefore the level of harm would reduce to <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national</p>

	<p>comprises panelled door with mullioned overlight.</p> <p>Set back from the road with a garden frontage, it is enclosed by a capped plinth wall and piers supporting railings. Its architectural and historic interest is illustrated through its symmetry, material palette and form of enclosure which serve to create a pleasing arrangement on approach into the core of the settlement and marks the building as a heritage asset.</p> <p><b>Medium</b></p>			<p>policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for Allocation</b></p>
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An archaeological evaluation of the site was undertaken as part of planning application 18/01180/FUL; this revealed post-medieval remains of low significance. No further archaeological work was requested.



## Heritage Impact Assessment: Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea <sup>8</sup>

<b>SHLAA Reference Number</b>	5115
<b>Site Address</b>	Spital House Farm, Newbiggin-by-the-Sea
<b>Site Area</b>	1.54ha
<b>Indicative dwelling number</b>	Not given

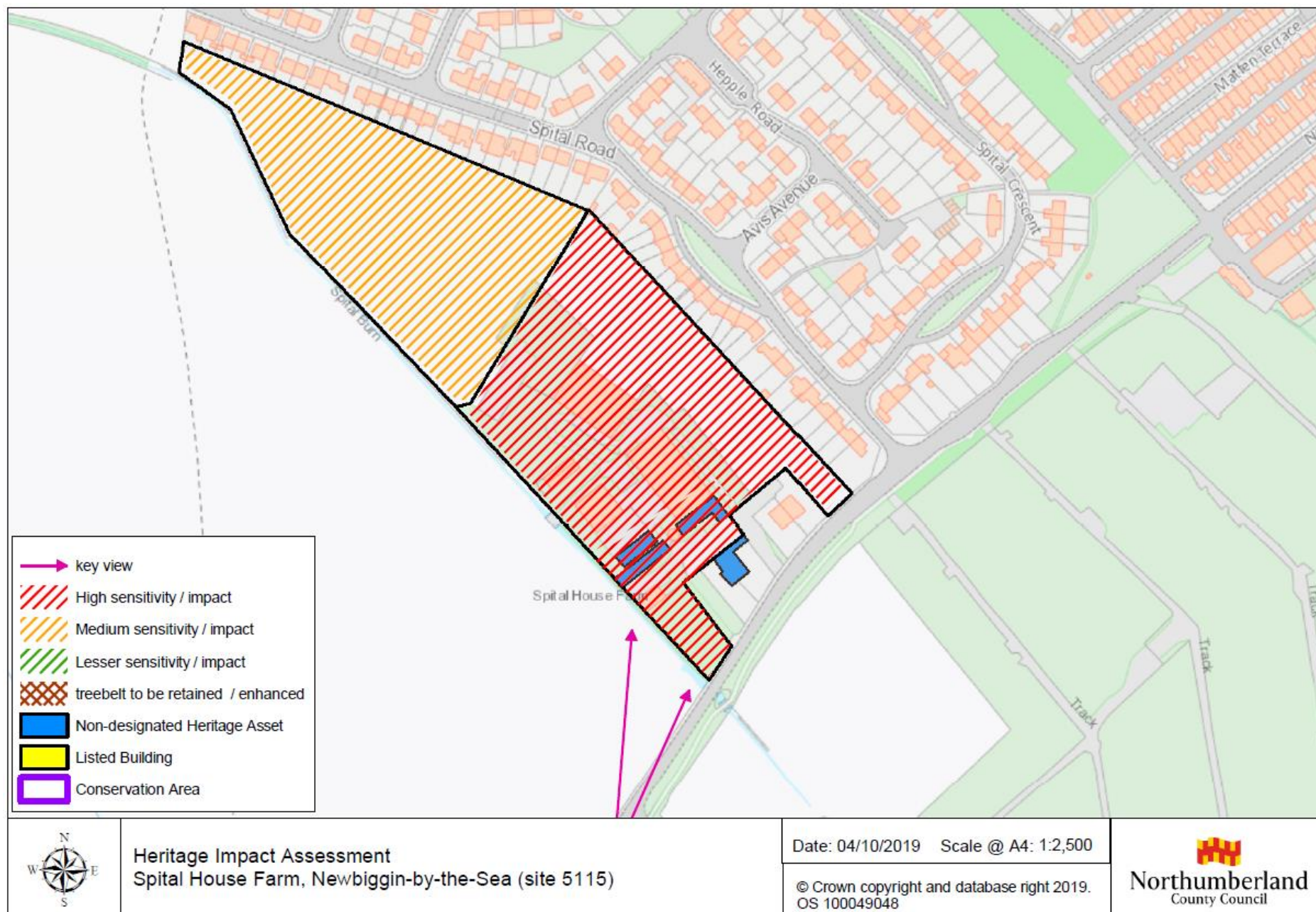
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Spital House Farm</b> (south of site)</p> <p><i>Non-designated heritage asset (HER 27561)</i></p> <p><b>Lesser Value</b></p>	<p>The significance of the heritage asset is historical and aesthetic. The site is occupied by traditional farm buildings having stables, granary and ranges with infill modern shelter sheds.</p> <p>The site contributes to the setting and significance of Spital Farm Cottages that lie immediately adjacent to the south-east boundary of the site.</p> <p>This is a discernible historic</p>	<p>If a forthcoming scheme proposed demolition of the existing traditional farm buildings.</p> <p><b>Major Adverse</b></p>	<p>Retention of farm buildings and carefully considered adaptive reuse scheme should be sought for the site. This would safeguard heritage assets, enhance their setting and the setting of the farm cottages but would not meet the indicative number of dwellings. The area to the north-west should remain open to maintain the rural character of its setting.</p> <p>Careful design of boundary treatments and landscaping</p>	<p>The mitigation identified in Step 4 would change the level of harm to <b>Beneficial</b> on the significance and setting of Spital House Farm.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

<sup>8</sup> This site was ultimately combined with site 5129 Land north-west of Spital House Farm as a single site allocation.

	<p>farm group which creates a visually positive and architecturally pleasing building group. They are the first buildings to be encountered on approach into the settlement from the south-east (B1334).</p> <p>The land immediately to the north-west forms part of the farm complex and rural setting and contributes to its significance.</p> <p><b>Medium</b></p>		<p>which retains historic walls.</p> <p>Improvements to access.</p>	<p>interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for Allocation</b></p>
<p><b>Spital Farm Cottages (Formerly Spital Farmhouse)</b> (south of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>The site contributes to the setting and significance of Spital Farm Cottages these lie immediately adjacent to the south-east boundary of the site.</p> <p>Collectively the farmhouse and associated buildings are a discernible historic farm group that create a visually positive and architecturally pleasing building group. They are the first buildings to be encountered on approach into the settlement from the south-east (B1334).</p> <p><b>Medium</b></p>	<p>Demolition of farm buildings and related boundary structures would sever the surviving and discernible relationship with the farm buildings.</p> <p><b>Major Adverse</b></p>	<p>Retention of farm buildings and carefully considered adaptive reuse scheme should be sought for the site.</p> <p>This would safeguard heritage assets, enhance their setting and the setting of the farm cottages.</p> <p>Careful design of boundary treatments and landscaping which retains historic walls.</p> <p>Improvements to access.</p>	<p>The mitigation identified in Step 4 would change the level of harm to <b>Beneficial</b> on the significance and setting of Spital Farm Cottages.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy as above.</p> <p><b>Suitable for Allocation</b></p>

The site is located in an area which has been the subject of various archaeological investigations. The site to the immediate east was the subject of a planning application 15/01888/OUT which required a desk-based assessment and programme for trial trenching. This work did not reveal any archaeological remains of significance. Trial trenching for the Ashington attenuation ponds to the north-west and south-east of the site also did not reveal any archaeological remains of significance. Given the results on the adjacent site and the distance from known archaeological remains, it is unlikely that the proposed development will require archaeological investigations.





## Heritage Impact Assessment: Land north-west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea <sup>9</sup>

<b>SHLAA Reference Number</b>	5129
<b>Site Address</b>	Land north-west of Spital House Farm, Newbiggin-by-the-Sea
<b>Site Area</b>	1.60ha
<b>Indicative dwelling number</b>	20 - 35

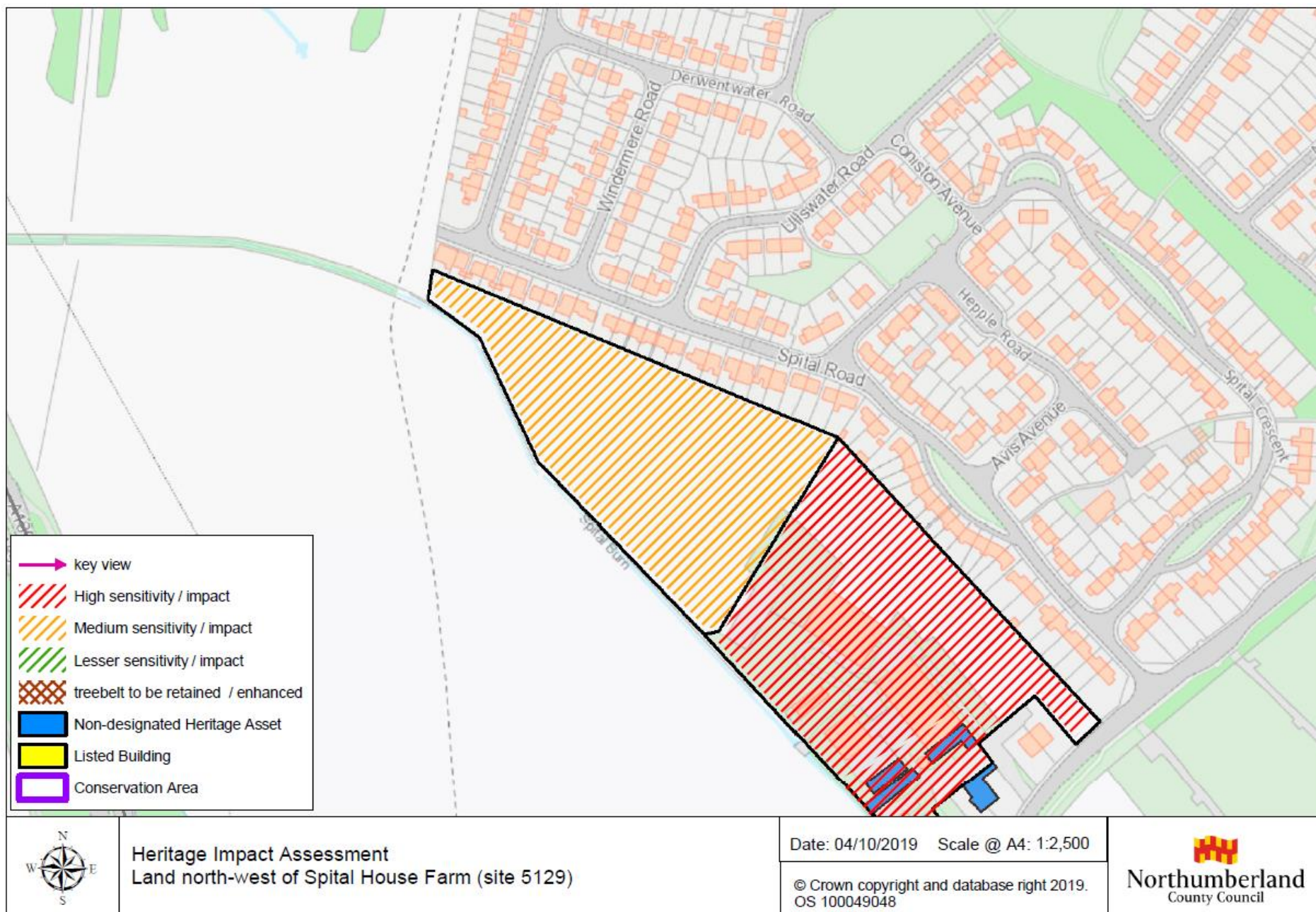
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Spital House Farm and Spital Farm Cottages</b> (south-east of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>The site is situated immediately to the north-west of the farm group identified as Spital House Farm (SHLAA ref 5115). This is a traditional farmstead with stables, granary and ranges with infill modern shelter sheds.</p> <p>By virtue of the site's openness and undeveloped agricultural land it provides a soft frame to the farmstead, contributing to its setting as a Northumbrian farmstead.</p>	<p>Proposals for 20-35 houses would result in the infilling of agricultural land which positively contributes to the setting of the NDHA.</p> <p><b>Moderate Adverse</b></p>	<p>It is not possible to mitigate the loss of the wider agricultural setting of the heritage assets. However, soft landscaping, including appropriate tree planting, would reduce the visual impact of new urban development and help to retain the rural character of the heritage assets.</p>	<p>The mitigation set out in Step 4 would not be sufficient to reduce the harm from <b>Moderate Adverse</b>.</p> <p>With non-designated heritage assets it is necessary to make a balanced judgement, having regard to the scale of the harm or loss and the significance of the heritage asset. As there would be moderate adverse impact on a site with lesser heritage value, it is considered that it would be acceptable to</p>

<sup>9</sup> This site was ultimately combined with site 5115 Spital House Farm as a single site allocation.

	<p>The development site also forms part of a sweeping panoramic view on entry into the settlement. This contributes to the setting of the NDHAs.</p> <p><b>Medium</b></p>			<p>allocate the site for development. The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for Allocation</b></p>
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The site is located in an area which has been the subject of various archaeological investigations. The site to the immediate east was the subject of planning application 15/01888/OUT; this included a desk-based assessment and programme for trial trenching which did not reveal any archaeological remains of significance. Trial trenching for the Ashington attenuation ponds to the north-west and south-east of the site also did not reveal any archaeological remains of significance. Given the results on the adjacent site and the distance from known archaeological remains, it is unlikely that the proposed development will require archaeological investigations.





## Heritage Impact Assessment: Former Whytrig Community Middle School, Western Avenue, Seaton Delaval

<b>SHLAA Reference Number</b>	9507
<b>Site Address</b>	Former Whytrig Community Middle School, Western Avenue, Seaton Delaval
<b>Site Area</b>	1.28ha
<b>Indicative dwelling number</b>	35 - 45

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
NONE	The site is situated within an area of modern housing with mature vegetation to northern boundary along Astley Road. There are no views or prospects from or through the site to the designated Seaton Delaval Conservation Area.	None	None	Suitable for allocation.

## Heritage Impact Assessment: Former Brickworks, Pitt Lane, Seghill

<b>SHLAA Reference Number</b>	4602
<b>Site Address</b>	Former Brickworks, Pitt Lane, Seghill
<b>Site Area</b>	0.87ha
<b>Indicative dwelling number</b>	20

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<b>Seghill Colliery</b>  <i>Non-designated heritage asset (archaeology) (HER 11524)</i>  <b>Negligible Value</b>	The site has been subject to significant subsequent groundworks which appear to have removed any remains of the colliery or earlier deposits.  <b>None</b>	<b>No Change</b>	None	With regard to the assessment set out in the preceding four steps it is concluded that there is <b>No Change</b> .  <b>Suitable for allocation.</b>

The site has been the subject of planning application 17/02541/FUL. Geotechnical survey identified that any pre-modern archaeological remains are likely to have been impacted or destroyed by the construction and subsequent demolition of colliery buildings associated with Seghill Colliery (HER 11524). The risk of significant archaeological remains is considered very low and no further archaeological work is required.

## Heritage Impact Assessment: Land north-east of Park Road (south-east of Bridge Road), Lynemouth

<b>SHLAA Reference Number</b>	9550
<b>Site Address</b>	Land north-east of Park Road (south-east of Bridge Rd), Lynemouth
<b>Site Area</b>	4.48ha
<b>Indicative dwelling number</b>	70 - 100

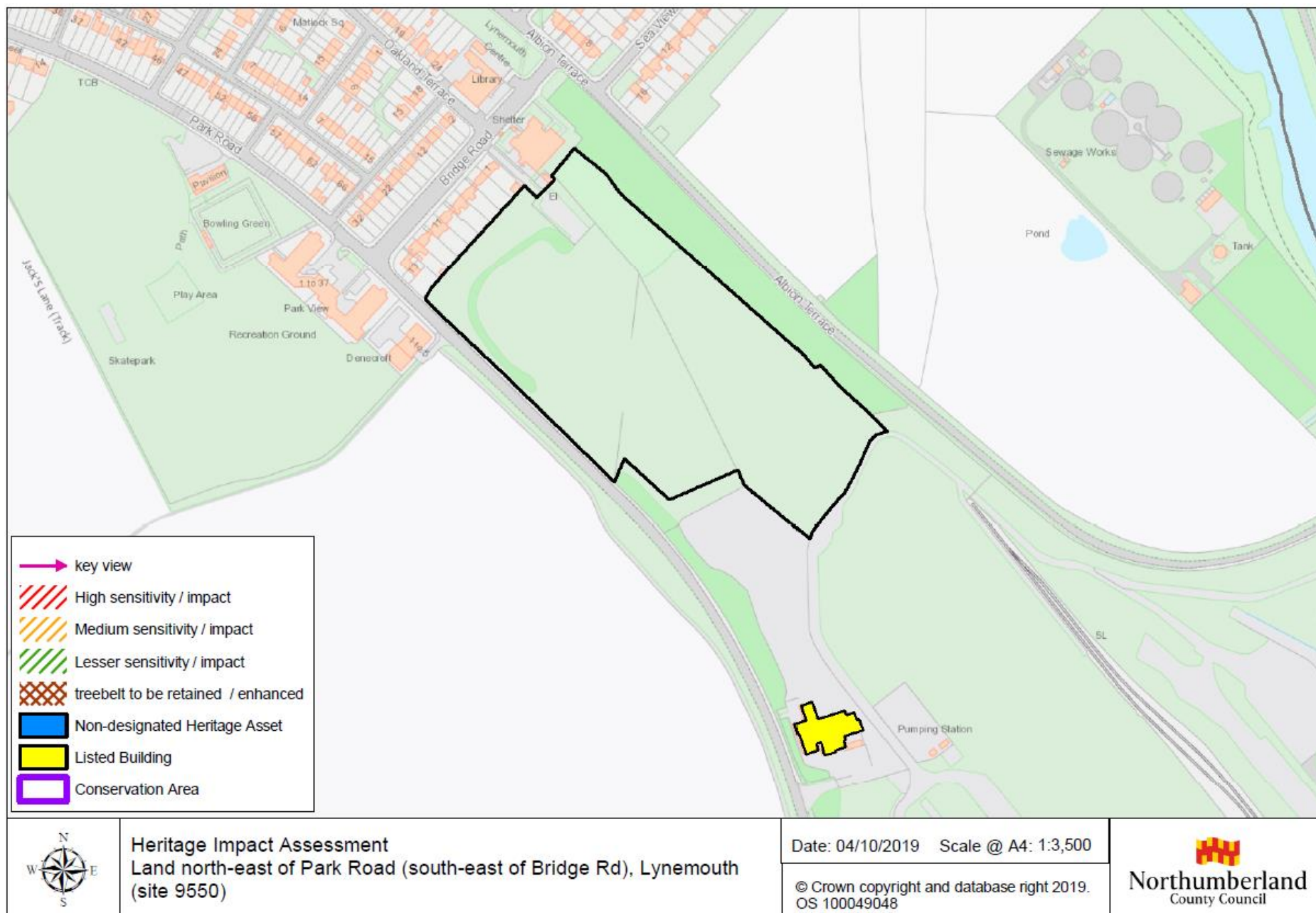
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Pithead baths at Lynemouth Colliery including offices and canteen</b> (south of the site)</p> <p><i>Designated heritage asset (Grade II* Listed)</i></p> <p><b>High Value</b></p>	<p>The special significance of the Pithead Baths is their aesthetic, historic and communal value. These are intrinsically linked to the building's former function and architectural design and its association with the North East mining communities and its important contribution to the mining industry. When viewed in both a regional and national context the Pithead Baths are a rare surviving example of industrial buildings relating to the mining industry. The remainder of Lynemouth Colliery has been entirely</p>	<p>The significance of the Pithead Baths relates to its aesthetic, historic and communal value. Its original setting, which would have comprised the colliery and associated infrastructure, no longer exists, although buildings associated with its wider setting, such as the Miners Welfare do survive at some distance. Views to and from the Pithead Baths are not particularly significant in this context.</p> <p>The heritage asset has suffered considerable damage from anti-social</p>	<p>Development should be no more than two storeys high. The material palette should take its cues from the local vernacular buildings associated with the colliery. The plan form should reflect the straight lines of the planned form of adjacent colliery village.</p>	<p>The mitigation identified in Step 4 would keep the level of harm at <b>Beneficial</b> on the significance and setting of Lynemouth Pithead Baths.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing</li> </ul>



	<p>demolished, so nothing of the original setting of the monument survives. The area immediately around the Pithead Baths is now used for caravan storage. The site lies, at its closest point, 150m from the Pithead Baths and beyond the caravan storage site.</p> <p>Historic mapping shows the site has always been open land, with railways serving the colliery running along the eastern edge. It has been an area of wasteland since the demolition of the colliery and does not contribute to the significance of the heritage asset.</p> <p><b>None</b></p>	<p>behaviour resulting from its relatively isolated position. Development of the site has the potential to be beneficial as housing in the area will make the site less isolated and may help to reduce anti-social behaviour.</p> <p><b>Beneficial</b></p>		<p>the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Potential prehistoric activity</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Unknown Value (Unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>A staged programme of archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy comprising:</p> <ol style="list-style-type: none"> <li>1. an initial survey of the upstanding ridge and furrow earthworks</li> <li>2. test pitting on former colliery site to test archaeological potential</li> <li>3. Trial trenching in areas of archaeological potential</li> </ol>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>

			Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	
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An archaeological desk-based assessment on this site has identified the potential for prehistoric activity and medieval farming practices on the site with an area of upstanding ridge and furrow in the west of the site. Two areas do not appear to have been subject to significant development and there is the potential that archaeological remains could survive in those areas. In comparison, the construction, use and subsequent demolition of the former colliery and associated railway will have had an impact on any potential archaeological remains. The extent to which archaeological remains have been removed on the colliery site has yet to be established. A staged evaluation will be required prior to determination of the application comprising an initial earthwork survey of the upstanding ridge and furrow followed by test pitting across the site of the former colliery buildings and railway to identify the level of disturbance and the potential for surviving archaeological remains. The final stage of evaluation may require trial trenching across the rest of the site and areas of archaeological potential identified in the Stage 2 test pitting.



## **CENTRAL DELIVERY AREA**

## Heritage Impact Assessment: Former Workhouse and Hospital land, Dean Street, Hexham

<b>SHLAA Reference Number</b>	2345
<b>Site Address</b>	Former Workhouse and Hospital land, Dean Street, Hexham
<b>Site Area</b>	1.15ha
<b>Indicative dwelling number</b>	80 - 85

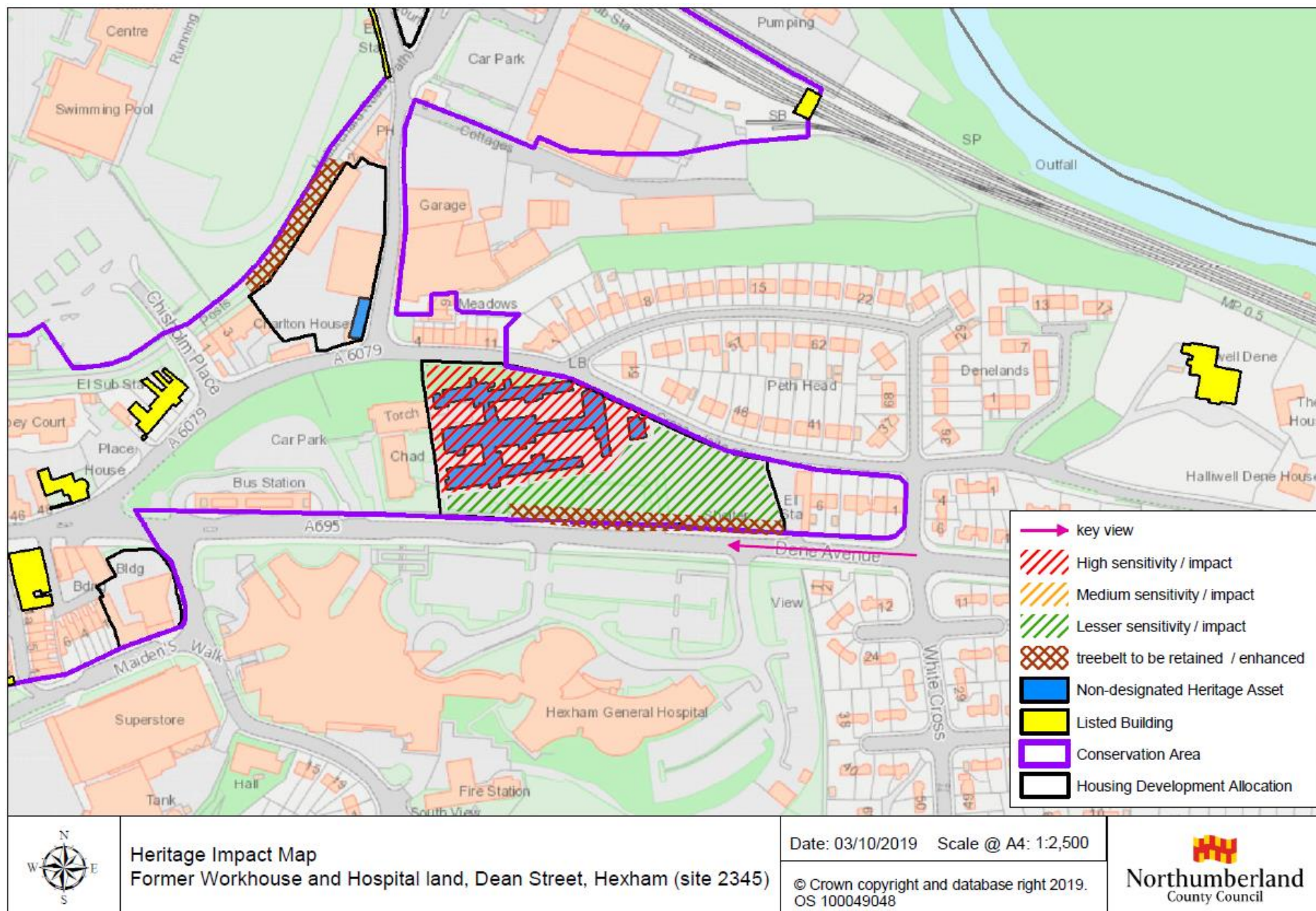
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The Workhouse is considered to be an outstanding building in the conservation area (Conservation Area Appraisal 2009), in a key location at the entrance to the town on the Corbridge Road. It makes an important contribution to the character and appearance of this part of the conservation area.</p> <p>The location of the workhouse has also had an impact on the spatial development of Hexham in the 19th and early 20th century with the</p>	<p>The Workhouse buildings have been neglected for an extended period and show signs of deterioration and are considered to be vulnerable. Sensitive conversion of the existing range of buildings informed by an understanding of their purpose and significance will enhance this collection of buildings and the conservation area.</p> <p>Development to the east of the site, currently a car park, would need to give attention to design, scale, massing, external materials and</p>	<p>Development that retains the range of buildings and reflects the design of new build elements will enhance the character and appearance of the non-designated heritage assets and the Conservation Area. Appropriate scale and massing, design, appearance and materials will enhance character and restore this important part of the conservation area to an active use, thereby protecting the building. Existing mature trees to the southern boundary of the site should be retained to</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or</li> </ul>

	<p>predominance of older residential buildings being built away from the Workhouse to the west and south of Hexham town centre.</p> <p><b>High</b></p>	<p>roofscape. The site is visible in views from the South such as Fellside.</p> <p><b>Beneficial</b></p>	<p>further support the character of the site and the conservation area and its wider setting. Poor quality design and choice of materials would be harmful to the character of the conservation area.</p> <p>The design and layout of proposed development should reflect the character of the conservation area, the scale and massing of the existing buildings on and adjacent to the site and reflect local materials, incorporating where possible, the existing workhouse buildings which are an important element of what makes this site historically and aesthetically significant.</p>	<p>historic interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Hexham Workhouse</b> (within site)</p> <p><i>Non-designated heritage asset (HER 29251)</i></p> <p><b>High Value</b></p>	<p>The site includes the Union Workhouse and the area to the east. The workhouse dates back to 1839 and was constructed with its frontage on the south side of Dean Street comprising three parallel two storey blocks linked by an administration block. The workhouse was altered and extended in 1883 with the addition of an administration block, Master's House, two sick wards and a dining room at</p>	<p>Wholesale or partial demolition would be harmful to the character and appearance of this range of buildings which have played an important role in Hexham. If harm is demonstrated to be necessary, through demolition, then careful consideration should be given to the buildings / phases of highest significance and prioritise retaining these.</p>	<p>The existing Workhouse buildings should be incorporated into any proposed development as they are an important element of what makes this site historically and aesthetically significant. The design and layout of proposed new development should reflect the scale and massing of the existing buildings on and adjacent to the site and reflect local materials.</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would reduce to <b>Minor Adverse</b>, as it would allow the preservation of the majority of workhouse buildings through adaptive reuse. There are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p>

	<p>the western end of the buildings. Further alterations and additions have been added in the 19th and 20th centuries due to changes in function and style over that period. This is reflected in the form and location of the surviving buildings.</p> <p>The Workhouse is significant because of its age, its purpose; illustrative of social values at the time and its appearance. The workhouse range of buildings was built in four phases between 1839 and early 20th century, each phase reflecting a new or revised approach to social welfare. The design of the buildings and original purpose as a workhouse have high historic and aesthetic interest in part because of their early age, reflecting major changes to social welfare, and in part because of the sober and austere design of the buildings.</p> <p>There is the potential for the survival of the below ground remains of the original west range of the 1839 workhouse which may survive beneath the men's and women's yards and the</p>	<p><b>Moderate Adverse</b></p>	<p>Existing mature trees to the southern boundary of the site should be retained to further support the character of the site and its wider setting.</p> <p>In addition, there will be a need for archaeological mitigation works comprising historic building recording and archaeological mitigation (watching brief/excavation) in the area of the 19th century workhouse and ancillary buildings. The extent of this will depend on the impact of proposals on standing buildings and below ground remains</p>	<ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p>The archaeological mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p><b>Suitable for allocation</b></p>
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	<p>potential for the remains of other previously demolished structures, drains, services and the workhouse's well.</p> <p>Trees on the site, particularly those along the Corbridge Road on the southern boundary of the site form part of the long avenue of trees that form the east end entrance to Hexham. Existing stone boundary walls still reflect the original workhouse site boundaries.</p> <p><b>High</b></p>			
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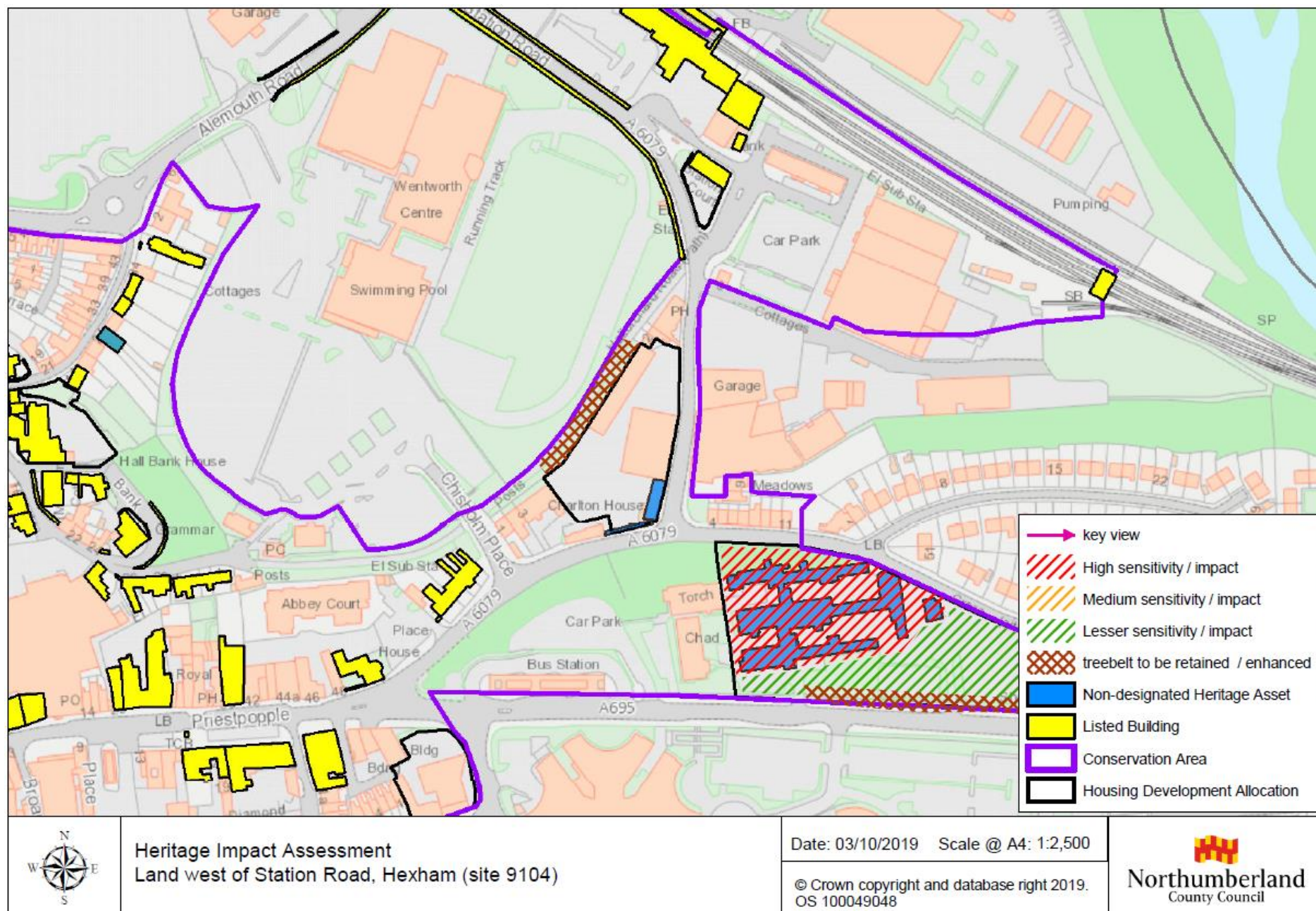
## Heritage Impact Assessment: Land west of Station Road, Hexham

<b>SHLAA Reference Number</b>	9104
<b>Site Address</b>	Land west of Station Road, Hexham
<b>Site Area</b>	0.42ha
<b>Indicative dwelling number</b>	10 - 15

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>This site is in the lower section of Hexham, known as the river terrace, below the main town and close to the railway line. It has been a timber yard since at least the first edition OS map of 1865 and is still used as a builders' yard. The three long narrow buildings that front onto Station Road, which are late 19th century buildings, were probably constructed as warehouses or small dwellings in association with the timber yard. Whilst this site is industrial in character it is sandwiched between residential development</p>	<p>This site is on the edge of Hexham, on a main route to the railway station and out to the A69. It makes some contribution to the conservation area through the strong boundary lines up to the pavement in a change of character from the larger domestic properties further up the hill which are set back from the road.</p> <p><b>Beneficial</b></p>	<p>Development on this site should give attention to the boundaries of the site, which are an important part of the historic layout.</p> <p>The existing structures should be further investigated to understand their significance in association with the timber yard, in particular the stone building to the south-east of the site.</p> <p>Retention of existing buildings on site, especially the stone building and attached boundary wall to south of site, should be</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

	<p>around the periphery of the former orchards, now Wentworth Car Park. Views into the site are limited by the avenue of mature trees which line the pedestrian route around the Wentworth running track and car park and form an important backdrop to the site.</p> <p><b>Medium</b></p>		<p>considered.</p> <p>Consideration should be given to the west boundary which is currently hidden from long views by the mature trees adjacent to the site, but any change here could reveal the site and so the scale, massing, design and external appearance should be carefully considered to ensure it weaves into the existing townscape and sustains the character of the conservation area.</p>	<ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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## Heritage Impact Assessment: Telephone Exchange, Gaprigg, Hexham <sup>10</sup>

<b>SHLAA Reference Number</b>	2615 / 2616
<b>Site Address</b>	Telephone Exchange, Gaprigg, Hexham
<b>Site Area</b>	0.51ha
<b>Indicative dwelling number</b>	18 - 25

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (adjacent to site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site is located on the rising south slope of Hexham. The existing site contains no listed buildings or conservation area but is adjacent to or falls within the setting of some sensitive historic buildings and areas. The site is currently occupied by a modern 1960s three-storey flat roof telephone exchange building with associated car parking.</p> <p>To the west and north of the</p>	<p>The existing building on the site is a large monolithic building. It is clearly alien to, and unrepresentative of, the smaller scale buildings that surround the site and which typify the buildings around Hexham. It is illustrative of the 1960s, an era when historic buildings and context were not considered a priority. The size of the building is made more dramatic by the topography and its prominent location on</p>	<p>Development proposals should understand the urban context of the site and develop proposals that sit comfortably within that context rather than standing out and competing with important listed buildings within the town of Hexham. The scale, mass, design, materials and layout should be influenced by the existing historic grain and layout to better reveal and reflect the identity of the local area.</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving</li> </ul>

<sup>10</sup> This site was ultimately not allocated in the Local Plan.

	<p>site boundary is the conservation area and the site falls within the setting of a number of listed buildings. Gaprigg Lane/Court forms the southern boundary of the burgage plots of Battle Hill which had originally formed part of the Abbey land. The site does not contribute to the significance of the Conservation Area or other heritage assets.</p> <p><b>None</b></p>	<p>the side of the hill. This site represents an opportunity to enhance and reinforce the setting of the conservation area through the removal of the telephone exchange building.</p> <p><b>Beneficial</b></p> <p>Development should take into account the sensitive location where views into Hexham from the north may have a detrimental impact on the setting of key listed buildings within the conservation area. The scale and mass of the existing building should not be used as a basis from which to develop new proposals. This would be considered harmful to the setting of several listed buildings and the setting of the conservation area.</p> <p><b>Moderate Adverse</b></p>	<p>Development on this site should seek to preserve the long views into the site and to integrate rather than stand out so as to enhance the setting of the conservation area and key listed buildings. This will avoid harm and preserve the character of Hexham.</p> <p>Taking the existing building on site as a cue for new development would be harmful to the setting of designated heritage assets, some of which form part of the core of Hexham's heritage and this harm can be avoided by not replicating the scale and mass.</p>	<p>the building or its setting or any feature of special architectural or historic interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>18 and 18A Eastgate</b> (east of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	As above.	<p>Whilst of no historic interest in itself, the site has the potential to impact on buildings of historic interest nearby.</p> <p>As above.</p>	As above.	As above.
<b>19 and 20 Eastgate</b> (east of site)	As above.	Whilst of no historic interest in itself, the site has the potential to impact on	As above.	As above.

<p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>		<p>buildings of historic interest nearby.</p> <p>As above.</p>		
<p><b>The Priory Church of St Andrew (Hexham Abbey)</b> (north of the site)</p> <p><i>Designated heritage asset (Grade I Listed)</i></p> <p><b>High Value</b></p>	<p>Hexham Abbey is located approximately 300m north of the site. Whilst the view between the site and the Abbey is interrupted at the lower level by the backs of modern houses on Gaprigg Court, and older buildings on Battle Hill and in the conservation area, the East Tower of the Abbey is visible from the site (with clock). This represents an important spiritual and civic building at the centre of Hexham. In the long views from the north to Hexham, the site can be seen in the context of the two other important historic civic buildings of Hexham, the Moot Hall and the Old Gaol.</p> <p><b>High</b></p>	<p>The existing building can be seen from the north looking south particularly in long distance views from the road between St John's Lee and Oakwood where the telephone exchange building is visible in the context of not only the conservation area but also the Abbey, the Moot Hall and Old Gaol.</p> <p>The existing 1960s three storey building detracts from the setting of the historic town and the primacy of the civic buildings. Replacement buildings should be mindful of the long views and seek to integrate better with the serrated roofscape that is typical of Hexham.</p> <p><b>Beneficial</b></p> <p>Development should take into account the sensitive location where views into Hexham from the north may have a detrimental impact on the setting of key listed buildings within the conservation area. The scale and mass of the existing building should not be used as a basis from</p>	<p>As above.</p>	<p>As above.</p>

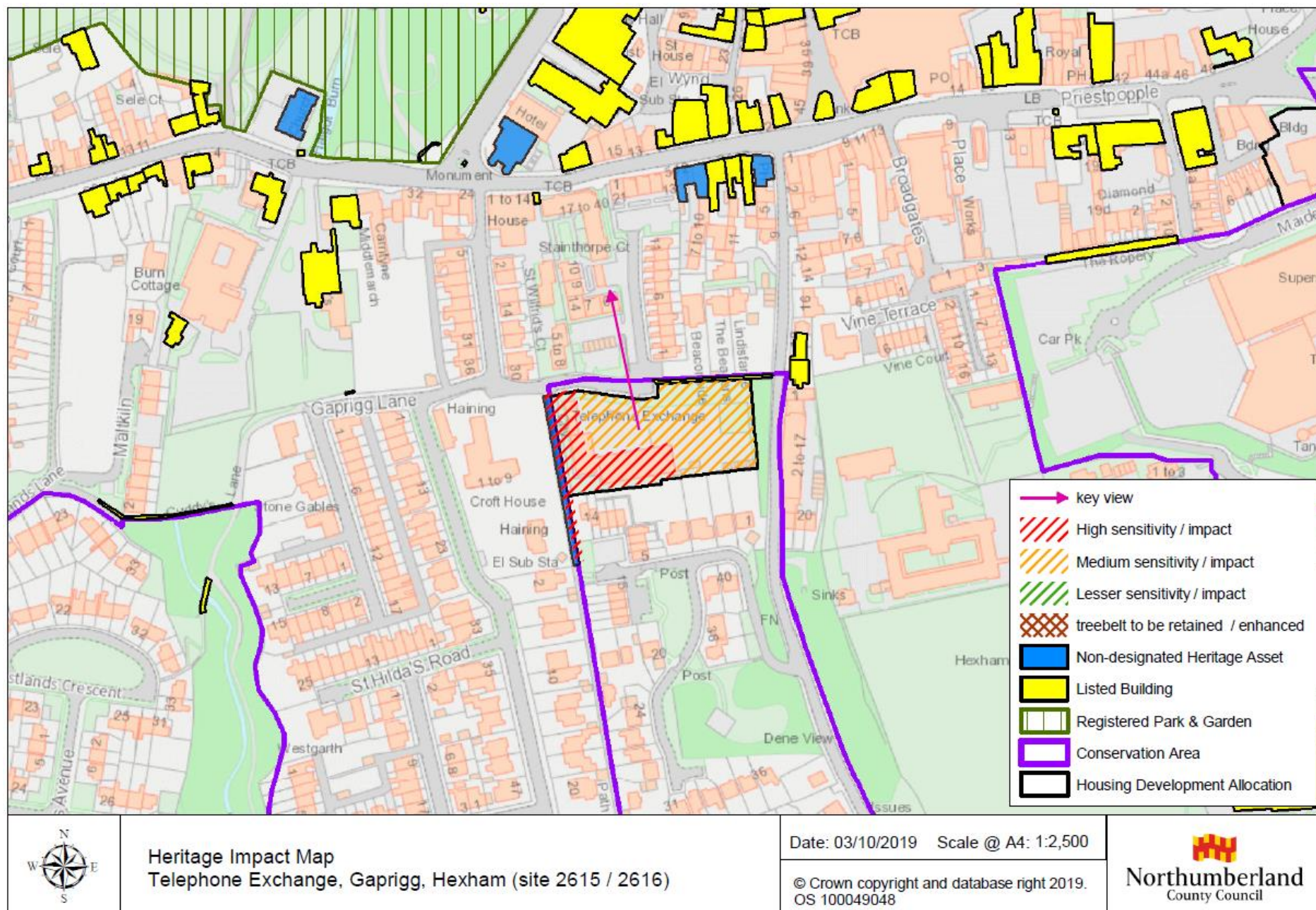
		<p>which to develop new proposals. This would be considered harmful to the setting of several listed buildings and the setting of the conservation area.</p> <p><b>Moderate Adverse</b></p>		
<p><b>Walls to path leading to Gaprigg Lane</b> (forms part of northern boundary of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>Sharing a boundary with the site, there are two important remnants from medieval Hexham. These are the narrow lanes, one of which is listed and the other is a non-designated heritage asset. These historic routes through the back lanes form important historic links around the town, many of which have been truncated or eroded. They are significant in representing the fine medieval grain of the town and the boundary to land owned by the Abbey. Both lanes, or chares as they are known locally, form significant historic boundaries to this site.</p> <p><b>Medium to High</b></p>	As above.	As above.	As above.
<p><b>Boundary wall forming a narrow footpath on the north-south axis between Gaprigg Court and Gibson Fields</b> (western boundary to site)</p> <p><i>Non-designated heritage</i></p>	<p>Sharing a boundary with the site, there are two important remnants from medieval Hexham. These are the narrow lanes, one of which is listed and the other is a non-designated heritage asset. These historic routes through</p>	As above.	As above.	As above.



<p><i>asset</i></p> <p><b>Medium Value</b></p>	<p>the back lanes form important historic links around the town, many of which have been truncated or eroded. They are significant in representing the fine medieval grain of the town and the boundary to land owned by the Abbey. Both lanes, or chares as they are known locally, form significant historic boundaries to this site.</p> <p><b>Medium to High</b></p>			
<p><b>Moot Hall</b> (north of site)</p> <p><i>Designated heritage asset (Grade I Listed)</i></p> <p><b>High Value</b></p>	<p>As above.</p> <p><b>High</b></p>	<p>The existing building can be seen from the north looking south particularly in long distance views from the road between St John's Lee and Oakwood where the telephone exchange building is visible in the context of not only the conservation area but also the Abbey, the Moot Hall and Old Gaol.</p> <p>The existing 1960s three storey building detracts from the setting of the historic town and the primacy of the civic buildings. Replacement buildings should be mindful of the long views and seek to integrate better with the serrated roofscape that is typical of Hexham.</p> <p><b>Beneficial</b></p>	<p>As above.</p>	<p>As above.</p>

		<p>Development should take into account the sensitive location where views into Hexham from the north may have a detrimental impact on the setting of key listed buildings within the conservation area. The scale and mass of the existing building should not be used as a basis from which to develop new proposals. This would be considered harmful to the setting of several listed buildings and the setting of the conservation area.</p> <p><b>Moderate Adverse</b></p>		
<p><b>Manor Office (Old Gaol)</b> (north of site)</p> <p><i>Designated heritage asset (Scheduled Monument and Grade I Listed)</i></p> <p><b>High Value</b></p>	<p>As above.</p> <p><b>High</b></p>	<p>The existing building can be seen from the north looking south particularly in long distance views from the road between St John's Lee and Oakwood where the telephone exchange building is visible in the context of not only the conservation area but also the Abbey, the Moot Hall and Old Gaol.</p> <p>The existing 1960s three storey building detracts from the setting of the historic town and the primacy of the civic buildings. Replacement buildings should be mindful of the long views and seek to integrate better with the serrated roofscape that is</p>	As above.	As above.

		<p>typical of Hexham.</p> <p><b>Beneficial</b></p> <p>Development should take into account the sensitive location where views into Hexham from the north may have a detrimental impact on the setting of key listed buildings within the conservation area. The scale and mass of the existing building should not be used as a basis from which to develop new proposals. This would be considered harmful to the setting of several listed buildings and the setting of the conservation area.</p> <p><b>Moderate Adverse</b></p>		
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## Heritage Impact Assessment: Priestpopple County Buildings, Maiden's Walk, Hexham

<b>SHLAA Reference Number</b>	9137
<b>Site Address</b>	Priestpopple County Buildings, Maiden's Walk, Hexham
<b>Site Area</b>	0.16ha
<b>Indicative dwelling number</b>	5 - 8

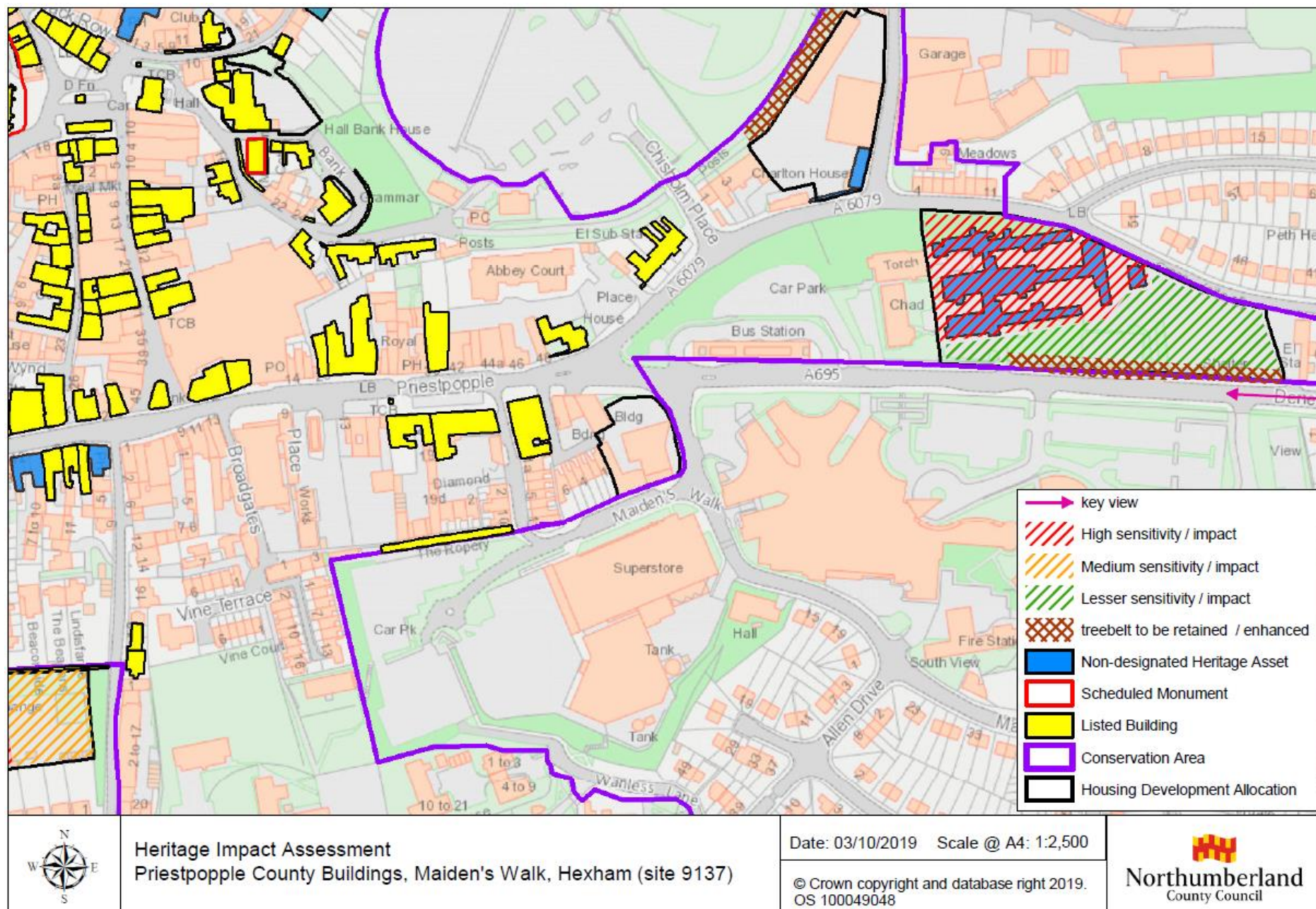
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>This flat site comprises the western boundary south of Priestpopple adjacent to the roundabout, slightly elevated above street level. Currently occupied by single storey modern buildings of lightweight construction it has previously been used as a car showroom and gym. The site formed part of the Tynedale Auction Mart with a laundry along the southern boundary at the start of the 20th century. This site is hard edged forming the entrance to the main town centre and makes little positive contribution to the</p>	<p>Development on this site presents an opportunity to enhance the significance of the conservation area. The site is a main entrance into the market town and well considered development would improve the setting of two nearby listed buildings. The urban environment on this site contrasts with the more verdant approach to the site from Corbridge Road and Station Road and carefully considered development could substantially enhance and reinforce this edge of the conservation area.</p>	<p>Future applications should address the poor-quality urban environment created by the use of hard materials and lack of soft landscaping. This corner location is very visible in approaches from the east, south and north and prominent as slightly raised above street level.</p> <p>Development should seek to integrate new buildings into the streetscape mindful of the existing building styles, scale, mass, materials, layout, roofscapes and overall improvement to the character and appearance of the</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

	<p>conservation area.</p> <p><b>Low</b></p>	<p><b>Beneficial</b></p> <p>Poor quality development which does not reflect the character of the houses in the immediate area could harm the character of this important gateway site in the conservation area.</p> <p><b>Major - Moderate Adverse</b></p>	<p>conservation area.</p> <p>Future planning applications should follow good urban and design principles to develop a scheme that integrates successfully with the existing town and streetscape. This should avoid harm arising altogether.</p> <p>Harmful development would be of a design, scale, mass and materials that contrast the general character of buildings adjacent to the site itself.</p> <p>Significance of the stone wall/structure facing onto Maiden's Walk, and potential options for retention, should be considered.</p>	<ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>The County Hotel</b> (adjacent to site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The County Hotel adjacent to the existing access road into the site is an amalgam of a 17th century house enlarged in the 19th century and converted to a hotel in the 20th century. It has retained a deep burgage plot footprint illustrative of the many narrow deep buildings along Priestpopple.</p> <p><b>High</b></p>	As above.	As above.	As above.
<p><b>Orchard House</b> (opposite site)</p>	<p>Orchard House was constructed as a house in</p>	As above.	As above.	As above.

<p><i>Designated heritage asset (Grade II* Listed)</i></p> <p><b>High Value</b></p>	<p>1825 built around a courtyard onto the road to the south of a large orchard. Its significance is largely historic and is symbolic of the many orchards that Hexham was once known for. It is located in a prominent location on the south side of Priestpople at the entrance to the town centre.</p> <p><b>High</b></p>			
<p><b>Possible medieval settlement</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Dependent on the location and nature of the proposed development within the site, archaeological field evaluation may be required prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>

The site is located on the edge of the historic settlement. The site has an existing building and surfacing which will have impacted on deposits across the site to varying levels. The need for archaeological work will depend on the nature, extent and location of groundworks required for a future development. In areas of greater modern disturbance, archaeological work may not be required. However, predetermination evaluation and/or archaeological mitigation may be required in areas which have only been subject to previous surfacing/car parking, dependant on the nature of the proposed works.







## Heritage Impact Assessment: Graves Yard (behind Army Reserve Centre), Temperley Road, Hexham

<b>SHLAA Reference Number</b>	9138
<b>Site Address</b>	Graves Yard (behind Army Reserve Centre), Temperley Road, Hexham
<b>Site Area</b>	0.18ha
<b>Indicative dwelling number</b>	5 - 8

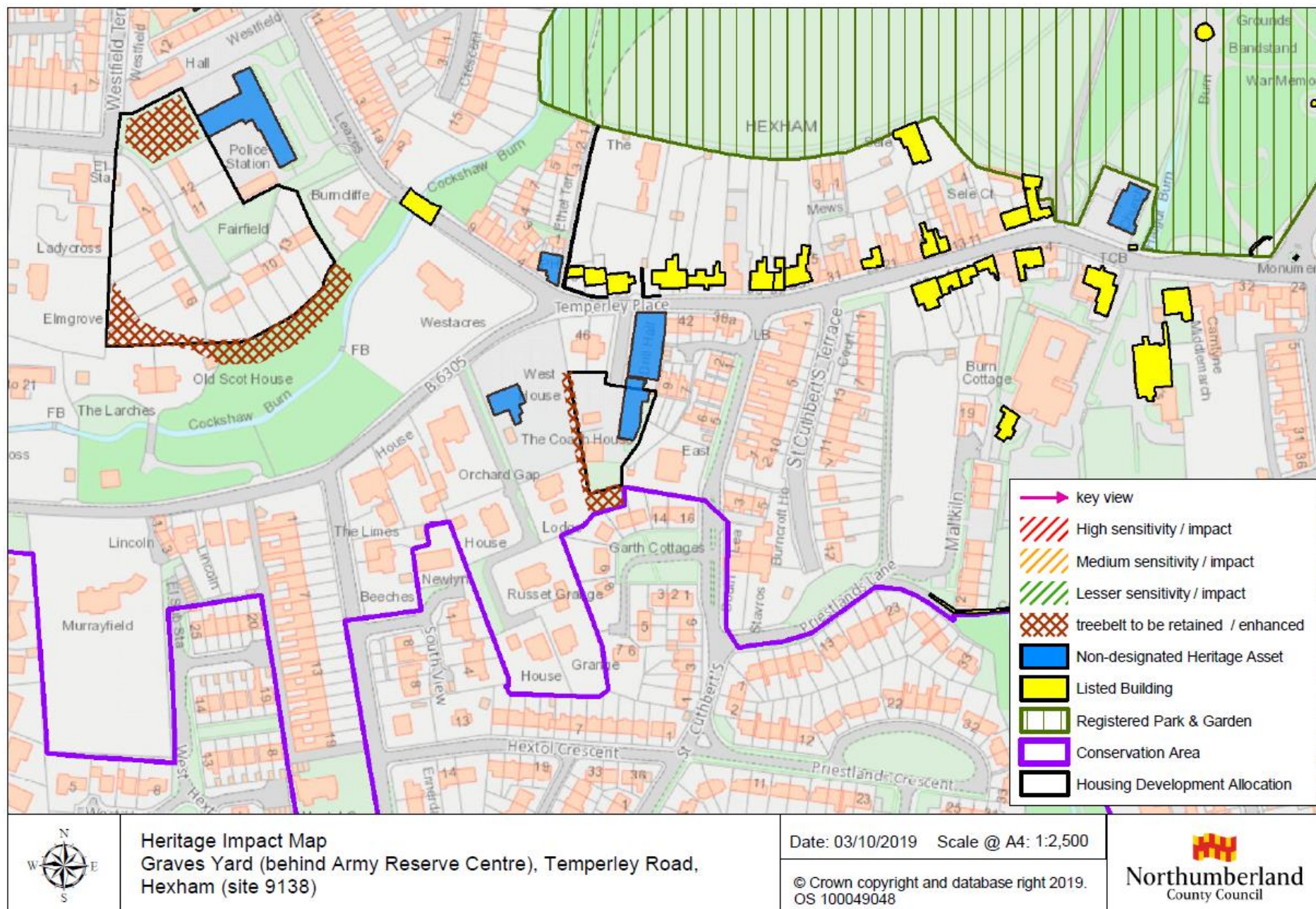
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The access to this site is up a slight incline site and is occupied by two large garage buildings of modern construction and car parking. The Former Drill Hall, now active Army Reserves Centre building, extends deep into the site, with a short range of small workers cottages to the rear overlooking the site.</p> <p>Opposite the site are a number of listed buildings on the north side of Hencotes with long gardens to the rear backing onto the Sele Park.</p> <p><b>High</b></p>	<p>The allocation site is currently hardstanding and buildings of no architectural merit; therefore the character of the conservation area is considered to be weaker on this site.</p> <p>The site represents an opportunity to enhance and better reveal the character of the conservation area. The challenge is to do so in a way that does not compromise the Army Reserve Centre building and in particular, the existing row of cottages to the south end of the site. Although not listed they</p>	<p>The character of this backland site could be harmed through over-development of the site or a design that does not reflect the character and appearance of the Army Reserve Centre, in particular the modest cottages that form part of the Army Reserve Centre. Future applications should carefully consider dwellings that reflect the character of the area and the nature of the constrained site and the re-use of the existing cottages which form the southern end of the Army</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

		<p>represent an important phase in the development of Hexham and are considered to be non-designated heritage assets.</p> <p><b>Beneficial</b></p>	<p>Reserve Centre.</p> <p>Although the site is not prominent within the conservation area it does form an important backdrop to Hencotes. Scale, massing, materials and design should take cues from the heritage assets nearby to reflect the specific local identity of the area, retaining trees and historic boundary walls.</p> <p>This is a constrained site in regard to its size and proximity to a historic building and important boundary trees but carefully considered design would support the existing pattern of development and further enhance the character and appearance of the conservation area.</p>	<ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Former Drill Hall and associated cottages to the south</b> (adjacent to site)</p> <p><i>Non-designated heritage asset (HER 26360)</i></p> <p><b>Medium Value</b></p>	<p>The Former Drill Hall, now active Army Reserves Centre building, was designed as the headquarters of the 1st Volunteer Battalion and completed around 1891. It is located at the west end of Hencotes and noted to be a key building in the conservation area appraisal. It is a well-designed building with a strong character marking the edge of the town</p>	<p>As above.</p>	<p>As above.</p> <p>Significance of the stone-built workers' cottages on the site, and options for retention, should be considered.</p>	<p>As above.</p>

	<p>centre. The site is located to the west and south of this building.</p> <p><b>Medium</b></p>			
<p><b>Cotfield House, Temperley Place</b> (opposite site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>Medium Value</b></p>	<p>Cotfield House was built around 1826. Two-storey double-fronted building constructed of ashlar and slate roof with a substantial basement. It has a dominating position on Hencotes, elevated slightly above street level. The eastern half of the front elevation has views directly along Temperley Place to the site allocation.</p> <p><b>High</b></p>	As above.	As above.	As above.
<p><b>West Orchard House</b> (west of site with shared boundary)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>West Orchard House is a large detached dwelling from the 1880s set in a particularly large plot. It shares its eastern boundary with the allocation site and is marked by a line of mature trees.</p> <p><b>Medium</b></p>	<p>The mature trees, visible above rooflines, make an important contribution to the conservation area more widely. There are also mature trees within the site which are tall enough to be seen above the roof line to the existing buildings thereby contributing to softening views within and into the conservation area.</p> <p><b>Beneficial</b></p>	As above.	As above.

The site is located to the south of the historic settlement focus. Historic Ordnance Survey maps show the site as part of a parcel of land extending up to Temperley Place to the north in the 19th century with buildings being constructed on the site from the Third Edition OS (c.1920) map onwards. Continued development of the

site through the 20th century with buildings and surfacing across the site are likely to have had an impact on the survival of earlier archaeological remains. Given the low archaeological potential for the site and the extent of subsequent development/disturbance, no further archaeological work is required.



## Heritage Impact Assessment: Former Police Houses, Fairfield, Tynedale Terrace, Hexham

SHLAA Reference Number	9551
Site Address	Former Police Houses, Fairfield, Tynedale Terrace, Hexham
Site Area	<del>1.07ha</del> 0.86ha <sup>11</sup>
Indicative dwelling number	15 - 20

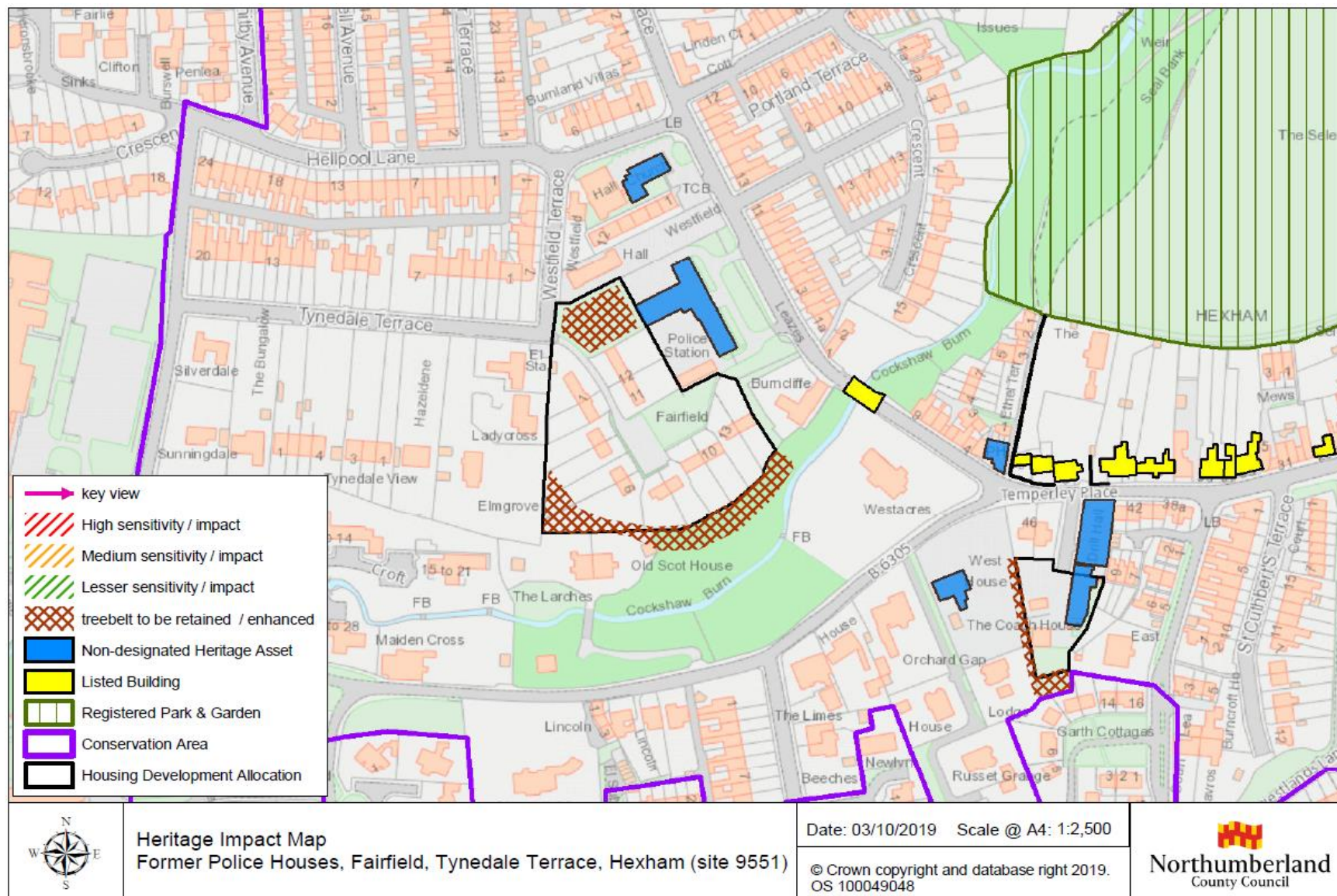
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Hexham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site is located on a slight incline behind the Hexham Police Station to the west of Hexham and is currently occupied by 12 police houses built in the 1960s. The existing houses are set in large plots, with mature trees which make an important contribution to the backdrop of many residential roads around this part of Hexham and in the long views across the valley. The nearby West End Methodist Church and Police Station buildings are noted to be key buildings in</p>	<p>The site is visible in glimpse views from the B6531 to the north. The design of the existing former police houses make no contribution to the significance of the conservation area, however the trees make an important contribution and their removal would be harmful.</p> <p><b>Beneficial</b></p>	<p>There is an opportunity to preserve the character of the conservation area. Development on this site should incorporate a scale, mass, design and materials that are commensurate with the existing site and in particular retain as many trees as possible. The two-storey Police Station building is set down from the site so proposed development should ensure that scale, massing and materials are complementary and not overbearing on the</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

<sup>11</sup> The area of this site was reduced during the examination of the Local Plan, to exclude the open space adjacent to the site access road.

	<p>the conservation area appraisal (2009).</p> <p><b>Medium</b></p>		existing buildings.	<p>interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>West End Methodist Church</b> (north-west of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>As above.</p> <p>West End Methodist Church is set back from the road within its own green area, creating a breathing space and providing a contrast in scale with the surrounding houses.</p>	As above.	As above.	As above.
<p><b>Police Station</b> (north of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>As above.</p> <p>The Police Station is set back from the road within its own green area, creating a breathing space and providing a contrast in scale with the surrounding houses.</p>	As above.	As above.	As above.

The site was located on farmland until the construction of the former police houses in the second half of the 20th century. The site is located at some distance from known archaeological remains and the construction of houses and associated infrastructure is likely to have impacted on below ground deposits. As a result, no archaeological work is required in connection with the development of this site.





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<sup>12</sup> The area of this site was reduced during the examination of the Local Plan, to exclude the northernmost area of open space adjacent to the site access road that is identified on this Heritage Impact Map as a treebelt to be retained/enhanced.

## Heritage Impact Assessment: Burn Lane Bus Depot and land to rear, Tyne Green Road / Chareway Lane, Hexham

<b>SHLAA Reference Number</b>	2040 / 2628 / 9136
<b>Site Address</b>	Burn Lane Bus Depot and land to rear, Tyne Green Road / Chareway Lane, Hexham
<b>Site Area</b>	1.81ha
<b>Indicative dwelling number</b>	45 - 55

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>House of Correction, Chareway Lane, Hexham</b> (within site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>Within the south-east corner of the site is the House of Correction, a small two-storey structure of both rubble and dressed stone. The Grade II listed building was built in the 18th century and extended in 1820 and closed in 1871. The current building on site is the 1820 extension, the original building having been demolished some time ago. The building was a prison and the list description states that much of the cell furniture remains inside.</p> <p>The building, once part of the</p>	<p>Residential development on this site presents an opportunity to improve the setting of the listed building through the removal of the large warehouses and to better reveal the significance of the House of Correction through an understanding of its history and development. The footprint of the larger and earlier House of Correction is evident on the historic OS maps.</p> <p><b>Beneficial</b></p>	<p>The opportunity to enhance the setting of the listed building may be achieved by understanding the significance of the heritage asset, such as bringing it into a use or through interpretation. Development within the vicinity should take account of the nature and character of the area, previously industrial and now in part residential and consider designs, scale, mass, materials and external appearance that reflect that character, with consideration given to the roofscape of the</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would remain <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

	<p>formal penal system of England, is now isolated and out of context. It is located within a mid-20th century housing estate. Little is known in detail about this building, but its appearance and location outside Hexham confirm its original use as a prison. It is shown on the first edition OS Map 1865 and is a building of historic, aesthetic (for its austere appearance) and communal significance.</p> <p><b>High</b></p>		development which will be viewed from the conservation area to the south.	<p>interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>3 Gate Piers of East Lodge</b> (north-west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>This is a flat site adjacent to Tyne Green and visually separate from Hexham town. The listed three gate piers date from 1802 and form the east entrance to the grand country house estate to the west called The Spital, now Hexham Golf Course. The significance of these gate piers is in the historic connection to the former East Lodge entrance to The Spital.</p> <p><b>Medium</b></p>	<p>Although a minor listing in regard to the structure there is still a statutory duty to give regard to its setting. The structure is outwith the site boundary and so opportunities to better reveal its significance are limited.</p> <p><b>Beneficial</b></p>	Development on this site should take into account the former access route to The Spital and where possible acknowledge this in any proposed development.	As above.
<p><b>The Priory Church of St Andrew (Hexham Abbey)</b> (south of the site)</p>	<p>To the south of the site with the East Tower visible from the site.</p>	<p>Hexham Abbey is visible in views south and so development should consider</p>	As above.	As above.

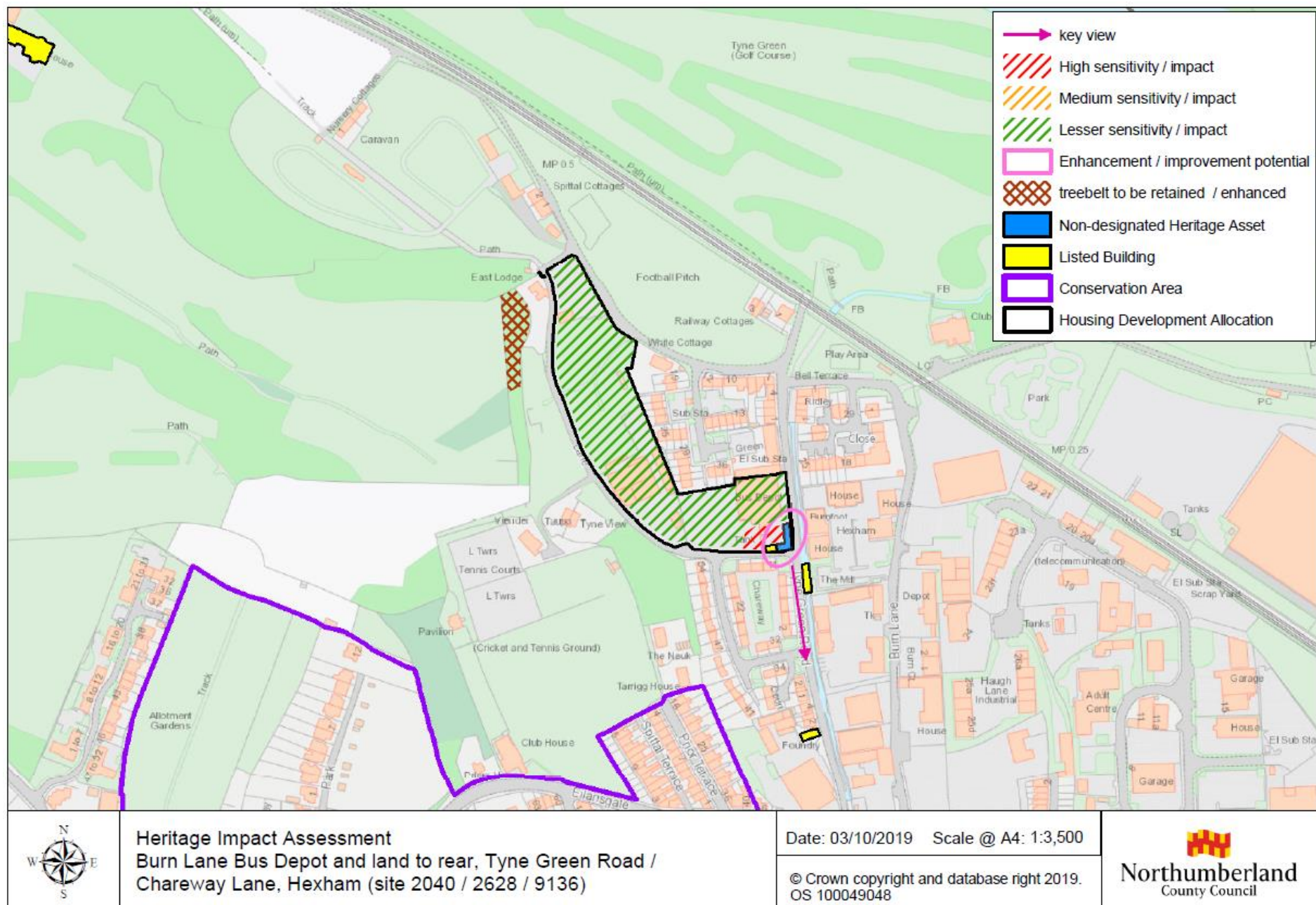
<p><i>Designated heritage asset (Grade I Listed)</i></p> <p><b>High Value</b></p>	<p><b>High</b></p>	<p>that impact of roofscapes in views from the conservation area and the setting of listed buildings within the conservation area.</p> <p><b>Beneficial</b></p>		
<p><b>Former Tannery Building at NY 93296462</b> (south-east of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The three-storey listed former tannery building approximately 20m to the south-east of the site, straddles the Cockshaw Burn. It is illustrative of one of the many tanneries that Hexham was well known for and has a prominent position overlooking the site and is unusual for its position across the burn.</p> <p><b>High</b></p>	<p>The impact on the industrial setting of the former Tannery building should be considered in any future development of the site.</p> <p><b>Beneficial</b></p>	<p>As above.</p>	<p>As above.</p>
<p><b>Hexham Conservation Area</b> (south of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>This is a flat site to the north of Hexham town centre and outwith the conservation area boundary. It is in various uses including: an operational Bus Depot with a series of large modern sheds for maintaining and cleaning the buses, and late 20th century structures and buildings used for storage and joinery.</p> <p><b>Low</b></p>	<p>Hexham Abbey is visible in views south and so development should consider that impact of roofscapes in views from the conservation area and the setting of listed buildings within the conservation area.</p> <p><b>Beneficial</b></p>	<p>Development within the vicinity should take account of the nature and character of the area, previously industrial and now in part residential and consider designs, scale, mass, materials and external appearance that reflect that character, with consideration given to the roofscape of the development which will be viewed from the conservation area to the south.</p>	<p>As above.</p>
<p><b>18th century House of Correction</b></p> <p><i>Non-designated heritage</i></p>	<p>Potential for below ground remains of earlier House of Correction to enhance understanding of</p>	<p>Development could lead to loss of archaeological remains of some significance.</p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is</p>

<i>asset (HER 8834)</i>  <b>Medium Value (unknown potential)</b>	local/regional historic development.  Additional assessment and evaluation required to establish significance of potential heritage assets  <b>Unknown</b>	<b>Major Adverse</b>	determination of the planning application in line with planning policy.  Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	taken into account in determination of the planning application and any appropriate mitigation is put in place.  This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.  <b>Suitable for allocation</b>
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The site is located away from the historic settlement focus of Hexham and although there may be the potential for prehistoric remains, the site is also located at some distance from known prehistoric sites. The Grade II listed House of Correction is a c.1820 addition to a now demolished earlier, 18th century House of Correction. The earlier structure was 'L'-shaped in plan in the south-east corner of the site, adjacent to Chareway Lane and Tyne Green Road. Historic mapping from the First Edition Ordnance Survey map of c.1860 onwards show that the site was largely undeveloped until the construction of various buildings in the second half of the 20th century including the bus depot in the eastern part of the site.

There is the potential that the remains of the demolished House of Correction and associated or earlier remains may still be present on the site, although they may have been affected by later demolition and groundworks from the mid-20th century onwards. Archaeological desk-based assessment and evaluation may be required on this site, dependant on the nature, extent and location of the proposed development.





## Heritage Impact Assessment: Land west of West Road Cemetery, West Road, Prudhoe

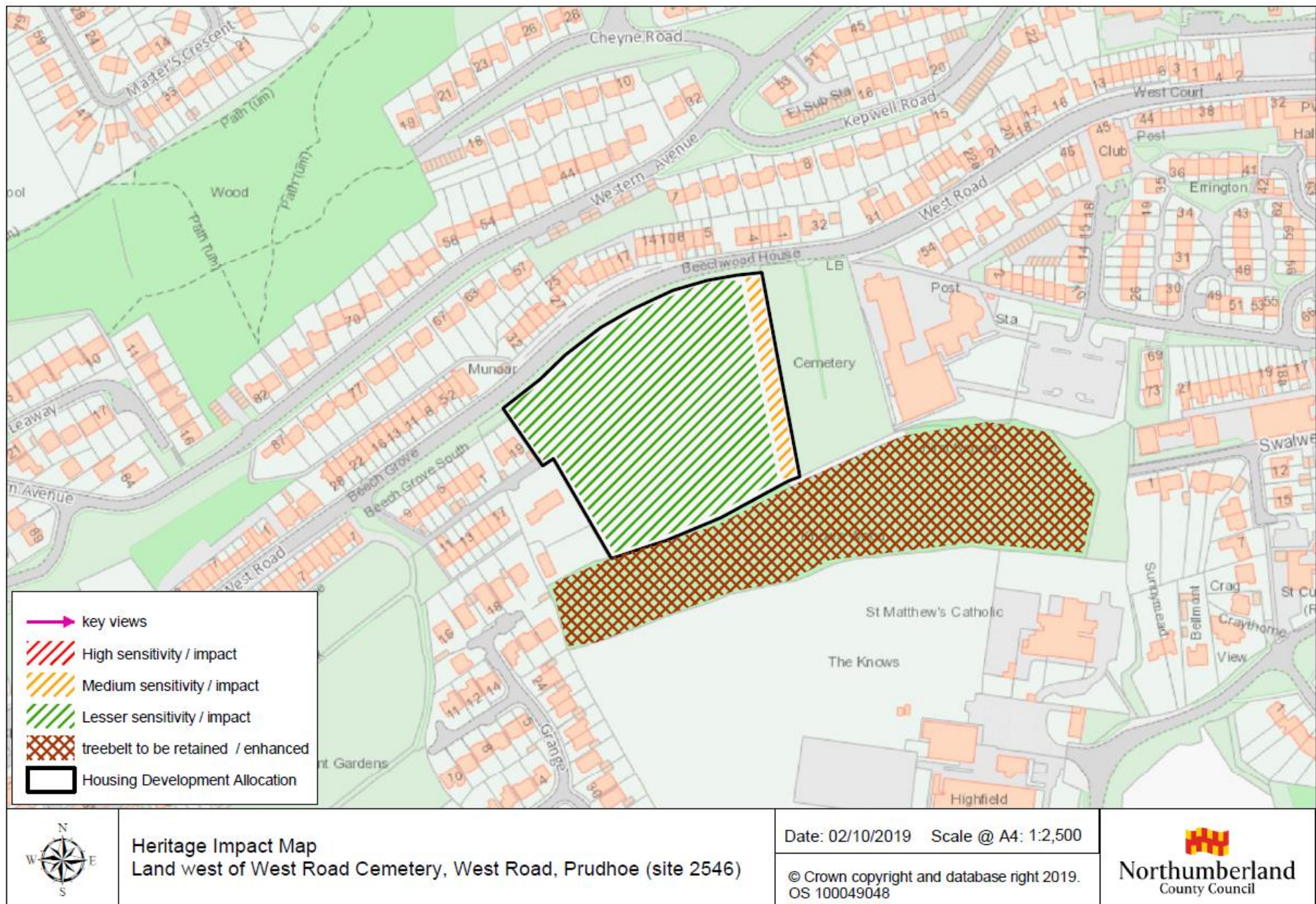
<b>SHLAA Reference Number</b>	2546
<b>Site Address</b>	Land west of West Road Cemetery, West Road, Prudhoe
<b>Site Area</b>	1.48ha
<b>Indicative dwelling number</b>	20 - 30

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Cemetery Walls</b> (east of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>Due to its topography, openness and provision of access to Knows Wood, the undeveloped site provides soft framing to the setting of the graveyard where its traditional stone walls are encountered on approach along West Road.</p> <p><b>Medium</b></p>	<p>Sensitive site layout and design will minimise any effect of development, but there will remain a minor impact on the setting, due to a change in the character of the site.</p> <p><b>Minor Adverse</b></p>	<p>Development proposals should consider how the design and layout will address the street frontage along West Road.</p> <p>The cemetery stone boundary walls shall be retained with specific consideration given to impact on the wall along the east boundary of the site.</p> <p>Existing tree belt (Knows Wood) shall be retained.</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on the setting of the cemetery walls but would be unlikely to negate it entirely, therefore the level of harm would remain at <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

				<ul style="list-style-type: none"> <li>interest;</li> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Unknown archaeological site</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Unknown Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>A programme of archaeological strip, map and record is required as part of a planning condition to record and advance the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>



The site is located in a wider area of archaeological potential outside the medieval and later settlement focus. There are a number of prehistoric find spots and cropmark sites and evidence of 19<sup>th</sup> century industrial activity known in this area. It is also possible that earlier industrial activity may be located in the area which is not shown on the historic Ordnance Survey maps. An archaeological strip, map and record condition was requested on the previous application (planning ref: C/10/00003/CCD).



## **NORTH DELIVERY AREA**

**Heritage Impact Assessment: Land at Robert's Lodge, east of Etal Road, Eildon View and south of Cemetery Lane, Tweedmouth**

<b>SHLAA Reference Number</b>	1055 and 6769
<b>Site Address</b>	Land at Robert's Lodge, east of Etal Road, Eildon View and south of Cemetery Lane, Tweedmouth
<b>Site Area</b>	6.89ha
<b>Indicative dwelling number</b>	100 - 150

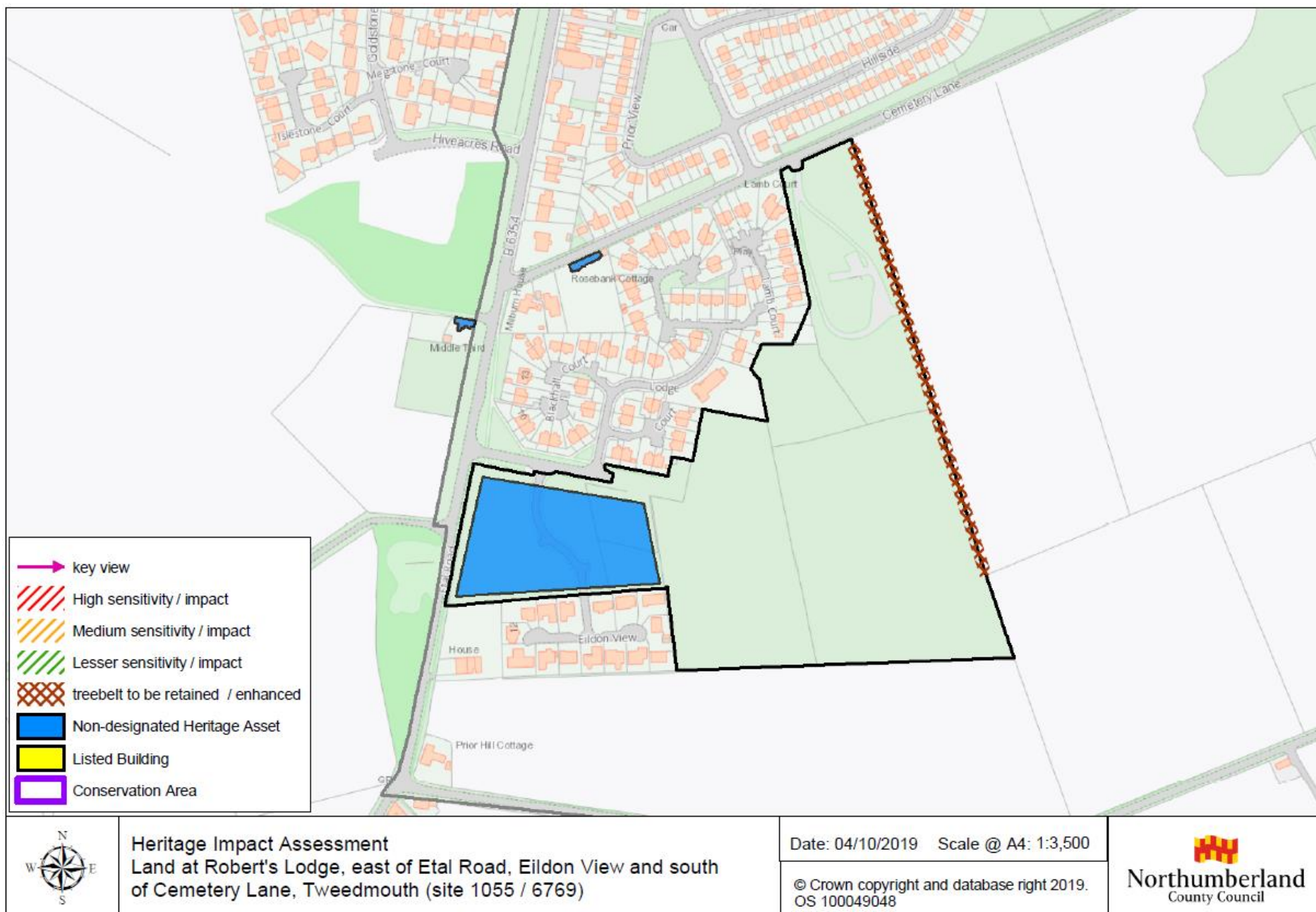
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Middle Third Cottage</b> (north-west of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser</b></p>	<p>Middle Third Cottage is shown on the first edition OS map and is an isolated modest one storey stone cottage. It is located to the north of the part of the site which fronts onto Etal Road and so would not be directly affected.</p> <p><b>Low</b></p>	<p>The only impact would be to the setting of the non-designated heritage asset and this would be likely to be very minimal in views along Etal Road and these would be in the context of existing late 20th century development.</p> <p><b>No Change</b></p>	<p>Development on this site should respect the historic field boundaries and hedgerows that subdivide the site as these have been established since at least the first edition OS map and probably since the enclosures act. Robert's Lodge, after which this site is named, was demolished in the mid to late 20th century.</p>	<p>The mitigation set out in Step 4 would retain the impact at <b>No Change</b>.</p> <p>With regard to the preceding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic</li> </ul>

				<p>interest;</p> <ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Rose Bank Cottage</b> (north of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser</b></p>	<p>Rose Bank Cottage is shown on the first edition OS map and is an isolated modest one storey stone cottage. It is located to the south of Cemetery Road and so would not be directly affected.</p> <p><b>Low</b></p>	<p>Rose Bank Cottage is surrounded by late 20th century residential development and therefore this is its setting.</p> <p><b>No Change</b></p>	<p>Development on this site should respect the historic field boundaries and hedgerows that subdivide the site as these have been established since at least the first edition OS Map and probably since the enclosures act(s). Robert's Lodge, after which this site is named, was demolished in the mid to late 20th century.</p>	<p>As above.</p>
<p><b>Potential prehistoric archaeological site</b> (HER 27240, 27241, 27242)</p> <p><i>Non-designated heritage</i></p>	<p>Evaluation has been carried out on the site (in 2006 and 2014).</p> <p>Known below ground</p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Evaluation has already been carried out on the site (in 2006 and 2014).</p> <p>Archaeological mitigation is</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in</p>

asset  <b>Medium Value</b>	archaeological remains of potential prehistoric and post-medieval date are present on site which have the potential to enhance understanding of local/regional historic development.  <b>Medium</b>		required in the western part of the site to include recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	determination of the planning application and any appropriate mitigation is put in place.  This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.  <b>Suitable for allocation</b>
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The site has been the subject of geophysical survey in 2006 and 2014 followed by a programme of trial trenching in 2014. While the evaluation identified various remains of post-medieval and modern date and geological origin, it also revealed various features of potential prehistoric origin in the western part of the site. Future planning applications will require a programme of archaeological mitigation in the western part of the site.





## Heritage Impact Assessment: Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth

<b>SHLAA Reference Number</b>	1116
<b>Site Address</b>	Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth
<b>Site Area</b>	3.00ha
<b>Indicative dwelling number</b>	60 - 80

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Tweedmouth Conservation Area</b> (adjacent to northern boundary of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site comprises the former Tweedmouth rail junction for the Newcastle and Berwick Railway Company on the East Coast Main Line (ECML). The station, extensive track and sidings which were once located on this site are shown on the 1898 OS plan. Now all removed, the site is on an elevated plateau, adjacent to the operational ECML rail line. Although not in the conservation area, its north and west boundary is shared with the conservation area. There are views from the site to the conservation area</p>	<p>The site is on a raised plateau adjacent to the live track between Newcastle and Edinburgh. It is highly visible in views from the train as it slows down to arrive at Berwick or speeding up en route to Newcastle. In addition, and although outwith the conservation area, there are clear views of the whole of Tweedmouth from the Berwick side of the River Tweed to the north.</p> <p>Development on this site would be partially screened by the established tree belt to the north-east of the site in</p>	<p>There are opportunities for a well-considered development on this site that takes into account the historic character of its context. The long and close views into the site have different effects and a proposed development should consider scale, massing, materials, and roofscape in view of the prominence of the site. The retention of as many trees as possible will help a future development to settle into its context. Avoiding the need to raise the height of buildings or placing flats or apartment blocks will prevent a major</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would be <b>Beneficial</b>.</p> <p>With regard to the preceding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of</li> </ul>

	<p>below and from the north to the conservation area, where the site forms part of its setting. The trees which have matured since the site has become vacant form an important part of a much larger verdant backdrop to the setting of the conservation area when viewed from the Berwick side of the river Tweed to the north. There are some existing large, modern warehouse buildings on the site which do not appear to have historic significance, but this should be verified.</p> <p><b>High</b></p>	<p>some views, such as from the north but also very visible in other views, such as from the railway line. The development of Tweedmouth is haphazard and this is reflected in the rooflines to the historic buildings. There is little uniformity in the character and so development on the former Tweedmouth Railway sidings would need to be sympathetic to the context of the conservation area so as to preserve its character and appearance.</p> <p>Use of materials that pick up on the local area will be critical as this site is very visible. Keeping development low scale in mass and height will be important given the prominence of the site. There are stunning views from the site out towards Berwick and the coastline but the scale, size and appearance of development on this site will need to be balanced against the impact on the setting of the conservation area in the long and close views.</p> <p><b>Beneficial</b> if development carefully designed.</p> <p><b>Major Adverse</b> if development not</p>	<p>adverse impact on the setting of the conservation area and mitigate against potential harm.</p> <p>Consideration should be given to design and siting of any proposed development to preserve the separation of the two settlements of Tweedmouth and Spittal.</p>	<p>sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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		carefully designed		
<p><b>Berwick Conservation Area</b> (north of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>Berwick conservation area to the north-east of the site provides stunning views to the walled town. Similarly there are clear views and historic, economic and social connections between Berwick, Tweedmouth and Spittal . The conservation area appraisal for Berwick notes that the visual relationship between Tweedmouth and Spittal is strong and that development in Tweedmouth or Spittal will have an impact on the character and setting Berwick.</p> <p><b>High</b></p>	<p>The raised nature of this site, with its hard boundary to the west of the live railway line is potentially very visible from Berwick conservation area. Views to the majority of the site are protected by the mature trees which provide screening to all but the north-west section of the site. Development here should consider the long views and be compatible with the existing character of the adjacent Tweedmouth conservation Area.</p> <p><b>Beneficial</b> if setting is protected</p>	<p>Development on this site which is visually very prominent or jarring in the context of the conservation area will be seen from the Berwick conservation area. Mitigation should be that development considers views from the Berwick conservation area.</p> <p>Proposed development should consider scale, massing, materials, and roofscape in view of the prominence of the site. The retention of as many trees as possible will help a future development to settle into its context.</p> <p>Avoiding the need to raise the height of buildings or placing flats or apartment blocks will prevent a major adverse impact on the setting of the conservation area and mitigate against potential harm.</p>	As above.
<p><b>Tower House</b> (east of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>This is a very prominent late 18th or early 19th century listed building to the east of the site and lower down the hill. The light-coloured stucco render and its size means it is easy to pick out in long views from the north and</p>	<p>This building currently has a soft backdrop with the belt of maturing trees further up the hill towards the site. Development on this site must pay special regard to the setting of this listed building ensuring that its</p>	<p>There are opportunities for a well-considered development on this site that takes into account the historic character of its context. The long and close views into the site have different effects and a proposed development</p>	As above.

	<p>therefore very visible in the context with the site above this building.</p> <p><b>High</b></p>	<p>setting is at least preserved and take the opportunity to enhance its setting.</p> <p><b>Beneficial</b> if development carefully designed.</p> <p><b>Major Adverse</b> if development not carefully designed.</p>	<p>should consider scale, massing, materials, and roofscape in view of the prominence of the site. The retention of as many trees as possible will help a future development to settle into its context. Avoiding the need to raise the height of buildings or placing flats or apartment blocks will prevent a major adverse impact on the setting of the conservation area and mitigate against potential harm.</p>	
<p><b>Tweedmouth National School</b> (adjacent to site)</p> <p><i>Non-designated heritage asset (HER 25438)</i></p> <p><b>Medium Value</b></p>	<p>Tweedmouth National School was built in 1868. It is a large two storey building with six bay and visible in the long views from Berwick to the North. It shares its south-west boundary with the allocation site and is situated at a lower level.</p> <p><b>Medium</b></p>	<p>This building is located at a lower level than the site. The site rises steeply up from the boundary of the school, probably artificially raised and levelled for the railway sidings in the 19th century. The school building is visible in views from the north with its backdrop of trees and therefore development on the site should allow for space between the new development and the softened edge of the existing conservation area to assist in defining the edge of the designated area.</p> <p><b>Beneficial</b> if setting is protected</p>	<p>There is an opportunity on this site to protect the rear boundaries of the nearby NDHA to the north-west of the site by providing a buffer between the two areas so as to prevent development from dominating over the lower buildings in the conservation area.</p>	<p>As above.</p>
<p><b>Nos 39 to 49 Mount Road, Tweedmouth</b> (adjacent to</p>	<p>These dwellings were constructed in a similar</p>	<p>These buildings are located at a lower level than the site.</p>	<p>There is an opportunity on this site to protect the rear</p>	<p>As above.</p>

<p>site)</p> <p><i>Non-designated heritage asset (HER 25437)</i></p> <p><b>Medium Value</b></p>	<p>design to Tyneside flats found around Newcastle. Mid to late 19th century examples, they were considered for listing but failed to meet the national criteria. They do have local interest as an example of this style of tenement flat more closely associated with Tyneside than across the border. As with the school, and the site below, they share a boundary with the allocation site.</p> <p><b>Medium</b></p>	<p>The site rises steeply up from the boundary of Nos 39 - 49 Mount Road, probably artificially raised and levelled for the railway sidings in the 19th century. These flats are not visible in the long views, but there is intervisibility close to the site. Development on the site should allow for space between the new development and the existing softened edge of the conservation area.</p> <p><b>Beneficial</b> if setting is protected</p>	<p>boundaries of the nearby NDHAs to the north-west of the site by providing a buffer between the two areas so as to prevent development from dominating over the lower buildings in the conservation area.</p>	
<p><b>Fallodean and Howick Terraces</b> (adjacent to site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>These terrace houses are late 19th /early 20th century, located adjacent to the east end of the allocation site. They are the only example of this type of back to back terrace housing running down the hillside in Tweedmouth. They are visible in long views across the River Tweed from Berwick.</p> <p><b>Low</b></p>	<p>The site is triangular in form and at the narrow point to the south-east are these terrace houses. The regular rhythm of the twin linear roofscape and chimneys is in marked contrast to the rest of Tweedmouth and as such these houses stand out in the long views. Adjacent to a small part of the site, development there would need to give consideration to the unique housing and provide space between it and the new development. Access to the footpaths within the woodland is from the top of the row of terrace houses and should be protected.</p>	<p>There is an opportunity on this site to protect the rear boundaries of the nearby NDHAs to the south-east of the site by providing a buffer between the two areas so as to prevent development being comparable with the terrace houses, which are unique to this part of Tweedmouth, although out with the conservation area.</p>	<p>As above.</p>



		<b>Beneficial</b> if setting is protected		
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An archaeological desk-based assessment was carried out on this site as part of a previous planning permission (planning ref: 11/02030/OUT) The assessment identified that the ground surface of the site had been raised considerably during the construction of the railway sidings in the 19th century sealing potential medieval and post-medieval agricultural land. A subsequent test pitting survey identified natural subsoil at a depth of up to 3.6m across the site, below modern and post-medieval deposits with shallow deposits in the northern part of the site having been heavily disturbed by concrete foundations. As a result no archaeological mitigation is required.



## Heritage Impact Assessment: Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth

<b>SHLAA Reference Number</b>	8068
<b>Site Address</b>	Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth
<b>Site Area</b>	2.65ha
<b>Indicative dwelling number</b>	30 - 40

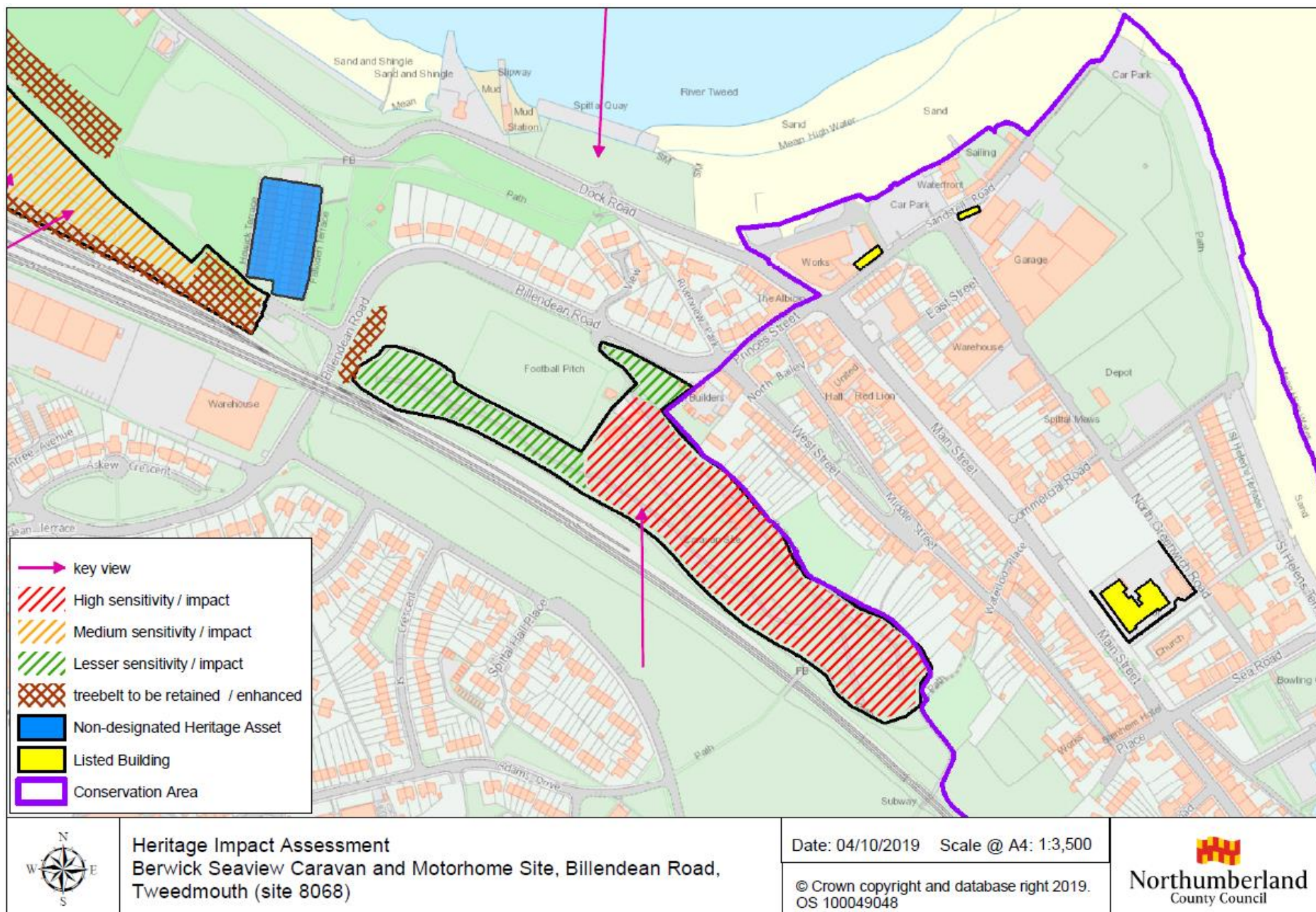
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Spittal Conservation Area</b> (adjacent to site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The Spittal conservation area is adjacent to the foreshore where the river Tweed meets the North Sea. It is an industrial part of the Northumberland coast with former chemical, iron and gas works all occupying land in Spittal at various periods in the last 200 years. The topography of the conservation area is at sea level and generally flat before rising up to the embankment along which the East Coast Main Line railway line forms the west boundary. The allocation site is outwith the conservation area but shares</p>	<p>The settlement of Spittal is largely contained to the lower land adjacent to the sea, however the allocation site is on the upper slopes to the railway embankment and very visible in long views across the river Tweed. Development on this site is likely to be very prominent with the lack of established trees to the site. The existing caravan site demonstrates this clearly with the caravans being very visible and alien to the setting of the historic town of Spittal. This site presents an opportunity to improve the setting but also</p>	<p>There are opportunities for a well-considered development on this site that takes into account the historic character of its context. The long and close views into the site have different effects and a proposed development should consider scale, massing, materials, and roofscape in view of the prominence of the site.</p> <p>Avoiding raising the height of buildings or placing flats or apartment blocks will prevent a major adverse impact on the setting of the conservation area and</p>	<p>The mitigation set out in Step 4 would ensure that the potential impact would be <b>Beneficial</b>.</p> <p>With regard to the preceding 4 steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

	<p>its east boundary with it and is elevated above the conservation area. There are clear views from Spittal Hall Road to the south across the railway, allocation site and the conservation areas of both Spittal and Berwick. Spittal is formed of a tongue of land which projects into the sea to form a spit at the river mouth. It is very visible in views from Berwick to the north. The site is bounded by an historic boundary wall, along which a narrow path or chare runs between the rear of the houses in Spittal to a route under the railway line. This route is shown on the second edition OS map and is one of a few narrow lanes or footpaths around the area. The site is currently a caravan park and the white typical feature of the vans are visible in long views from the north.</p> <p><b>High</b></p>	<p>has the potential to cause harm because of its prominence if development does not give due regard to the character and appearance of the conservation area. The conservation area contains a number of listed buildings whose setting must be protected.</p> <p><b>Beneficial</b> if development carefully designed</p> <p><b>Major Adverse</b> if development not carefully designed</p>	<p>mitigate against potential harm.</p> <p>Consideration should be given to design and siting of any proposed development to preserve the separation of the two settlements of Tweedmouth and Spittal.</p>	<ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Berwick Conservation Area</b> (north of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>Berwick conservation area to the north of the site provides stunning views to the walled town. Similarly there are clear views and historic economic and social connections between Berwick, Tweedmouth and Spittal. The conservation</p>	<p>The raised nature of this site, with its hard boundary to the south of the railway line, is very visible from Berwick conservation area. Views to the majority of the site are open. Development here should consider the long views and be compatible with</p>	<p>Development on this site which is visually very prominent or jarring in the context of the conservation area will be seen from the Berwick conservation area. Mitigation should be that development considers views from the Berwick</p>	<p>As above.</p>

	<p>area appraisal for Berwick notes that the visual relationship between Tweedmouth and Spittal will have an impact on the character and setting Berwick.</p> <p><b>High</b></p>	<p>the existing character of the Spittal conservation area adjacent. Removal of the caravans which are visible and alien the character and setting presents an opportunity to enhance the character and appearance of the conservation area.</p> <p><b>Beneficial</b> if the setting is protected</p>	<p>conservation area.</p> <p>Proposed development should consider scale, massing, materials, and roofscape in view of the prominence of the site.</p> <p>There are some trees to the north-west of the site and these should be retained.</p> <p>Avoiding raising the height of buildings or placing flats or apartment blocks (to improve views out from dwellings) will prevent a major adverse impact on the setting of the conservation area and mitigate against potential harm.</p>	
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The proposed development site is located in a wider archaeological landscape, at some distance from known prehistoric enclosures c.5300m (HER 4217) and c.1km (HER 23579) to the south of the site. The site does not appear to have been subject to development prior to the 20th century caravan park. It is unclear how much landscaping and groundworks have been carried out in connection with the existing caravan park which may have removed any potential archaeological remains. The need for further archaeological work will depend on the level of previous disturbance but there is a potential that no further archaeological work may be required.





## Heritage Impact Assessment: Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed

<b>SHLAA Reference Number</b>	9552
<b>Site Address</b>	Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed
<b>Site Area</b>	0.11ha
<b>Indicative dwelling number</b>	10

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Berwick Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The significance of Berwick conservation area lies in its form as a walled town with Elizabethan and medieval fortifications enclosing a rich and varied townscape which still retains much of its medieval street pattern. The Conservation Area Character Appraisal has identified a number of character areas and subareas within the town. The proposed site forms part of the sub-area of Marygate, Walkergate/Chapel Street (large land parcels defined by the main streets of the interlaced development axes, referred to in the character</p>	<p>The site is of significance to the conservation area as it forms part of one of the 'superblocks' which define the character of Berwick's layout within the Citadel Character Area.</p> <p>The site, if sensitively developed, has the potential to make a positive contribution to the conservation area and enhance its significance.</p> <p>Development should seek to restore the sense of enclosure of the surrounding streets and re-establish the</p>	<p>Restoration of historic spatial coherence should be the main objective. Development should follow the dense urban grain and largely historic pattern of development and re-establish the 'superblock pattern' of built form identified in the Conservation Area Character Appraisal.</p> <p>Development should take cues from the adjacent office development, which provided a layout of connected rectangular plan forms and a fairly narrow span of buildings.</p>	<p>The mitigation identified in Step 4 would allow <b>Beneficial</b> change to the significance of the Berwick-upon-Tweed conservation area.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>the desirability of</li> </ul>

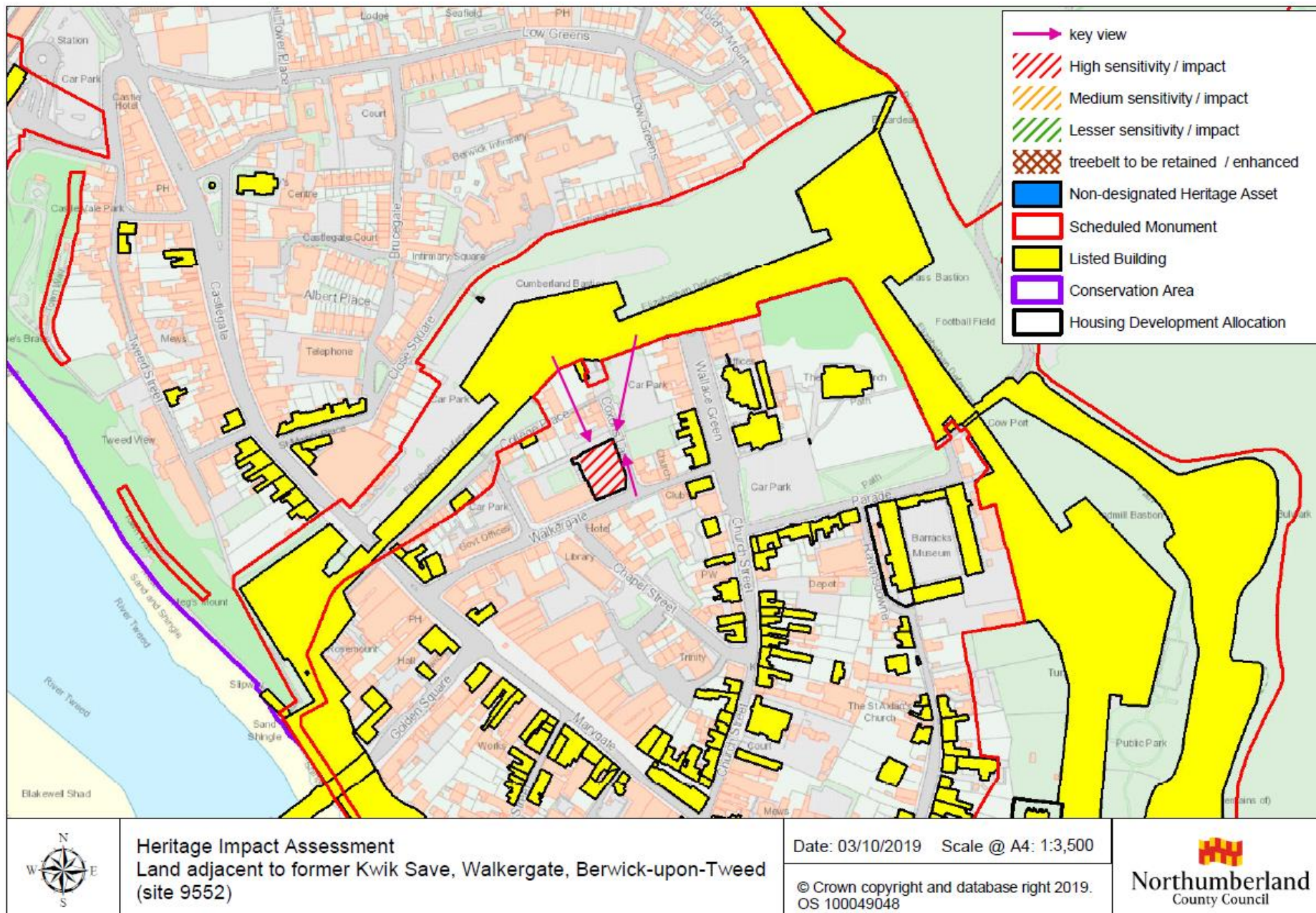


	<p>appraisal as 'superblocks'). The superblock character is an important element in the character of the town.</p> <p>The site is currently vacant, forming part of the demolished former Kwik Save supermarket. As it currently stands, it does not make a positive contribution to the significance of the conservation area but provides an opportunity to enhance the character and appearance of Walkergate.</p> <p><b>Low</b></p>	<p>integrity of the 'superblock' character.</p> <p><b>Beneficial</b></p>	<p>Development should be pushed to the front of the plot to re-establish the sense of enclosure. The form, height, scale and massing should be responsive to the existing and historic built form in this part of the conservation area.</p> <p>Roof style and materials should be appropriate and contribute to the interest of the diverse and richly layered roofscape; traditional dual pitch roofs are used almost exclusively in the conservation area.</p> <p>Door and window openings in the conservation area are strongly vertical, and are often emphasised in a variety of ways. There is usually an even spread of windows across a façade (mostly symmetrically, especially in residential buildings). The overall approach to fenestration should reflect this important characteristic.</p> <p>The use of a limited palette of textures and materials is characteristic of Berwick. Material choices should follow the guidance in <i>Tweed and Silk</i>, the public realm strategy for Berwick.</p> <p>Landscaping/boundary</p>	<p>sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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			treatments should complement and enhance the built form (appropriate analysis, guidance and design advice is contained in <i>Tweed and Silk</i> ).	
<p><b>The medieval and post-medieval fortifications at Berwick upon Tweed*</b> (north of site)</p> <p><i>Designated heritage asset (Scheduled Monument)</i></p> <p>AND</p> <p><b>Bell Tower and Remains of Town Walls*</b> (north of site)</p> <p><i>Designated heritage asset (Grade I Listed)</i></p> <p><b>High Value</b></p> <p><b>* This monument has a dual designation, being both a Scheduled Monument and Grade I Listed Building.</b></p>	<p>The defences of Berwick-upon-Tweed have historic significance, providing a continuous sequence spanning more than 700 years; they provide one of the most complete overviews available anywhere for the understanding of the development of military architecture. The northern defences, built during the reign of Elizabeth I, has the potential to be impacted by development on the site. The site forms part of the wider townscape which has developed to the rear of the defences since medieval times. Overall, this townscape makes a positive contribution to the setting of the monument but the currently vacant plot on Walkergate does not make a positive contribution to its significance. There are no significant views of the fortifications from the site.</p> <p>The Conservation Area Character Appraisal describes how the fortification walls</p>	<p>The site, if sensitively developed, has the potential to make a positive contribution to the setting of the post-medieval fortifications. Development should seek to contribute to the characterful roofscape viewed from the fortifications.</p> <p><b>Beneficial</b></p>	<p>Restoration of historic spatial coherence should be the main objective. Development should follow the dense urban grain and largely historic pattern of development and re-establish the 'superblock pattern' of built form.</p> <p>Roof style and materials should be appropriate and contribute to the interest of the diverse and richly layered roofscape; traditional dual pitch roofs are used almost exclusively in the conservation area.</p>	<p>The mitigation identified in Step 4 would allow <b>Beneficial</b> change to the significance of the fortifications at Berwick-upon-Tweed.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy as above.</p> <p><b>Suitable for Allocation</b></p>

	<p>provide extensive and detailed views of the roofscape of the 'Citadel' and 'Remainder' Character Areas, giving views across '<i>an apparently jumbled mix of slopes, orientations, chimneys and materials creating a detailed, spirited scene defined by the broad similarity in building heights</i>'. The character of this roofscape, as viewed from the fortifications, makes a positive contribution to the conservation area and to the setting of the fortifications, but the empty plot on Walkergate does not.</p> <p><b>Low</b></p>			
<p><b>Medieval and post-medieval archaeological deposits</b> (within site)</p> <p><i>Non-designated heritage asset (archaeology)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for significant stratified waterlogged below ground remains to enhance understanding of local/regional historic development</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Medium</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>

The development site has been the subject of a number of planning applications. The initial planning application (Planning ref: 14/03206/FUL) involved an archaeological desk-based assessment, followed by archaeological trial trenching. The trial trenching identified that while there has been considerable disturbance during the post-medieval period and in particular the 20th century, with the construction of a laundry and subsequent supermarket on the western part of the site, archaeological deposits of medieval and post-medieval date, although deeply buried, do survive at a depth of between 0.9m and 1.3m below ground level. To the east of the Kwik-Save building, medieval and later deposits survived closer to ground level. The mitigation strategy agreed was to largely preserve the archaeological remains on the site in situ with an agreed piled foundation solution and archaeological mitigation strategy. The archaeological requirement has been conditioned on all subsequent applications (planning ref: 14/03206/FUL, 15/02426/NONMAT, 16/02764/NONMAT, 16/03939/VARYCO) including both Phase I to the west **and Phase II to the east which represents this site**. This site constitutes Phase II which has yet to be developed. As a result the archaeological fieldwork, post-excavation analysis, reporting and archiving are still required on this site and the archaeological condition 12 of planning application 16/03939/VARYCO is still required .



## Heritage Impact Assessment: Land east of Broad Road, North Sunderland / Seahouses

<b>SHLAA Reference Number</b>	6751
<b>Site Address</b>	Land east of Broad Road, North Sunderland / Seahouses
<b>Site Area</b>	5.14ha
<b>Indicative dwelling number</b>	80 - 100

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<b>Seahouses Conservation Area</b> (east of site)  <i>Designated heritage asset</i>  <b>High Value</b>	<p>The conservation area for Seahouses includes the area around the harbour and to the south. There is no visual or physical relationship between the site and conservation area due to the distance from each other and the Seafeld caravan park lying in between, interrupting views which would be minimal in any event due to the topography. Therefore, the site currently makes no contribution to the significance of the conservation area.</p> <p><b>Low</b></p>	<b>No impact.</b>	N/A	<p>Development of the site would result in <b>No Impact</b> to the heritage asset.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy.</p> <p><b>Suitable for allocation</b></p>

<p><b>North Sunderland Conservation Area</b> (south of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>North Sunderland conservation area boundary is to the south and west of the site. The settlement of North Sunderland coalesces with Seahouses. There is no visual or physical relationship between the site and heritage asset due to the distance from each other and the Seafield caravan park, industrial estate and other development lying in between. Therefore the site currently makes no contribution to the significance of the conservation area.</p> <p><b>Low</b></p>	<p><b>No Change</b></p>	<p>N/A</p>	<p>As above.</p>
<p><b>Powder magazine</b> (on north boundary of site)</p> <p><i>Non-designated heritage asset (HER 24173)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>The powder magazine appears on map of the Lord Crewe Estate dated 1844. No physical remains are visible. The site currently makes no contribution to the significance of the non-designated heritage asset.</p> <p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>



	<b>Unknown</b>			
<b>Jubilee Dyke</b> (south of site) <i>Non-designated heritage asset</i> <b>Lesser Value</b>	<p>The Jubilee Dyke is a stone wall running east-west along plot boundary about 150m south of the site. It was built to commemorate the Jubilee of Queen Victoria in 1897 during which year this wall was built, known locally as the 'Jubilee Dyke'. A plaque sits in the wall.</p> <p>Although there is a visual link, there is no physical or historical relationship between the site and non-designated heritage asset. The wall lies at some distance from the proposed site and would be unaffected by development there.</p> <p><b>Low</b></p>	<b>None</b>	N/A	<p>Development would result in <b>No Impact</b> to the non-designated heritage asset.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy.</p>
<b>Wider prehistoric landscape including Broad Road crop mark enclosure</b> (HER 5906) and <b>Westfield double ditched enclosure cropmark</b> (HER 5904) (within and outside site)	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and</p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any</p>

<i>Non-designated heritage asset</i>  <b>Unknown Value (unknown potential)</b>	evaluation required to establish significance of potential heritage assets  <b>Unknown</b>		Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	appropriate mitigation is put in place.  This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.  <b>Suitable for allocation</b>
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The site is located in a wider prehistoric landscape. HER 5904 Westfield double ditched enclosure cropmark is located c.350m south-west of the site. HER 5906 Broad Road crop mark enclosure is located c.190m south of the site which was tested by evaluation as part of a previously consented scheme to the south (planning ref: 11/03261/FULES). There is the potential for comparable remains to extend into this site. In addition, a Powder magazine is shown on the northern edge of the site on a map of the Lord Crewe Estate, dated 1844. Various coal shafts are also recorded on historic ordnance survey maps in the wider area.

Pre-determination desk-based assessment and evaluation by geophysical survey and trial trenching is likely to be required, dependent on the level of previous disturbance and the nature of development.



## Heritage Impact Assessment: The Glebe Field, north of West Street, Norham <sup>13</sup>

SHLAA Reference Number	1074
Site Address	The Glebe Field, north of West Street, Norham
Site Area	1.6ha
Indicative dwelling number	15 - 25

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Norham Conservation Area</b> (contains site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The settlement of Norham is located on the flat plain to the south of the River Tweed on the border with Scotland. The 12th century Norham Castle is on an elevated terrace above the river and village to the East. The site is currently open farmland and lies to the west of the settlement of Norham and on western boundary of conservation area. The conservation area includes the village and the setting to the village. The conservation</p>	<p>This site is of historic significance to the church and Old Vicarage as having historically a strong interconnection between land and buildings, albeit now eroded by the 2009 development. The open fields that are left around Norham House (Old Vicarage) should be preserved to sustain the character of the conservation area and the setting of the listed building.</p>	<p>The character of the open, rural site would change fundamentally through development, changing that character adversely and leading to the irreversible loss of open farmland. The consequence would be the further erosion of Glebe land, which once encircled the Old Vicarage and in part the reason for the location of the building in 1800. The harm would be a matter of the principle of development on this site as the cause of the</p>	<p>With regard to the assessment set out in the preceding four steps it is concluded that there are fundamental heritage reasons why this site <b>should not</b> be allocated for housing.</p> <p>This is because development on this site would be harmful to the setting of the Grade II listed Old Vicarage (Norham House) and to the character and appearance of the Norham conservation area. The fields surrounding the</p>

<sup>13</sup> This site HIA was reviewed and amended during the examination of the Local Plan. The original version is shown struck through for context, with the revised version provided below. See also the companion HIA report for this site at Appendix A.

	<p>area to the west is characterised by open farmland, formerly Glebe land (west), to the Old Vicarage as noted on the 1895 OS map. To the south of the site is the school which forms the outermost south-west corner of conservation area.</p> <p>The settlement was extended in 2009 with planning permission granted for the development of 25 houses (Glebe Field) within the conservation area adjacent to this potential allocation site. The new houses have changed the character of the conservation area by having the effect of introducing linear rooflines which have created a wall effect to a previously more open and random building layout within the village. This has limited glimpse views in and out of the village from the countryside and changed the significance of the conservation area. Furthermore the development has eroded the former Glebe fields, once open and productive land for the church.</p> <p><b>High</b></p>	<p>Development within the conservation area at this location would harm the historic connection and legibility of the church and Old Vicarage. Although there are limited and seasonal views between the site and the Old Vicarage, a housing development on this site is likely to irreversibly diminish the openness of the former Glebe lands which have been included in the conservation area.</p> <p><b>Major Adverse</b></p>	<p>harm is to the historic field associated with the Old Vicarage, there is no mitigation suggested.</p>	<p>village make an important contribution to the character of the settlement. The harm would be fundamental to the development of the site, through the permanent loss of important agricultural character that is significant to the setting of the village of Norham and therefore no mitigation would prevent harm.</p> <p><b>This site should not be allocated.</b></p> <p><b>This should be reflected in a modification to policy HOU4.</b></p>
<b>The Old Vicarage, Norham</b>	The site falls within the	The existing site is	The setting of the Old	As above.

<p><b>(Norham House)</b> (immediately north of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>setting of Norham House (Old Vicarage) built in 1800. The Old Vicarage forms the north-west edge of the conservation area, set immediately adjacent to the historic Glebe lands</p> <p><b>High</b></p>	<p>characterised by open farmland surrounding the Old Vicarage adjacent to St Cuthbert's Church. The land and the Old Vicarage had a historic connection, as land specifically allocated for the benefit of the church, as part of the allocation of land in the late 17th century. The Old Vicarage is currently well screened by mature trees and planting to all sides, thus preventing immediate views between, but it is the principle of the loss of open agricultural land around the Old Vicarage and in turn the church that would be harmful.</p> <p><b>Major Adverse</b></p>	<p>Vicarage (Norham House) would be irreversibly altered by development to the south by taking away the open and rural character of the field that forms part of the setting to that building as well its historic connection.</p>	
<p><b>Church of St Cuthbert, Norham</b> (north of site)</p> <p><i>Designated heritage asset (Grade I Listed)</i></p> <p><b>High Value</b></p>	<p>There is no direct visual link between the church and the site, although there is a historic connection between the church and site, through the Glebe lands which provided an income for the church. The Church of St Cuthbert is a parish church dating back to the 12<sup>th</sup> century. The tower was added in 1837 and the south porch in 1846. Historic interest lies in its association with the settlement and with the adjacent Old Vicarage. Aesthetic and communal</p>	<p>There would be no impact on the setting of this listed structure.</p> <p><b>No Change</b></p>	<p>No mitigation as no direct impact.</p>	<p>The impact of development on the designated heritage asset would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>

	<p>interest lies in its Norman design and association with important church architects such as Ignatius Bonomi.</p> <p><b>High</b></p>			
<p><b>Gravestone c.24 yards south of chancel of Church of St Cuthbert</b> (north of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>There is no direct visual link between the gravestone but rather a historic connection between the church, the gravestone and the site. Its setting would not be affected.</p> <p><b>High</b></p>	<p>There would be no impact on the setting of this listed structure.</p> <p><b>No Change</b></p>	<p>No mitigation as no direct impact.</p>	<p>The impact of development on the designated heritage assets would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>
<p><b>Ladykirk and Norham Bridge</b> (west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The site falls within the setting of the Grade II Ladykirk and Northam bridge which straddles the River Tweed and also marks the boundary with Scotland. It is a historically important river crossing point and from the Scottish side, which is slightly elevated, there are clear views across the bridge to the flat agricultural fields that surround the village. The allocation site would be clearly visible in these views.</p> <p><b>High</b></p>	<p>Development on this site would not adversely affect the setting of Ladykirk and Norham Bridge as it would be within the context of the existing settlement.</p> <p><b>Minor Adverse</b></p>	<p>If development were to be acceptable, mitigation would comprise details of the design on this site, taking into account matters such as design, scale, massing, materials and landscaping. However, this site is not considered to be acceptable.</p>	<p>The impact of development on the designated heritage assets would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>
<p><b>Norham Castle</b> (east of site)</p> <p><i>Designated heritage asset (Scheduled Monument and Grade I Listed)</i></p>	<p>The site falls within the setting of the Grade I 12<sup>th</sup> century Norham Castle to the east of the village, its elevated position means that the site falls within the setting</p>	<p>Development on this site would not adversely affect the setting of Norham Castle as it would be within the context of the existing settlement.</p>	<p>If development were to be acceptable, mitigation would comprise details of the design on this site, taking into account matters such as design, scale, massing,</p>	<p>The impact of development on the designated heritage assets would not render the site undevelopable in itself, however, the site should not be allocated due to the</p>



<p><b>High Value</b></p>	<p>of Norham Castle, and in the context of the historic settlement below:</p> <p><b>High</b></p>	<p><b>Minor Adverse</b></p>	<p>materials and landscaping. However, this site is not considered to be acceptable.</p>	<p>impact on other heritage assets.</p>
<p><b>Norham deserted medieval village</b> (within and outside site)</p> <p><i>Non-designated heritage asset (HER 926)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance of potential early medieval and medieval date.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place. Therefore, the impact of development on archaeological non-designated heritage assets would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>
<p><b>Site of possible medieval structures</b> (east of site)</p> <p><i>Non-designated heritage asset (HER 23945)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance of potential early medieval and medieval date.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place. Therefore, the impact of development on archaeological non-designated heritage assets would not render the site undevelopable in itself,</p>

			proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	however, the site should not be allocated due to the impact on other heritage assets.
<p><b>Riddles Cottage prehistoric or Roman period settlement</b> (west of site)</p> <p><i>Non-designated heritage asset (HER 929)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance of potential prehistoric or Roman date.</p> <p><b>Major Adverse</b></p>	<p>Desk-based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place. Therefore, the impact of development on archaeological non-designated heritage assets would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>

The site is located in an area of definite archaeological potential. Aerial photographic analysis has identified a density of archaeological remains to the immediate west and north-west of the site (HER 929) which appear to comprise a prehistoric/Roman rectangular enclosure, four ring ditches, trackways, field boundaries, sections of ditch, and numerous pits and four possible grubenhaus (sunken featured buildings) of early medieval date. Various linear features have the potential to continue into the proposed development site. Fieldwalking in this area recorded both medieval and post-medieval pottery from the proposed development site. A previous planning application (planning ref: N/09/B/0340) to the immediate east of the site was the subject of a programme of mitigation which revealed stone foundations, and other deposits believed to be a continuation of the medieval settlement (HER 23945, 926).

The site has a high potential for a density of remains of prehistoric, medieval and potentially early medieval date. The site will require desk-based assessment followed by evaluation by geophysical survey and trial trenching prior to the determination of a future application.

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Norham Conservation Area</b></p> <p>(site falls within the boundary)</p> <p><b>HIGH</b></p>	<p>The settlement of Norham is located on the flat plain to the South of the River Tweed on the border with Scotland. The 12th Century Norham Castle is on an elevated terrace above the river and village to the East. The site is currently open farmland and lies to the West of the settlement of Norham and on western boundary of conservation area. The conservation area includes the village and the setting to the village, and this field forms part of the setting. The conservation area to the West is characterised by open farmland, which was previously thought to have some historic importance as Glebe land (West), to the Vicarage as noted on the 1895 OS map. However, it has since been demonstrated that this is not ancient Glebe land (refer to report 2299 dated October 2020 for the detail).</p> <p>To the South of the site is the school which forms the</p>	<p>This site is of high historic significance as a backdrop to the settlement of Norham. The open fields form an important component of the character of the conservation area and the setting of the listed building.</p> <p>Sensitive and appropriate design for new houses could help mitigate the harm caused by the existing 2009 development.</p> <p><b>Potential to sustain and possibly enhance</b></p>	<p>The character of the open, rural site in the Northam Conservation Area would change fundamentally if developed.</p> <p>Mitigation would be that proposed development would need to demonstrate that it preserves and/or enhances the character and appearance of the Norham Conservation Area and sought opportunities where they exist to better reveal the significance of the site through the normal development management planning process in accordance with the NPPF.</p> <p>The detailed report dated October 2020 that accompanies this summary is that a Conservation Area Appraisal is prepared for Norham.</p> <p><b>Mitigation suggested</b></p>	<p>With regard to the assessment set out in the proceeding 4 steps it is concluded that the previous fundamental heritage reasons why this site should not be allocated for housing have now been removed that that there are no heritage reasons why this site cannot be allocated.</p> <p><b>This site can be allocated</b></p>

	<p>outermost SW corner of conservation area. The settlement has recently been extended in 2009 with planning permission granted for the development of 25 houses (Glebe Field) within the conservation area adjacent to this potential allocation site. The new houses have changed the character of the conservation area by having the effect of introducing linear rooflines which have created a 'wall like effect' to a previously more open and organic building layout within the village. This has limited glimpse views in and out of the village from the countryside and changed the significance of the conservation area.</p> <p><b>OVERALL HIGH</b></p>			
<p><b>The Old Vicarage, Norham (Norham House)</b> Grade II Listed</p> <p>(immediately north of site. Approx. 50m between actual building and boundary)</p> <p><b>HIGH</b></p>	<p>The site falls within the setting of Norham House (Vicarage) built in 1800. The Vicarage forms NW edge of conservation area set immediately adjacent to the historic Glebe lands. It had an important role in the settlement and was associated with the church (see below).</p> <p><b>HIGH</b></p>	<p>The existing site is characterised by open farmland surrounding the Vicarage adjacent to St Cuthbert's Church. The land and the vicarage had a historic connection, as land specifically allocated for the benefit of the church, as part of the allocation of land in the late 17th Century. The Vicarage is currently well screened by mature trees</p>	<p>The setting of Norham House would be altered by development to the South by taking away the open and rural character of the field that forms part of the setting to the listed building.</p> <p>There is no in principle concern as it has been demonstrated that this field does not constitute ancient Glebe land therefore issues</p>	<p>As above</p>

		<p>and planting to all sides, thus preventing immediate views between the site and the listed building. The setting of the listed building should be considered through the development management planning process.</p> <p><b>Potential for Moderate Adverse</b></p>	<p>relating to the impact on setting can be dealt with through the normal development management planning process in accordance with the NPPF.</p>	
<p><b>Church of St Cuthbert, Norham</b> Grade I Listed</p> <p>(north of site; 20m to boundary of Church grounds from site)</p> <p><b>HIGH</b></p>	<p>There is no direct visual link between the church and the site. The Church of St Cuthbert is a parish church dating back to the 12th Century. The tower was added in 1837 and the south porch in 1846. Historic interest in its association with the settlement and with the Vicarage adjacent. Architectural interest in its Norman design and association with important church architects such as Ignatius Bonomi and believed to have been a resting place for the body of Saint Cuthbert before finally being laid to rest in Durham Cathedral.</p> <p><b>HIGH</b></p>	<p>There would be no impact on the setting of this listed structure.</p> <p><b>Potential for no change</b></p>	<p>Issues relating to the impact on setting can be dealt with through the normal development management planning process in accordance with the NPPF.</p>	As above
<p><b>Gravestone c.24 yards south of chancel of Church of St Cuthbert</b> Grade II Listed</p>	<p>There is no direct visual link between the Gravestone and the site.</p> <p><b>HIGH</b></p>	<p>There would be no impact on the setting of this listed structure.</p> <p><b>Potential for no change</b></p>	<p>No mitigation as no direct impact.</p>	As above

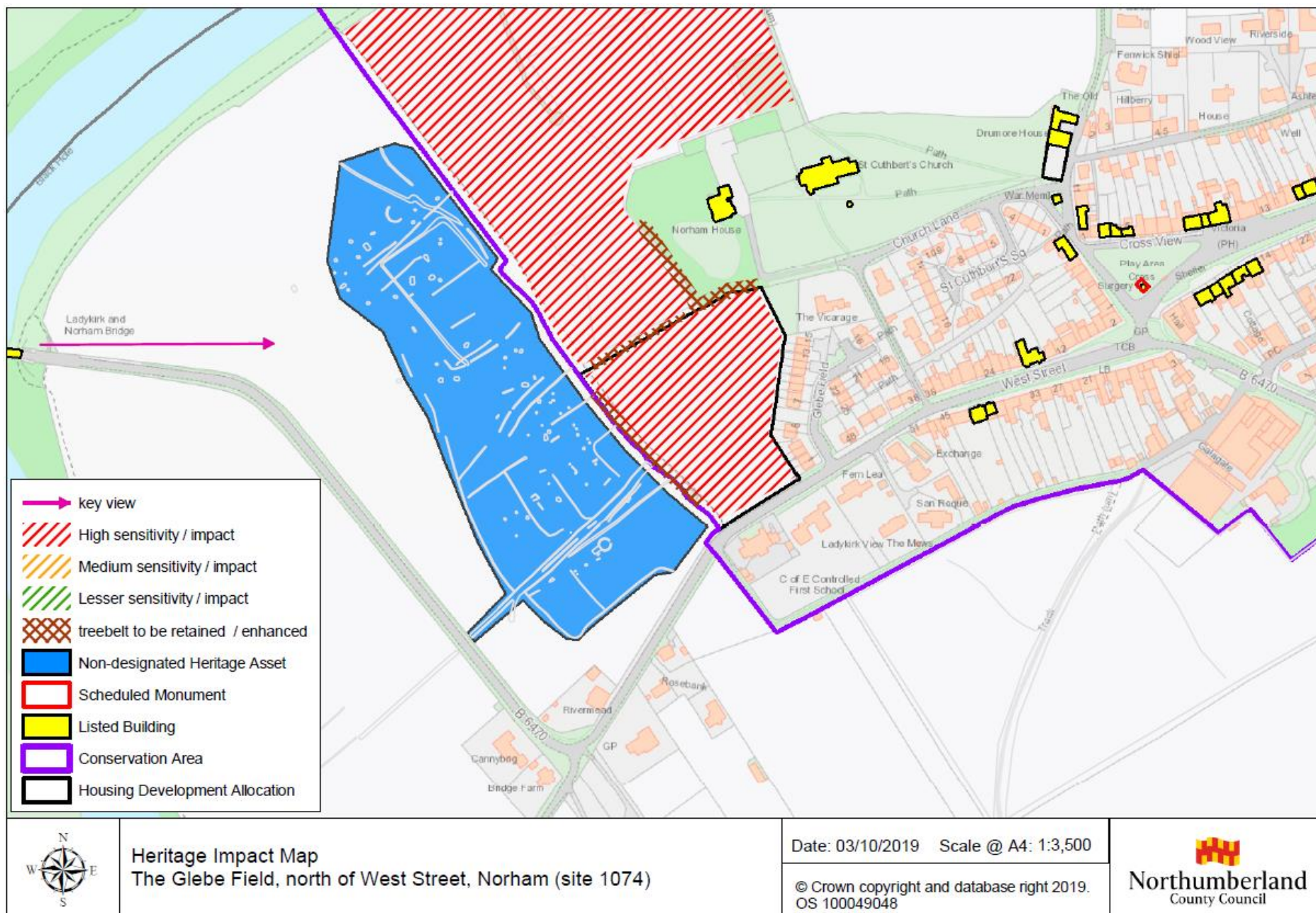
(approx. 100m north east of site)				
<b>HIGH</b>				
<b>Ladykirk and Norham Bridge</b> Grade II Listed  <b>HIGH</b>	The site falls within the setting of the Grade II Ladykirk and Norham Bridge which straddles the River Tweed and also marks the boundary with Scotland. It is a historically important river crossing point and from the Scottish side, which is slightly elevated, there are clear views across the bridge to the flat agricultural fields that surround the village. The allocation site would be clearly visible in these views.  <b>HIGH</b>	Development on this site would be unlikely to adversely affect the setting of either Norham Bridge, as it would be within the context of the existing settlement, however this would rely on the detail of a design proposal coming forward. The detail of this matter would be dealt with through the normal development management planning process.  <b>Potential for Minor Adverse</b>	Issues relating to the impact on setting can be dealt with through the normal development management planning process in accordance with the NPPF.	As above
<b>Norham Castle</b> (approx. 500m to the east)	The site falls within the setting of the Grade I Norham Castle to the East of the village, its elevated position means that the site falls within the setting of 12th Century Norham Castle, and viewed in the context of the historic settlement below.  <b>HIGH</b>	Development on this site would be unlikely to adversely affect the setting of Norham Castle, as it would be within the context of the existing settlement.  However, this would rely on the detail of a design proposal coming forward. The detail of this matter would be dealt with through the normal development management planning process.  <b>Potential for Minor Adverse</b>	Issues relating to the impact on setting can be dealt with through the normal development management planning process in accordance with the NPPF.	As above

<p><b>Archaeological Site HER 926</b> Norham deserted medieval village <b>HER 23945</b> Site of possible medieval structures, <b>HER 929</b> Riddles Cottage - prehistoric or Roman period settlement</p> <p>Non-designated heritage asset / <b>Unknown - potential Medium</b> (regional significance)</p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p>	<p>Development could lead to loss of archaeological remains of some significance of potential prehistoric early medieval and medieval date.</p> <p><b>Moderate</b></p>	<p>Desk based assessment and archaeological field evaluation including geophysical survey and trial trenching should be undertaken prior to development in line with NPPF paragraph 189.</p>	<p>As above</p>
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The site is located in an area of definite archaeological potential. Aerial photographic analysis has identified a density of archaeological remains to the immediate west and north-west of the site (HER 929) which appear to comprise a prehistoric/Roman rectangular enclosure, four ring ditches, trackways, field boundaries, sections of ditch, and numerous pits and four possible grubenhaus (sunken featured buildings) of early medieval date. Various linear features have the potential to continue into the proposed development site. Fieldwalking in this area recorded both medieval and post-medieval pottery from the proposed development site. A previous planning application (planning ref: N/09/B/0340) to the immediate east of the site was the subject of a programme of trial trenching which revealed stone foundations, refuse pits and a trackway of probable medieval date (HER 23945, 926).

The site has a high potential for a density of remains of prehistoric, medieval and potentially early medieval date. The site will require desk-based assessment followed by evaluation by geophysical survey and trial trenching prior to the determination of a future application.





## **WEST DELIVERY AREA**

## Heritage Impact Assessment: Land to south-west of Park Road, Haltwhistle

<b>SHLAA Reference Number</b>	2549
<b>Site Address</b>	Land to south-west of Park Road, Haltwhistle
<b>Site Area</b>	7.89ha
<b>Indicative dwelling number</b>	120 - 150

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>East Lodge to Blenkinsopp Hall</b> (west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The site is an attractive undulating pastureland which is bounded to the south by the Newcastle - Carlisle Railway Line and to the east and the north by an attractive dry stone wall.</p> <p>East Lodge is a grade II listed gate lodge dating from circa 1840 of tooled dressed sandstone with Welsh slate roof. It is located to the west of the proposed housing site with a grassy field and a substantial wooded area separating the two sites. This provides an attractive setting for East Lodge.</p>	<p>Due to the undulating nature of the site and the presence of mature mixed deciduous and coniferous woodland to the east of East Lodge, and the degree of separation between the asset and the site, it is considered that the impact of the proposed housing on the setting of this heritage asset would be minor.</p> <p><b>Minor Adverse</b></p>	<p>None</p>	<p>Development would result in <b>Minor Adverse</b> impact. The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their</li> </ul>

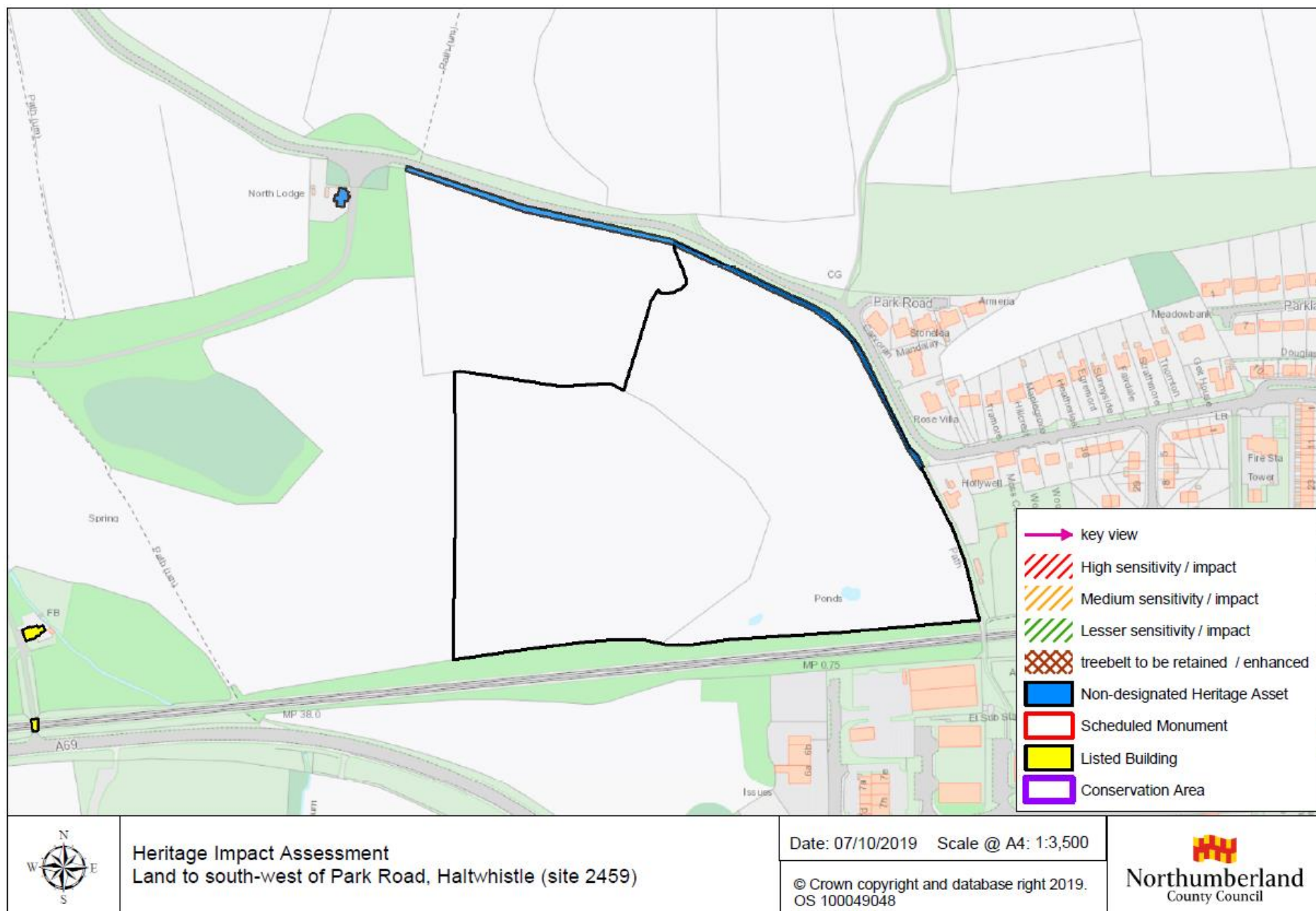
	<b>Medium</b>			<ul style="list-style-type: none"> <li>conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>North Lodge to Blenkinsopp Hall</b> (north-west of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>North Lodge is a NDHA of ashlar sandstone with a Lakeland slate roof. It probably dates from about the same period East Lodge and is also associated with Blenkinsopp Hall. It is located in much closer proximity to the housing site and hence the slender woodland area and the undulating pastureland forms parts of the setting of this heritage asset.</p> <p><b>High</b></p>	<p>The impact upon the setting of North Lodge would be major as the north-west corner of the housing site lies in close proximity to an area of woodland directly to the east of North Lodge. This woodland is predominantly deciduous and so the proposed housing site will be very visible from this NDHA during the winter months.</p> <p><b>Major Adverse</b></p>	<p>The setting should be protected by removing the north west land parcel from allocation 2558.</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on the setting of North Lodge but would be unlikely to negate it entirely, therefore the level of harm would reduce to <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable</li> </ul>

				<p>uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Dry stone boundary wall</b> (on north edge of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>Attractive boundary feature probably mid 19th century associated with Blenkinsopp Castle estate.</p> <p><b>Medium</b></p>	<p>Development would change the setting of the wall as a field boundary.</p> <p><b>Moderate Adverse</b></p>	<p>The existing dry stone wall, which is an attractive historic boundary feature of the site, should also be retained. Any proposed housing should face onto the road and should be rural in its character and appearance, presenting an attractive form of development to this countryside location.</p>	<p>As above.</p>
<p><b>Potential archaeological site</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Unknown Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in</p>

			understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	the plan that reflects local and national policy.  <b>Suitable for allocation</b>
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The site is located in a wider archaeological landscape containing known sites from the prehistoric period onwards. While no archaeological comments were provided on earlier applications (planning ref: T/20060899 and T/20050492), our knowledge and understanding of the density of archaeological remains in the county has increased over the last 10 years. The Archaeology section were not consulted on the current application on site (planning ref: 19/01489/FUL )but are in discussions with the case officer about being consulted with a view to pre-determination assessment and evaluation on the site given its scale and location.







## Heritage Impact Assessment: Land at Greystonedale, Park Road, Haltwhistle

<b>SHLAA Reference Number</b>	2187
<b>Site Address</b>	Land at Greystonedale, Park Road, Haltwhistle
<b>Site Area</b>	0.90ha
<b>Indicative dwelling number</b>	30 - 35

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Haltwhistle Conservation Area</b> (east of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site lies to the west of the settlement and outside the conservation area. There is an area of attractive stone Victorian terraced dwellings between the site and the Conservation Area.</p> <p><b>Medium</b></p>	<p>The impact upon the designated Conservation Area would be</p> <p><b>Minor Adverse</b></p>	<p>The amount of new-build housing proposed for the site should be reduced and the conversion of the existing buildings should be included in the proposals for this site.</p> <p>Additional housing could be built on the site to complement the character and appearance of the retained buildings.</p> <p>The existing stone boundary wall should be retained and any housing to the front of the site should face onto Park Road and should be similar in scale, massing and materials</p>	<p>The mitigation identified in Step 4 would not change the level of harm which would remain at <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of</li> </ul>

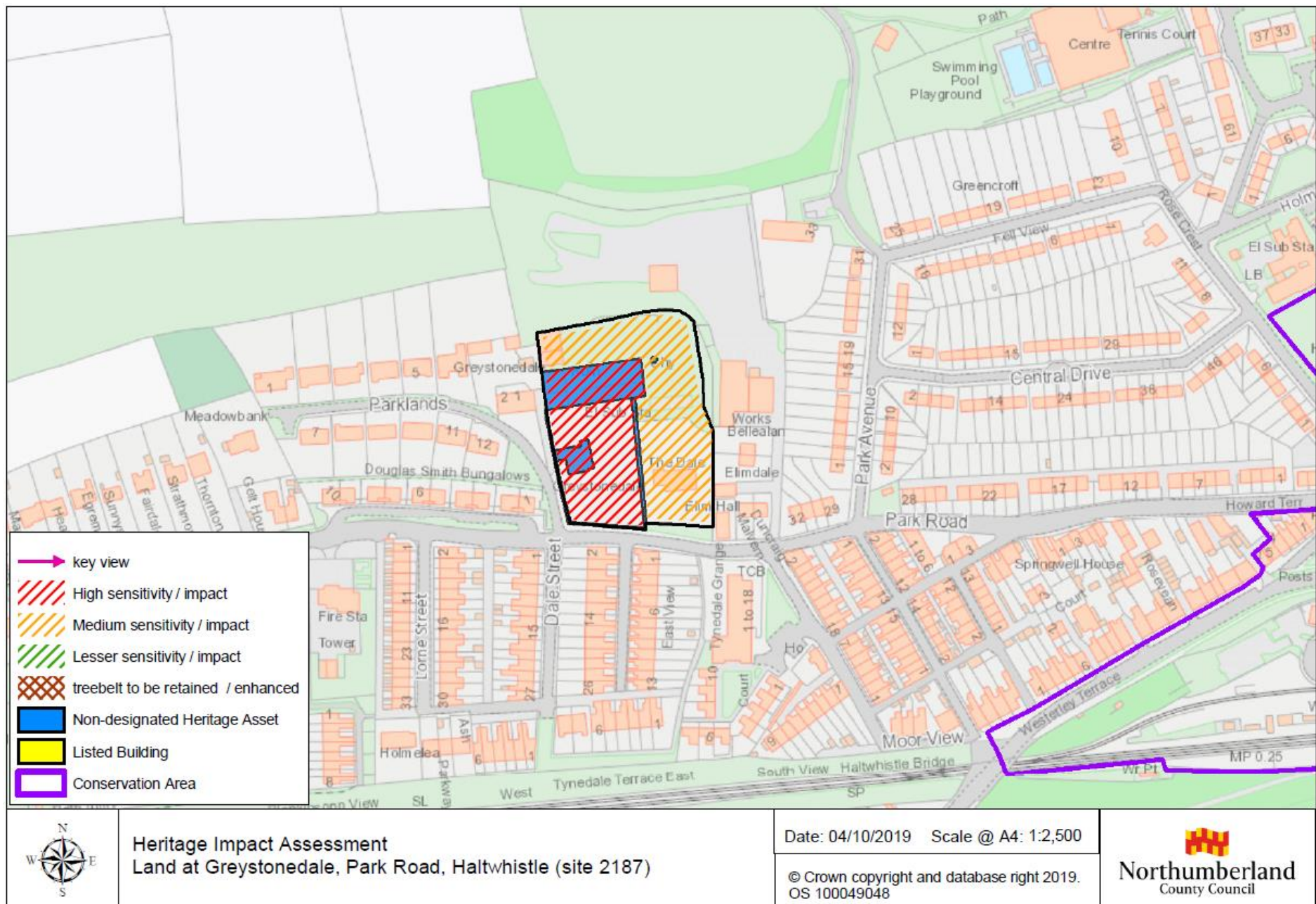
			to the existing housing which fronts on to the southern side of Park Road.	<p>heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Varnish Works</b> (within site)</p> <p><i>Non-designated heritage asset (HER 6733)</i></p> <p><b>Medium Value (standing structures) and unknown archaeological potential</b></p>	<p>The site contains industrial buildings and chimney associated with the former varnish works. Historic OS mapping shows both the varnish works and Greystone Dale villa present on the 1862 edition. There appears to be an association between the two sets of buildings, suggesting Greystone Dale may have been the owner or managers residence.</p> <p><b>Archaeology:</b> Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to</p>	<p>The impact upon the industrial buildings associated with the former varnish works would be major as this, together with other non-designated heritage assets, collectively have evidential, historical, aesthetic and communal value.</p> <p><b>Major Adverse</b></p>	<p>The amount of new build housing proposed for the site should be reduced. More detailed assessment should inform the development of the site, which should include the retentions and conversion of the existing buildings where appropriate.</p> <p>New build within the setting of the Varnish Works (area of medium impact) should complement the character and appearance of the retained buildings.</p> <p><b>Archaeology:</b> Desk based assessment and archaeological field evaluation should be undertaken prior to the</p>	<p>The mitigation identified in Step 4 would change the level of harm to <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy as above</p> <p><b>Archaeology:</b> The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p><b>Suitable for allocation</b></p>

	<p>establish significance of potential heritage assets</p> <p><b>High</b></p>		<p>determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	
<p><b>Greystonedale House</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Medium Value</b></p>	<p>The site contains a 19th century detached stone villa set back from the road. It stands within a walled garden bounded by an attractive stone wall with gateway onto Park Road. Historic OS mapping shows both the villa and varnish works present on the 1862 edition. There appears to be an association between the two sets of buildings suggesting Greystone Dale may have been the owner or managers residence.</p> <p><b>High</b></p>	<p>Development would change the setting of Greystonedale House - it would no longer be discernible as a prominent period property as development has the potential to obscure or compete with the NDHA.</p> <p>The impact upon the detached stone villa would be major as this, together with other non-designated heritage assets, collectively have evidential, historical, aesthetic and communal value.</p> <p><b>Major Adverse</b></p>	<p>Greystonedale House should be retained within any development scheme. The curtilage of the house should not be developed and its historic boundary walls retained.</p>	<p>The mitigation identified in Step 4 would minimize the impact of development on Greystonedale House the setting of the cemetery walls but would be unlikely to negate it entirely, therefore the level of harm would reduce to <b>Minor Adverse</b>.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of</li> </ul>

				<p>heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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The site includes the site of a varnish works shown on historic Ordnance Survey (OS) maps from c.1860 onwards to the rear of Greystonedale House. The historic OS maps show the varnish works expanding with more buildings to the north in the late 19th-early 20th centuries.

A programme of pre-determination assessment and evaluation is recommended for future applications on this site, dependant on the nature and scale of proposed works. A desk-based assessment is required to assess both standing and below ground remains with the need for further evaluation by geophysical survey and trial trenching dependant on the information submitted and conclusions drawn in the desk-based assessment.



## Heritage Impact Assessment: Land west of Hougill, Tyne View Road, Haltwhistle

<b>SHLAA Reference Number</b>	2247
<b>Site Address</b>	Land west of Hougill, Tyne View Road, Haltwhistle
<b>Site Area</b>	0.16ha
<b>Indicative dwelling number</b>	5 - 6

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Haltwhistle Conservation Area</b> (west of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site lies to the east of the conservation area on the northern side of Tyne View Road. It is currently an area of scrubland and has two large corrugated buildings on the site.</p> <p><b>Low</b></p>	<p>The site is located adjacent to and opposite existing housing and the demolition of the two corrugated buildings would result in an improvement to this western approach to the conservation area.</p> <p><b>Beneficial</b></p>	<p>Housing should face onto Tyne View Road and should be in scale and character with surrounding housing developments.</p>	<p>The mitigation identified in Step 4 would be <b>Beneficial</b> to the setting of the conservation area.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of</li> </ul>

				<p>heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
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The site is located away from the historic settlement focus on land which was farmland until buildings were constructed on the site in the second half of the 20th century. Given the previous land-use, it is unlikely that significant archaeological remains will be present on this site and as a result no archaeological work is required.





## Heritage Impact Assessment: Former Bellingham Auction Mart, B6320, Bellingham

<b>SHLAA Reference Number</b>	2352
<b>Site Address</b>	Former Bellingham Auction Mart, B6320, Bellingham
<b>Site Area</b>	1.72ha
<b>Indicative dwelling number</b>	50 - 65

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Nos 1-3 King Street</b> (South of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The site has been the auction mart since at least the second edition OS map of 1896. The open land to the west of the Workhouse is bounded by the B6320 and the former railway line beyond. Nos 1-3 King Street, former houses and shop, lie to the south-east adjacent to Malting Close approach to the site. The elevated position of the site means that development could be viewed in the setting of these listed buildings.</p> <p><b>Medium</b></p>	<p>The site is open, within the settlement boundary and surrounded by existing development. Approaches from the north across the site to the village are also open. The site has the remains of the former auction mart structures and pens which contribute to the site appearing to be neglected.</p> <p>Views to the three listed buildings are limited from the north, but there would be glimpse views from the south in the context of development.</p> <p><b>Beneficial</b></p>	<p>Development should consider the existing character and nature of the built form in Bellingham. This includes being sympathetic to local character and history and landscape setting for this large and prominent site.</p> <p>Factors such as scale, massing, layout, materials, roofscape and height of buildings should demonstrate they have regard to the historic character of the settlement.</p>	<p>The mitigation identified in Step 4 will retain the impact as <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of</li> </ul>

				<p>sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Barclays Bank, Front Street</b> (south of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>The former bank building on Front Street was built as a bank in the latter part of the 19th century located adjacent to Malting Close. A large three-storey rusticated coursed sandstone building it has a dominating presence on Front Street and contributes to the historic and aesthetic significance of Bellingham town centre. The development site is to the rear and there may be glimpse views in the context of this building.</p> <p><b>Low</b></p>	<p>The site is set back from the rear of the former bank and due to its configuration some sense of space is retained around it. The site lies on elevated land therefore there would be some glimpse views in the context of development.</p> <p><b>Beneficial</b></p>	<p>Development should consider the existing character and nature of the built form in Bellingham. This includes being sympathetic to local character and history and landscape setting for this large and prominent site.</p> <p>Factors such as scale, massing, layout, materials, roofscape and height of buildings should demonstrate they have regard to the historic character of the settlement.</p>	<p>As above.</p>
<b>Former Union Workhouse,</b>	The white rendered former	Development of the site	Development should	As above.

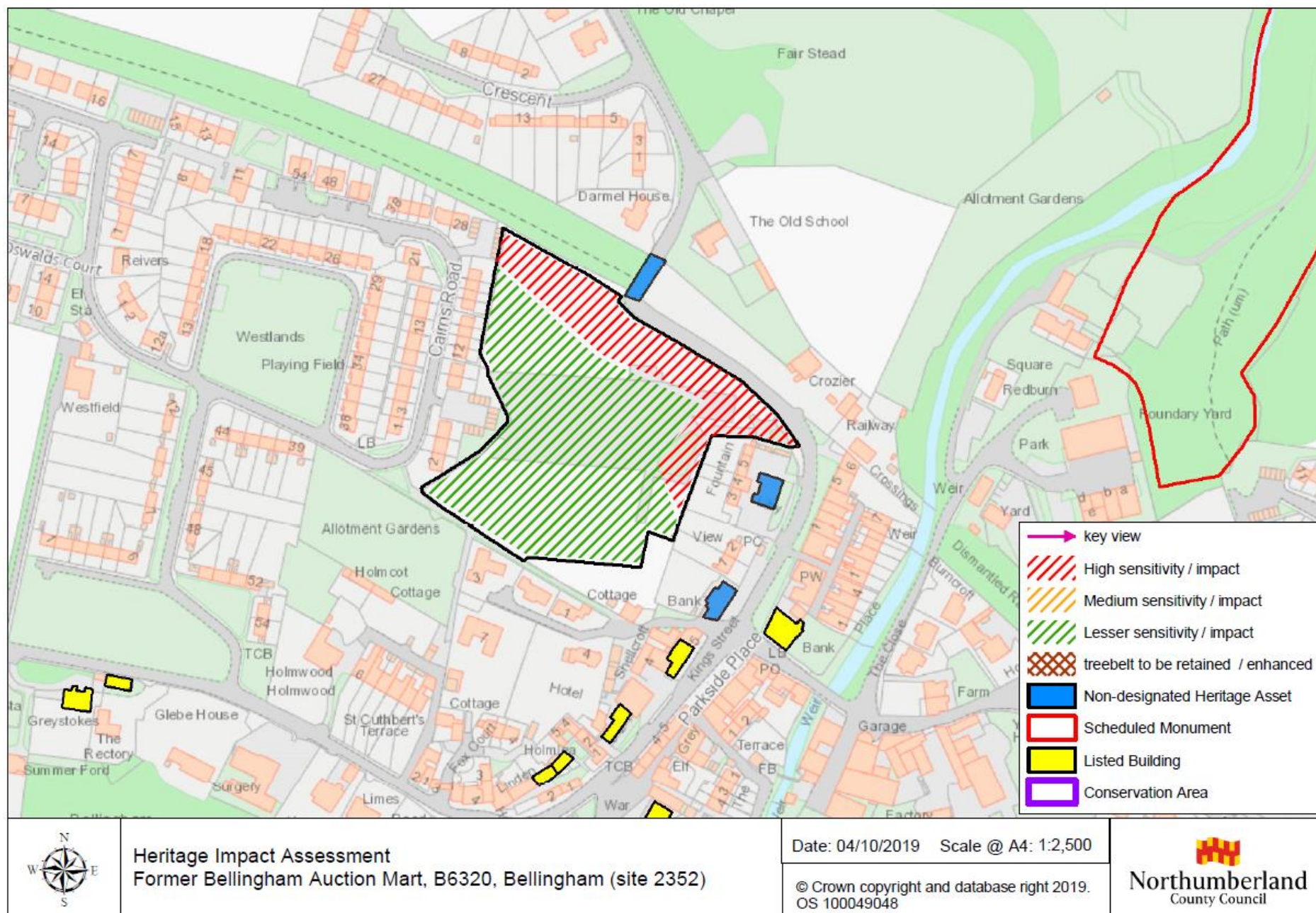
<p><b>now library</b> (east and south of site)</p> <p><i>Non-designated heritage asset (HER 8304)</i></p> <p><b>Medium Value</b></p>	<p>workhouse building was built in 1839 and is unusual in its architecture in that it was designed to replicate typical local farmhouses, rather than follow the Poor Law Commissions' model plans. It is a building of local and regional significance and its site borders the allocation site facing on to Front Street at the north end of town. The historic maps record that no substantial development occurred near this building until the early part of the 20th century. The allocation site is elevated and therefore there are views from the north approach to Bellingham of the site in the context with the former Workhouse building.</p> <p><b>Medium</b></p>	<p>would alter its open character, which has historically been as a result of the nature of the workhouse building and the stigmatised people who lived there. The auction mart use was likely to have been an acceptable use as no-one would have lived there.</p> <p>Therefore the historic significance of the building and the openness of the site should be given consideration in future development plans.</p> <p><b>Beneficial</b></p>	<p>consider the existing character and nature of the built form in Bellingham. This includes being sympathetic to local character and history and landscape setting for this large and prominent site.</p> <p>Factors such as scale, massing, layout, materials, roofscape and height of buildings should demonstrate they have regard to the historic character of the settlement.</p> <p>This building was previously isolated from adjacent development and so some acknowledgement of its former use in the layout and positioning of new buildings would mitigate against any potential harm of enclosing this building.</p>	
<p><b>Road bridge (B6320) over former railway line</b> (north of site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>The road bridge over the former railway line was built around the time of the opening of the railway in 1858. It carries the main road running from north-south through village. The bridge crossing is at a sharp corner over former railway line. The line of the road and the open nature of the site affords views over Bellingham on approach from the north. Views of the stonework arch</p>	<p>Development on this site would be limited by the boundary created from the former railway line that this bridge crosses. The bridge and the former railway line are an important link to the transport history of the North Tyne area.</p> <p><b>Beneficial</b></p>	<p>Development should consider the existing character and nature of the built form in Bellingham. This includes being sympathetic to local character and history and landscape setting for this large and prominent site.</p> <p>Factors such as scale, massing, layout, materials, roofscape and height of buildings should demonstrate they have regard to the</p>	<p>As above.</p>

	<p>of the bridge are possible upon approach to it from the south.</p> <p><b>Low</b></p>		<p>historic character of the settlement and its boundaries.</p>	
<p><b>Hareshaw Ironworks</b> (east of site)</p> <p>Designated heritage asset (Scheduled Monument)</p> <p><b>High Value</b></p>	<p>The site is located c.185m west of the scheduled monument of Hareshaw Ironworks. Much of the western part of the scheduled area is covered by trees and vegetation belt which, when viewed with topography and existing housing to the south-west, means that views to and from the monument will not be affected by the provision of housing in this location.</p> <p>The site is located in proximity to a scheduled monument and the impact of the proposals on the setting of this designated heritage asset needs to be considered, dependent on scale and design.</p> <p><b>Low</b></p>	<p>There area some glimpsed views of the site from the heritage asset. The development site should be viewed within the context of the existing settlement. With the appropriate scale, density and massing of housing, the development should not impact on to the setting of the scheduled Ironworks.</p> <p><b>Minor Adverse</b></p>	<p>A setting assessment should be undertaken to inform detailed proposals for the site.</p> <p>With the appropriate scale, density and massing of housing, small-scale development should provide less than substantial harm to the setting of the scheduled fort.</p>	<p>The mitigation identified in Step 4 should result in <b>No Change</b> to the significance of the heritage asset. With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to</li> </ul>

				local character and distinctiveness.  <b>Suitable for allocation</b>
<p><b>Medieval and post-medieval Bellingham</b> (within site)</p> <p><i>Non-designated heritage asset (HER 8048)</i></p> <p><b>Medium Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>

The site is located in the western edge of the historic settlement with the potential for medieval and later settlement remains, in a wider prehistoric landscape. There is a requirement for pre-determination desk-based assessment and trial trenching.







## Heritage Impact Assessment: Land at Demesne Farm, Boat Road, Bellingham

<b>SHLAA Reference Number</b>	2222
<b>Site Address</b>	Land at Demesne Farm, Boat Road, Bellingham
<b>Site Area</b>	1.77ha
<b>Indicative dwelling number</b>	35 - 40

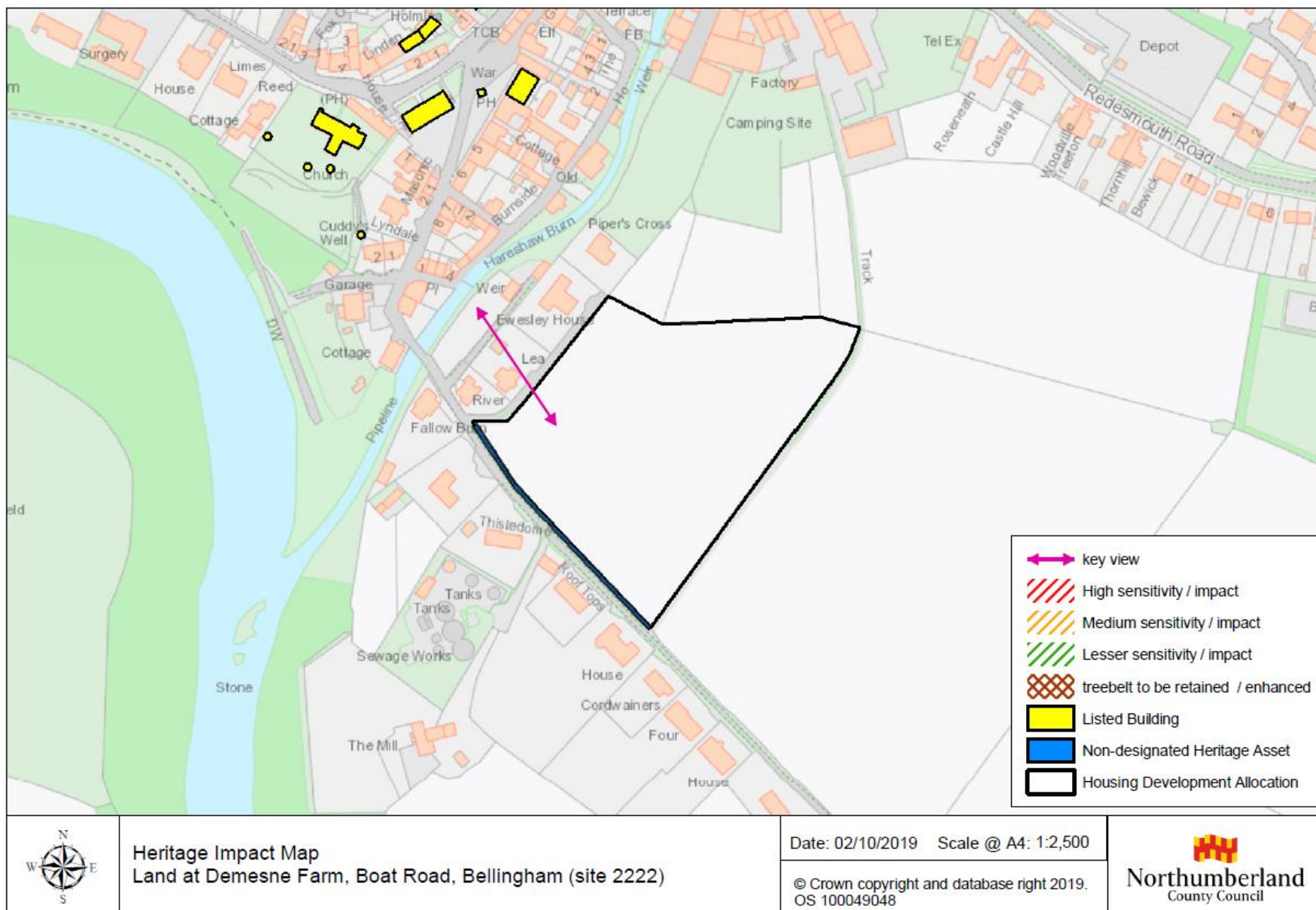
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Church of St Cuthbert and three memorials in churchyard</b> (north-west of site)</p> <p><i>Designated heritage assets (Grade I Listed church and Grade II Listed memorials)</i></p> <p><b>High Value</b></p>	<p>This parish church has its origins in the 13th century and is therefore of high historic significance. Its location, on an elevated site within Bellingham, is prominent representing its importance as a communal building. The church is visible between the site, on the lower levels close to the river North Tyne and therefore development on this site would fall within the setting of the Grade I listed church. The site is currently green field on the edge of the settlement, with historic stone boundaries to the South and</p>	<p>Development on this site would need to consider the setting of the Grade I church and the character of the town which it currently overlooks. The character of the settlement, which has developed organically, is predominantly buildings of stone and slate. Roof lines are not aligned and instead form a random pattern which creates a fortuitous tight-knit historic composition against the skyline, when viewed from the site. Views into the site from higher up the valley are limited due to the tree cover.</p>	<p>The site is level, at the foot of the elevated part of Bellingham's historic core. On a level site the task will be to ensure that the layout, scale, massing of development and materials are appropriate to this part of the settlement, reflecting the rooflines, historic pattern of development and materials that are established and form the setting of two important listed civic buildings in the settlement.</p>	<p>The mitigation identified in Step 4 will retain the impact as <b>Beneficial</b>.</p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

	West.  <b>Medium</b>	<b>Beneficial</b>		<ul style="list-style-type: none"> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p> <p>With regard to the preceding four steps, there are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and</li> </ul>
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				<p>putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Town Hall</b> (north-west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The 19th century Town Hall with its timber clock tower is a large, civic building, representing the community of Bellingham. This building is also in an elevated position and there are views between the building and the site and vice versa.</p> <p><b>Medium</b></p>	<p>Development on this site would need to consider the setting of the important Grade II civic building of the Town Hall and the character of the town which it currently overlooks. The character of the settlement, which has developed organically, is predominantly buildings of stone and slate. Roof lines are not aligned and instead form a random pattern which creates a fortuitous tight-knit historic composition against the skyline, when viewed from the site. Views into the site from higher up the valley are limited due to the tree cover.</p>	<p>The site is level, at the foot of the elevated part of Bellingham's historic core. On a level site the task will be to ensure that the layout, scale, massing of development and materials are appropriate to this part of the settlement, reflecting the rooflines, historic pattern of development and materials that are established and form the setting of two important listed civic buildings in the settlement.</p>	<p>As above.</p>
<p><b>Medieval and post-medieval Bellingham</b> (HER)</p>	<p>Potential for underground remains to enhance</p>	<p>Development could lead to loss of archaeological</p>	<p>Desk based assessment and archaeological field</p>	<p>The mitigation identified in Step 4 would ensure that the</p>

8048)  <i>Non-designated heritage asset</i>  <b>Medium Value (unknown potential)</b>	understanding of local/regional historic development.  Additional assessment and evaluation required to establish significance of potential heritage assets  <b>Unknown</b>	remains of some significance.  <b>Major Adverse</b>	evaluation should be undertaken prior to the determination of the planning application in line with planning policy.  Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.	significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.  This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.  <b>Suitable for allocation</b>
<b>Potential prehistoric landscape</b> (within site)  <i>Non-designated heritage asset</i>  <b>Unknown value (unknown potential)</b>	Potential for underground remains to enhance understanding of local/regional historic development.  Additional assessment and evaluation required to establish significance of potential heritage assets  <b>Unknown</b>	Development could lead to loss of archaeological remains of some significance.  <b>Major Adverse</b>	As above.	As above.

The site appears to be located to the south-east of the known historic settlement focus, in a wider prehistoric landscape. A previous application for residential development C/91/E/0334 was consented without archaeological consultation. Pre-determination desk-based assessment and evaluation by geophysical survey and trial trenching is likely to be required, dependent on the level of previous disturbance and the nature of development.



## Heritage Impact Assessment: Land west of Langley Gardens and north of Ratcliffe Road, Haydon Bridge

<b>SHLAA Reference Number</b>	2046 and 2544
<b>Site Address</b>	Land west of Langley Gardens and north of Ratcliffe Road, Haydon Bridge
<b>Site Area</b>	2.20ha
<b>Indicative dwelling number</b>	35 - 50

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Haydon Bridge Conservation Area</b> (to east and north of site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site is located to the west of the settlement and outside of the conservation area boundary. It is currently open agricultural field, adjacent to 1970s housing development. The field gently rises, before rising more steeply beyond the railway line to the north.</p> <p>The low-lying nature of the site means there is little intervisibility from the site to the conservation area and vice versa from within the settlement. However, the topography of the area, and therefore the character of the conservation area, means</p>	<p>The western boundary of Haydon Bridge is dominated by mid-20<sup>th</sup> century or later housing and therefore the conservation area does not include this part of the settlement or its setting. However, a housing development on this site would be visible in the context of the conservation area in long views from the north and south.</p> <p>Therefore, development will have an impact on the views from the north-western part of the conservation area southwards down towards</p>	<p>The Conservation Area Character Appraisal encourages new development to be carried out in keeping with the scale of adjacent structures. New development should consider the impact of development on the higher sections of the site, particularly towards the railway line, which are more visible in longer views into the site and therefore visible in the context of the conservation area.</p> <p>Careful consideration should be given to design, scale, massing, materials and</p>	<p>The mitigation identified in Step 4 would change the level of harm to <b>Beneficial</b> on the setting of the conservation area.</p> <p>The site should be allocated subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing</li> </ul>

	<p>there are views from the north looking south along the valley towards the site and in the context of the historic core to Haydon Bridge. There are also views from the A69 looking north towards the settlement, although wooded and partly obscured, the upper sections of the site towards the railway line are clearly visible.</p> <p><b>Medium</b></p>	<p>the river. The site would however be viewed at some distance (250-400m) and in the context of the modern housing development adjacent at Langley Gardens, the railway and a main road.</p> <p>The site is visible in the longer views, but provided the design, layout and materials are sympathetic this would sustain the significance of the designated heritage assets.</p> <p><b>Beneficial</b></p> <p>Should the design, layout and choice of materials be out of keeping with Haydon Bridge there could be harm.</p> <p><b>Moderate Adverse</b></p>	<p>layout of a new housing development to take the opportunity to enhance the significance of the setting of the conservation area.</p>	<p>the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Potential prehistoric activity</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Unknown Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development.</p> <p>Additional assessment and evaluation required to establish significance of potential heritage assets</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Desk based assessment and archaeological field evaluation should be undertaken prior to the determination of the planning application in line with planning policy.</p> <p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p>



			importance and impact and to make this evidence (and any archive generated) publicly accessible.	<b>Suitable for allocation</b>
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The site is located close to the river in a wider prehistoric landscape. Two late Bronze Age bronze axes and four uninscribed bronze vessels of potential medieval date were found during the construction of the railway cutting to the immediate north of the site in 1835-6. While located outside the medieval and later settlement focus, the site has potential to contain remains associated with prehistoric activity. As a result a future application on this site is likely to require predetermination assessment and evaluation comprising desk-based assessment, geophysical survey and trial trenching in order to establish the archaeological impact of the proposed development.



## Heritage Impact Assessment: Land at Station Road, Haydon Bridge

SHLAA Reference Number	9110
Site Address	Land at Station Road, Haydon Bridge
Site Area	<del>0.64ha</del> 0.41ha <sup>14</sup>
Indicative dwelling number	<del>15-20</del> 8 - 10

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Haydon Bridge Conservation Area</b> (adjacent to site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The boundary of the conservation area is to the west and south of the site. The site is currently used as an industrial yard and contains a number of modern corrugated iron sheds and one prefabricated building. Chain link gates at various openings to the site and painted fencing detract from the attractive natural stone wall boundary treatment which forms the majority of the site frontage and which matches the stone used to</p>	<p>Housing development on this site would be an isolated pocket of housing between the allotments to the west and the open countryside to the east. There are limited views to the site from outwith the conservation area. The site is visible in connection with the conservation area boundary on the approach to the settlement along B6319. The site could be improved by removal of the industrial buildings and replacement with housing in more</p>	<p>The Conservation Area Character Appraisal encourages new development to be carried out in keeping with the scale of adjacent structures. New development should retain the mature tree belt to the north to soften views and limit impact.</p> <p>Of development more widely, careful consideration should be given to design, scale, massing, materials and layout to take the opportunity to</p>	<p>The mitigation identified in Step 4 should retain the impact of development as <b>beneficial</b>. There are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

<sup>14</sup> The area of this site allocation was reduced during the examination of the Local Plan, to exclude the eastern of the two yards [NB. The HIA refers to elements of the eastern yard, such as the chain-link gates and fencing.]

	<p>line the opposite side of the road, the boundary of the conservation area. It is highly visible from the railway line and in the context of the conservation area.</p> <p>The northern boundary to the site is softened by a belt of mature trees and shrubs which make an important contribution to the setting of the conservation area.</p> <p>Views from outwith the conservation area and on both sides of the valley looking down are limited by the tree cover.</p> <p><b>Medium</b></p>	<p>sympathetic design and materials, strengthening the edge of the conservation area.</p> <p><b>Beneficial</b></p>	<p>enhance the significance of the setting of the conservation area.</p> <p>New housing should be well designed and in keeping with the traditional vernacular architectural characteristics of the settlement. Houses should be sympathetic in terms of size, scale, design, materials and positioning on the site to reflect the character and appearance of the traditional existing houses in the conservation area.</p>	<ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Congregational Chapel</b> (west of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The allotments and the fire station building lie between the site and the chapel therefore obscuring views. The fire station has permission to be demolished.</p> <p><b>High</b></p>	<p>There is no impact on the setting of the asset currently and the distance between the site and the asset is too great for any appreciable impact.</p> <p><b>No Change</b></p>	N/A	As above.
<p><b>Station Cottage and garden wall and area railings (separate listing)</b> (south-west of site)</p> <p><i>Designated heritage assets (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>The designated heritage assets lie at some distance from the proposed site. Railway line, embankment, trees and B6319 lie in between, minimising impact on the asset.</p> <p><b>Low</b></p>	<p>There is no impact on the setting of the asset currently and the distance between the site and the asset is too great for any appreciable impact.</p> <p><b>No Change</b></p>	N/A	As above.

The site is located away from the historic settlement focus on land which has previously been used as allotments and annotated as California Gardens on the First Edition Ordnance survey map of c.1860.

The site has subsequently been utilised as a Council Yard with groundworks and surfacing likely to have impacted on any earlier archaeological remains. The site is therefore of very low archaeological potential and will not require archaeological work as part of a planning application.





## Heritage Impact Assessment: Land east of Lonkley Terrace, Allendale Town

<b>SHLAA Reference Number</b>	2349 and 9380
<b>Site Address</b>	Land east of Lonkley Terrace, Allendale Town
<b>Site Area</b>	0.55ha
<b>Indicative dwelling number</b>	8 - 16

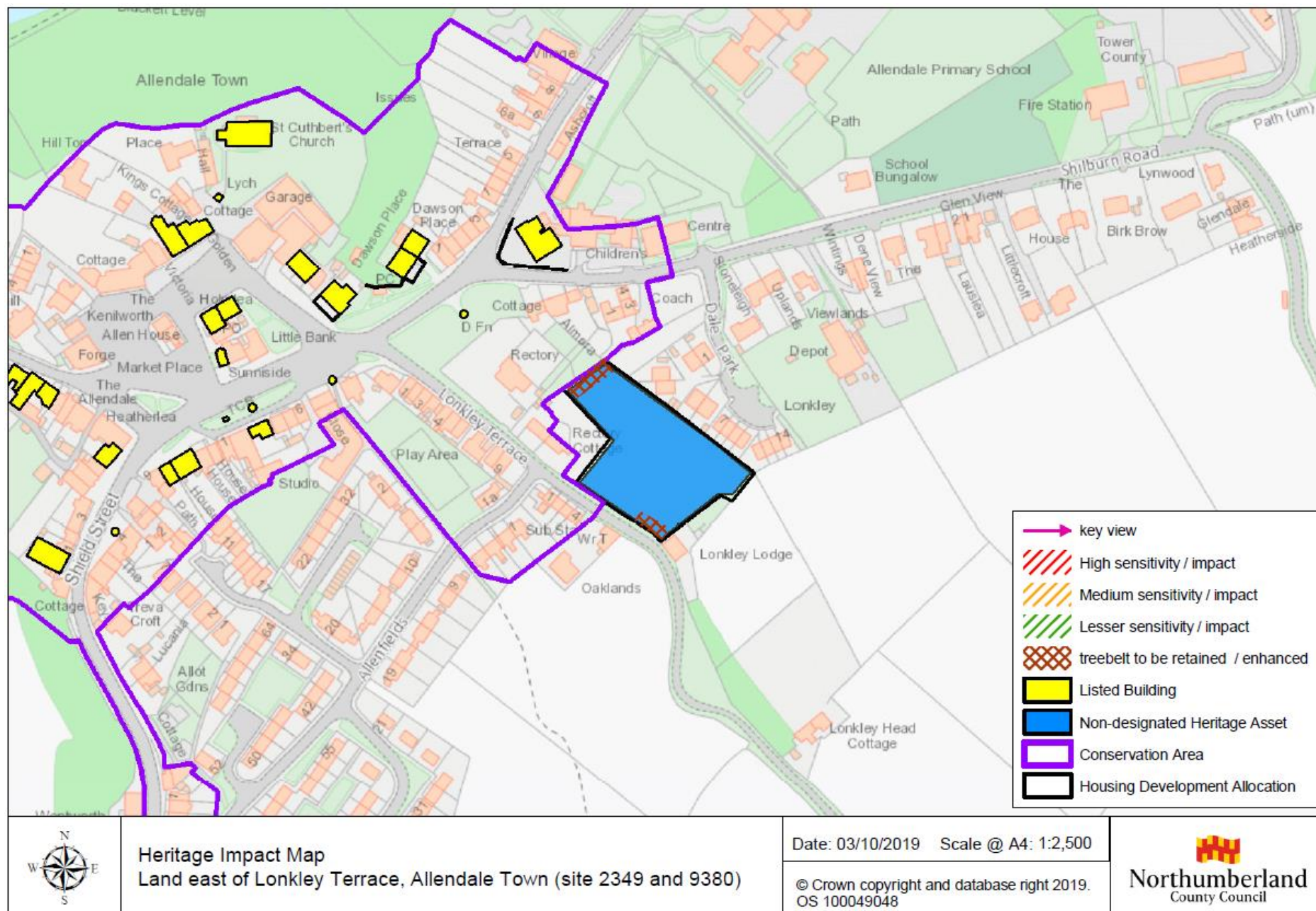
STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>Allendale Conservation Area</b> (adjacent to site)</p> <p><i>Designated heritage asset</i></p> <p><b>High Value</b></p>	<p>The site lies to the south and east of the Allendale conservation area on an area of open pastureland fronting onto Lonkley Terrace. Its contribution to the significance of this heritage asset is considered to be</p> <p><b>Medium</b></p>	<p>The proposed housing site is located between built development to the east and west. Development would change the rural character of the site and its contribution of openness to the approach to the Conservation Area.</p> <p><b>Minor Adverse</b></p>	<p>The existing dry stone wall and the mature trees landscaping should be retained and any new boundary treatment should be of an informal rural nature.</p> <p>Main facades of the proposed houses should be of natural random rubble stone laid in courses rather than being entirely of render.</p> <p>Development should consider the impact on the rural character of this edge of the conservation area, taking into account the scale and form of the existing settlement.</p>	<p>The mitigation identified in Step 4 would reduce the level of harm but could not entirely negate it, the level of harm would remain <b>Minor</b>.</p> <p>The site should be allocated for housing subject to a policy in the plan that reflects national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing</li> </ul>



				<p>the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <ul style="list-style-type: none"> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Ridge and furrow cultivation earthworks</b> (within site)</p> <p><i>Non-designated heritage asset</i></p> <p><b>Lesser Value</b></p>	<p>The site contains ridge and furrow cultivation earthworks of probable medieval date which enhance the understanding of local / regional historic development. They are of local importance and not sufficient significance to warrant preservation in situ.</p> <p><b>Medium</b></p>	<p>Development would lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>The ridge and furrow should be preserved by record as part of mitigation, recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for housing subject to a policy in the plan that reflects local and national policy.</p> <p><b>Suitable for allocation</b></p>

The site is located outside the historic settlement focus, at some distance from known prehistoric remains. In addition, the slope of the site makes it less likely to have been conducive to historic settlement. It is therefore unlikely that settlement remains would be present on this site and no pre-determination archaeological assessment or evaluation work will be required. The site does, however, contain quite well-preserved ridge and furrow earthworks which show that the site was the subject of agricultural activity probably from the medieval period onwards. These earthworks are of local importance and not sufficient significance to warrant

preservation in situ. They do, however, provide evidence of the historic land-use associated with the medieval and later settlement at Allendale and therefore warrant preservation by record.



## Heritage Impact Assessment: Land at Splitty Lane, Catton, Allendale

<b>SHLAA Reference Number</b>	8033
<b>Site Address</b>	Land at Splitty Lane, Catton, Allendale
<b>Site Area</b>	0.60ha
<b>Indicative dwelling number</b>	5 - 8

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
NONE				Suitable for allocation.

The site is located at some distance from known prehistoric sites and the medieval and later settlement at Catton. A desk-based assessment on an adjacent site indicates that this site is likely to have been located on medieval farm land to the north of the medieval settlement. Although faint earthworks of ridge and furrow are visible on aerial photographs of the site, these could potentially be post-medieval in date. No further archaeological work is required.

## Heritage Impact Assessment: Land south of Westmor, A696, Otterburn <sup>16</sup>

<b>SHLAA Reference Number</b>	2422a
<b>Site Address</b>	Land south of Westmor, A696, Otterburn
<b>Site Area</b>	0.61ha
<b>Indicative dwelling number</b>	10 - 15

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<b>Battle of Otterburn</b> (contains site)  <i>Designated heritage asset</i>  <b>High Value</b>	The proposed development site is located in a part of the registered battlefield which reflects the gently sloping farmland within which the battle was fought. It is an area of the battlefield where the English gathered and formulated their plan of attack, then escaped across as they lost the battle. The site has been maintained as agricultural land since the date of the battle and forms part of our understanding of the topography and layout of the battlefield. The site also	Development would lead to loss of the open rural landscape and ridge and furrow earthworks which form part of the registered battlefield. The character of this open, agricultural landscape, which has been largely unchanged since the time of the battle, would be completely lost and would have an adverse impact on the significance of the designated asset.  <b>Major Adverse</b>	The open rural character of the battlefield has been largely preserved since 1388 with gently sloping land down to the Otter Burn to the east of the battlefield and upstanding ridge and furrow earthworks within the site. Building on this site will impact on these aspects of the registered battlefield and would constitute harm. There is no mitigation which would reduce the level of harm.	With regard to the assessment set out in the preceding four steps it is concluded that there are fundamental heritage reasons why this site should not be allocated for housing.  <b>This site should not be allocated.</b>  <b>This should be reflected in a modification to policy HOU4.</b>

<sup>16</sup> This site was ultimately not allocated in the Local Plan as a result of the HIA not being favourable of allocation.

	contains well-preserved upstanding earthworks of ridge and furrow which provides further evidence of the land use at the time of the battle and contribute to its significance.  <b>High</b>			
<b>Church of St John the Evangelist</b> (north of site)  <i>Designated heritage asset (Grade II Listed)</i>  <b>High Value</b>	<p>The site consists of a gently sloping open rural landscape which forms part of the south-east of the registered Otterburn battlefield.</p> <p>The Church of St John the Evangelist was constructed in 1858 by John Dobson. It was constructed in the Victorian Gothic Decorated style and is of ashlar stone with a Lakeland Slate roof. It has a tower to the south west with a low octagonal spire.</p> <p><b>Low</b></p>	<p>The church is set up high on the northern side of the main road which passes through the village. However due to the presence of built development facing onto the south side of the main road the site will be screened from this important grade II listed church.</p> <p><b>No Change</b></p>	<p>The significance of the heritage asset would not be affected by development of the site, therefore no mitigation necessary to address this particular issue.</p>	<p>The impact of development on the designated heritage asset would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.</p>

The site is located within the designated Registered Battlefield for the Battle of Otterburn fought in 1388 between the Scots (House of Douglas) and the English (the Percys). The English Heritage Battlefield Report (1995) states that the pastoral landscape of the battlefield has not been greatly altered since the enclosed fields were built across it, probably from the late 18th century with the open character of the battlefield in 1388 largely preserved over the years, with scrubby woodland on the upper slopes which would have helped to mask the flanking attacks by both sides. It states that the gradient of the hillside on which the battle was fought is relatively gentle, sloping down southwards to the River Rede and eastwards towards the Otter Burn with land-use primarily agricultural across the battlefield. Aerial photographs show the preservation of medieval ridge and furrow in the fields to the south of the A696 road from the proposed development site in the west into the fields to the east of the settlement. The ridge and furrow within the proposed development site is well preserved as upstanding earthworks.

The proposed development site is located in a part of the registered battlefield which reflects the gently sloping farmland within which the battle was fought. It is an area of the battlefield where the English gathered and formulated their plan of attack, then escaped across as they lost the battle. The site has been maintained as agricultural land since the date of the battle and forms part of our understanding of the topography and layout of the battlefield.

The provision of a housing development in this location impacts both on the rural nature of the designated battlefield and the upstanding ridge and furrow earthworks which form part of a wider landscape of cultivation from the medieval period onwards. It would not be appropriate to include this site within the land allocation due to its impact on this nationally important designated site.





## Heritage Impact Assessment: Land west of Smithy, A696, Otterburn <sup>17</sup>

<b>SHLAA Reference Number</b>	2422b
<b>Site Address</b>	Land west of Smithy, A696, Otterburn
<b>Site Area</b>	0.97ha
<b>Indicative dwelling number</b>	15 - 20

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<b>Battle of Otterburn</b> (contains site)  <i>Designated heritage asset</i>  <b>High Value</b>	The proposed development site is located in a part of the registered battlefield which reflects the gently sloping farmland within which the battle was fought. It is an area of the battlefield where the English gathered and formulated their plan of attack, then escaped across as they lost the battle. The site has been maintained as agricultural land since the date of the battle and forms part of our understanding of the topography and layout of the battlefield. The site also	Development would lead to loss of the open rural landscape which forms part of the significance of the registered battlefield.  <b>Major Adverse</b>	The open rural character of the battlefield has been largely preserved since 1388 with gently sloping land down to the Otter Burn to the east of the battlefield. Building on this site will impact on these aspects of the registered battlefield and would constitute harm. There is no mitigation which could reduce this level of harm.	With regard to the assessment set out in the preceding four steps it is concluded that there are fundamental heritage reasons why this site should not be allocated for housing.  <b>This site should not be allocated.</b>  <b>This should be reflected in a modification to policy HOU4.</b>

<sup>17</sup> This site was ultimately not allocated in the Local Plan as a result of the HIA not being favourable of allocation.

	contains well-preserved upstanding earthworks of ridge and furrow which provides further evidence of the land use at the time of the battle and contribute to its significance.  <b>High</b>			
<b>Church of St John the Evangelist</b> (north of site)  <i>Designated heritage asset (Grade II Listed)</i>  <b>High Value</b>	The Church of St John the Evangelist was constructed in 1858 by John Dobson. It was constructed in the Victorian Gothic Decorated style and is of ashlar stone with a Lakeland Slate roof. It has a tower to the south west with a low octagonal spire.  <b>Medium</b>	The church is set up high on the northern side of the main road which passes through the village.  The site is to the south-west of the Church and cannot be read in conjunction with the Church and so it is not considered that any direct harm would be caused to the significance of the church  <b>No Change</b>	The asset would not be affected by development of the site, therefore no mitigation necessary to address this particular issue.	The impact of development on the designated heritage asset would not render the site undevelopable in itself, however, the site should not be allocated due to the impact on other heritage assets.

The site is located within the designated Registered Battlefield for the Battle of Otterburn fought in 1388 between the Scots (House of Douglas) and the English (the Percys). The English Heritage Battlefield Report (1995) states that the pastoral landscape of the battlefield has not been greatly altered since the enclosed fields were built across it, probably from the late 18th century with the open character of the battlefield in 1388 largely preserved over the years, with scrubby woodland on the upper slopes which would have helped to mask the flanking attacks by both sides. It states that the gradient of the hillside on which the battle was fought is relatively gentle, sloping down southwards to the River Rede and eastwards towards the Otter Burn with land-use primarily agricultural across the battlefield. Medieval ridge and furrow is preserved in the fields to the south of the A696 road from the proposed development site in the west into the fields to the east of the settlement, although this particular site has been subject to later truncation which has removed the upstanding earthworks of ridge and furrow

The proposed development site is located in a part of the registered battlefield which reflects the gently sloping farmland within which the battle was fought. It is an area of the battlefield where the English gathered and formulated their plan of attack, then escaped across as they lost the battle. The site has been maintained as agricultural land since the date of the battle and forms part of our understanding of the topography and layout of the battlefield.

The provision of a housing development in this location impacts both on the rural nature of the designated battlefield. It would not be appropriate to include this site within the land allocation due to its impact on this nationally important designated site.





## Heritage Impact Assessment: West Woodburn Filling Station, A68, West Woodburn <sup>18</sup>

<b>SHLAA Reference Number</b>	2065
<b>Site Address</b>	West Woodburn Filling Station, A68, West Woodburn
<b>Site Area</b>	0.26ha
<b>Indicative dwelling number</b>	5 - 8

STEP 1	STEP 2	STEP 3	STEP 4	STEP 5
Heritage Asset(s) affected by allocation (designated and non-designated) and Significance Value	What contribution does the existing site make to the significance of the heritage asset(s)?	Potential impact of development on Significance?	Any mitigation for potential harm identified or opportunities to enhance Significance?	How does the harm change as a result of the mitigation identified in Step 4? Should the site be allocated or how might the plan need to be changed?
<p><b>No 6 Low Park</b> (east of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>No 6 Low Park dates to 1753, possibly earlier. It is a dwelling in natural stone and slate roof with a long narrow front garden. Listed mainly for group value with adjacent property (No 5 Low Park - see below). The listed building lies about 120m from the site, with residential development lying in between, however there is a slight visual link due to topography and low density nature of development.</p> <p>The site is currently in</p>	<p>No 6 Low Park sits in the southern part of West Woodburn settlement, which is characterised by varying sized plots, low density housing, natural stone buildings with typically slate roofs, white painted sash windows.</p> <p>The allocation of housing on the site would cause minimal change to the setting of the listed building as the visual connection between the site and the asset is minimal and glimpsed.</p>	<p>Ensuring that the density, design, layout and materials of the new development reflect the character of this part of the settlement will seek to enhance the significance of the setting of nearby heritage assets.</p> <p>New development should take account of the scale and massing of the existing properties in West Woodburn and the historic layout of the settlement including low density development, scale, massing, layout, materials</p>	<p>The mitigation identified in Step 4 would retain the impact at <b>Beneficial</b>.</p> <p>There are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and national policy including:</p> <ul style="list-style-type: none"> <li>gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> </ul>

<sup>18</sup> This site was ultimately not allocated in the Local Plan.

	<p>industrial use, containing a prefab building at odds with the design and materials of the buildings in the vicinity. It therefore makes a neutral/negative contribution to the significance of the heritage asset because the setting of the listed building is affected by the building in materials which jar with the other buildings.</p> <p><b>Low</b></p>	<b>Beneficial</b>	and retaining historic boundary walls.	<ul style="list-style-type: none"> <li>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>No 5 Low Park</b> (east of site)</p> <p><i>Designated heritage asset (Grade II Listed)</i></p> <p><b>High Value</b></p>	<p>No 5 Low Park is a dwelling in natural stone and slate roof with a long narrow front garden. The character of this part of West Woodburn is a mix of historical and more modern housing, all low density, ad hoc individual developments mainly in natural stone and slate roof materials. The listed building lies about 120m from site, with residential development lying in between, however there is a visual link due to topography and low-density nature of development.</p> <p>The site is currently in</p>	<p>No 5 Low Park sits in the southern part of West Woodburn settlement which is characterised by varying sized plots, low density housing, natural stone buildings with slate roofs, white painted sash windows.</p> <p>There is little upset currently to this character which forms the overall setting for this listed building. There is a visual relationship between the building and site, and the current impact could be improved upon by a sympathetic layout and design which reflects the</p>	<p>Ensuring that the density, design, layout and materials of the new development reflect the character of this part of the settlement will seek to enhance the significance of the setting of nearby heritage assets.</p> <p>New development should take account of the scale and massing of the existing properties in West Woodburn and the historic layout of the settlement including low density development, scale, massing, layout, materials and retaining historic boundary walls.</p>	As above.

	<p>industrial use, containing a prefab building at odds with the design and materials of the buildings in the vicinity. It therefore currently makes a neutral/negative contribution to the significance of the heritage asset because the setting of the listed building is affected by the building in materials which jar with the other buildings.</p> <p>Low</p>	<p>character of the settlement.</p> <p>The indicative dwelling number is not substantial enough to alter the rural character of this part of the settlement and therefore the setting of the listed building.</p> <p>Stone wall boundary treatments throughout the settlement are very much part of its character.</p> <p><b>Beneficial</b></p>		
<p><b>Oaktree House and Smithy</b> (north and south of site)</p> <p><i>Non-designated heritage assets</i></p> <p><b>Medium Value</b></p>	<p>The site is currently in industrial use, containing a prefabricated building at odds with the design and materials of the buildings in the vicinity. To the south is a building that appears on the first edition OS map 1865 as a smithy. To the north is Oaktree House, which appears on the 1897 map.</p> <p><b>None</b></p>	<p>The character of this part of West Woodburn is a mix of historic and 20th century housing, typically low density, ad hoc individual developments mainly in natural stone and slate roof materials.</p> <p>Therefore development that incorporates the general character of the settlement would sustain the setting of the heritage assets.</p> <p><b>Beneficial</b></p>	<p>Ensuring that the density, design, layout and materials of the new development reflect the character of this part of the settlement will seek to enhance the significance of the setting of nearby heritage assets.</p> <p>New development should take account of the scale and massing of the existing properties in West Woodburn and the historic layout of the settlement including low density development, scale, massing, layout, materials and retaining historic boundary walls.</p>	As above.
<p><b>Former Fox &amp; Hounds pub (now Brandy Bank House Guest House)</b> (opposite site)</p>	<p>The former Fox &amp; Hounds pub was linked to the proposed site at one point as the wall with bee boles</p>	<p>Development of the site for housing could improve the setting of this non-designated heritage asset with careful</p>	<p>Ensuring that the density, design, layout and materials of the new development reflect the character of this</p>	As above.



<p><i>Non-designated heritage asset (HER 21843)</i></p> <p><b>Medium Value</b></p>	<p>(below) used to belong to the pub. Currently the site does not contribute positively to the significance of the former pub due to the appearance of the building on the site.</p> <p><b>None</b></p>	<p>design, layout and use of materials sympathetic to the character of West Woodburn.</p> <p><b>Beneficial</b></p>	<p>part of the settlement will seek to enhance the significance of the setting of nearby heritage assets.</p> <p>New development should take account of the scale and massing of the existing properties in West Woodburn and the historical layout of the settlement including low density development, scale, massing, layout, materials.</p>	
<p><b>Bee boles on wall</b> (runs along north boundary of site)</p> <p><i>Non-designated heritage asset (HER 25881)</i></p> <p><b>Medium Value</b></p>	<p>Natural stone garden wall built in the 1800s containing seven bee boles, currently forms north boundary of proposed site. Historically connected to Fox &amp; Hounds Inn across the road. The site currently makes no contribution to the significance of this non-designated heritage asset - an unsympathetically built breeze block wall lies perpendicular adjacent to this historical wall.</p> <p><b>None</b></p>	<p>Wall currently serves as a boundary wall, a use which could be retained.</p> <p>Development of the site for housing could improve the setting of this non-designated heritage asset with careful design and appropriate materials.</p> <p><b>Moderate Adverse</b></p>	<p>Wall should be retained in its present use as a boundary wall which would preserve the bee boles.</p> <p>Opportunity for enhancement by lowering ground level which has obscured some of the boles over time.</p>	<p>As above.</p>
<p><b>Habitancum Roman fort and medieval settlement</b> (west of site)</p> <p><i>Designated heritage asset (Scheduled Monument)</i></p> <p><b>High Value</b></p>	<p>The site is located some distance to the south of the scheduled monument. It does not currently contribute to the significance of the Roman Fort but could be visible from the heritage asset at a distance.</p>	<p>Development could lead to an impact on the setting of the scheduled monument, dependent on the scale, massing and design of the development.</p> <p><b>Minor Adverse</b></p>	<p>Any development should be of appropriate scale, density and massing, so that it reflects the character of the existing traditional buildings which can be seen from the heritage asset.</p> <p>A detailed setting</p>	<p>The mitigation identified in Step 4 would reduce the level of harm to <b>No Change</b>.</p> <p>There are no heritage reasons why this site should not be allocated for housing subject to a policy in the plan that reflects local and</p>

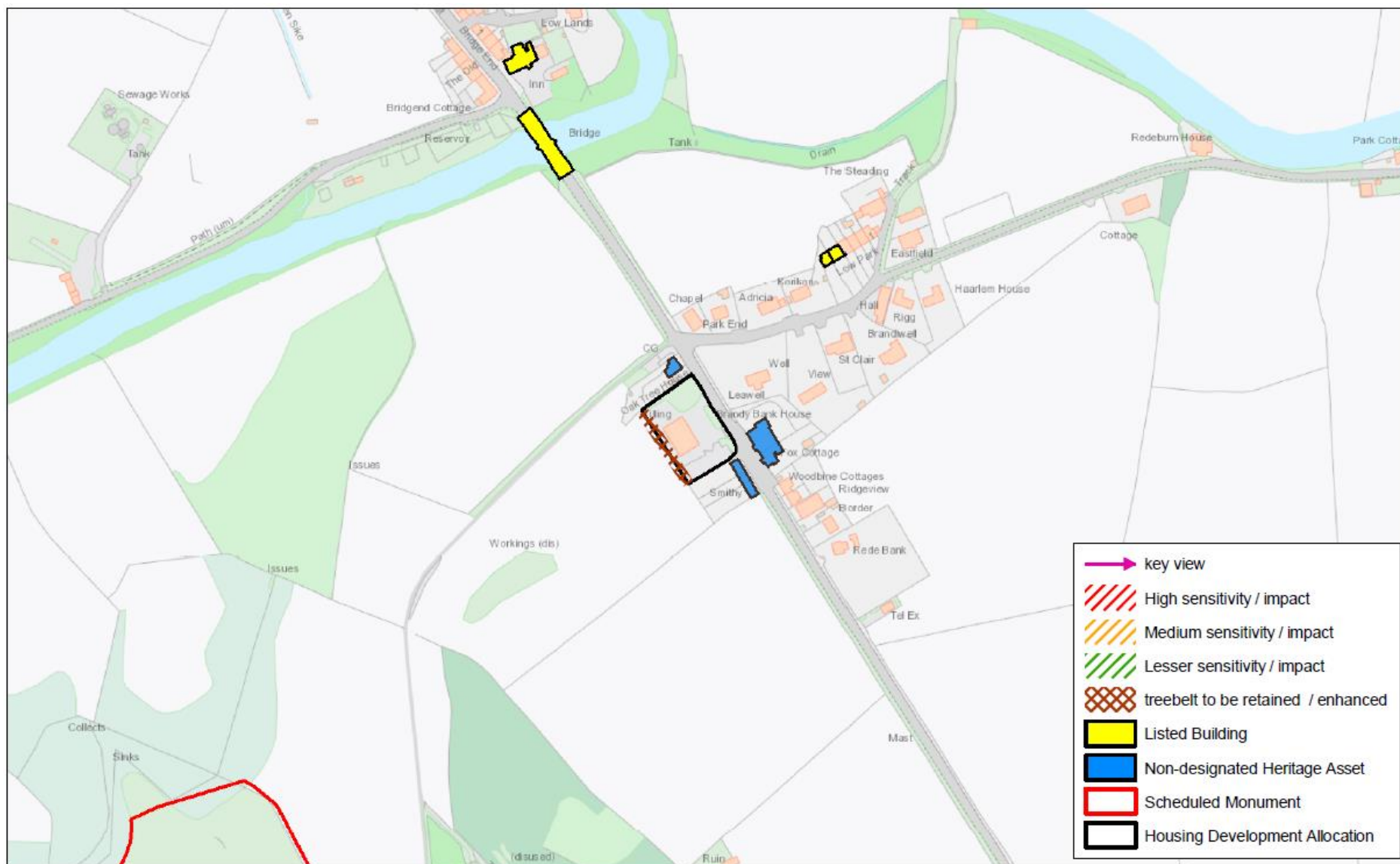
	<b>Low</b>		assessment should be undertaken prior to the determination of the planning application in line with planning policy.	<p>national policy including:</p> <ul style="list-style-type: none"> <li>• gives special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest;</li> <li>• the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</li> <li>• the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;</li> <li>• the desirability of new development making a positive contribution to local character and distinctiveness.</li> </ul> <p><b>Suitable for allocation</b></p>
<p><b>Burial tumulus</b></p> <p><i>Non-designated heritage asset (HER 7950)</i></p> <p><b>Unknown Value (unknown potential)</b></p>	<p>Potential for underground remains to enhance understanding of local/regional historic development, dependent on the level of previous disturbance.</p> <p><b>Unknown</b></p>	<p>Development could lead to loss of archaeological remains of some significance.</p> <p><b>Major Adverse</b></p>	<p>Where appropriate, subsequent mitigation should include avoidance and/or recording and advancing the understanding of any heritage assets to be lost in a manner proportionate to their importance and impact and to make this evidence (and any archive generated) publicly accessible.</p>	<p>The mitigation identified in Step 4 would ensure that the significance of the archaeological resource is taken into account in determination of the planning application and any appropriate mitigation is put in place.</p> <p>This site can be allocated for</p>

				housing subject to a policy in the plan that reflects local and national policy.
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The site is located c.360m north-east of the scheduled site of Habitancum Roman fort and medieval settlement (SM 25038, HER 7943) and c.375m east of the site of a burial tumulus (HER 7950), the validity of which has been questioned due to its location on a floodplain. However, archaeological investigations in recent years have identified an increased understanding of Bronze Age burials in proximity (up to 300m) to watercourses in Northumberland. Both the tumulus and the proposed development site are located within this buffer zone.

The site has been assessed for the potential direct impact on below ground archaeological remains and indirect impact on the setting of the scheduled Roman fort.

The site is located on a sloping topography and appears to have been subject to cut (to the south) and fill (to the north) to produce a level area which is also likely to have been subject to an unknown level of groundworks. The need for archaeological work will depend on the scale of proposed groundworks, compared to previous disturbance but may include an archaeological watching brief condition.



# **Heritage Impact Map** **West Woodburn Filling Station, A68, West Woodburn (site 2065)**

Date: 02/10/2019 Scale @ A4: 1:3,500

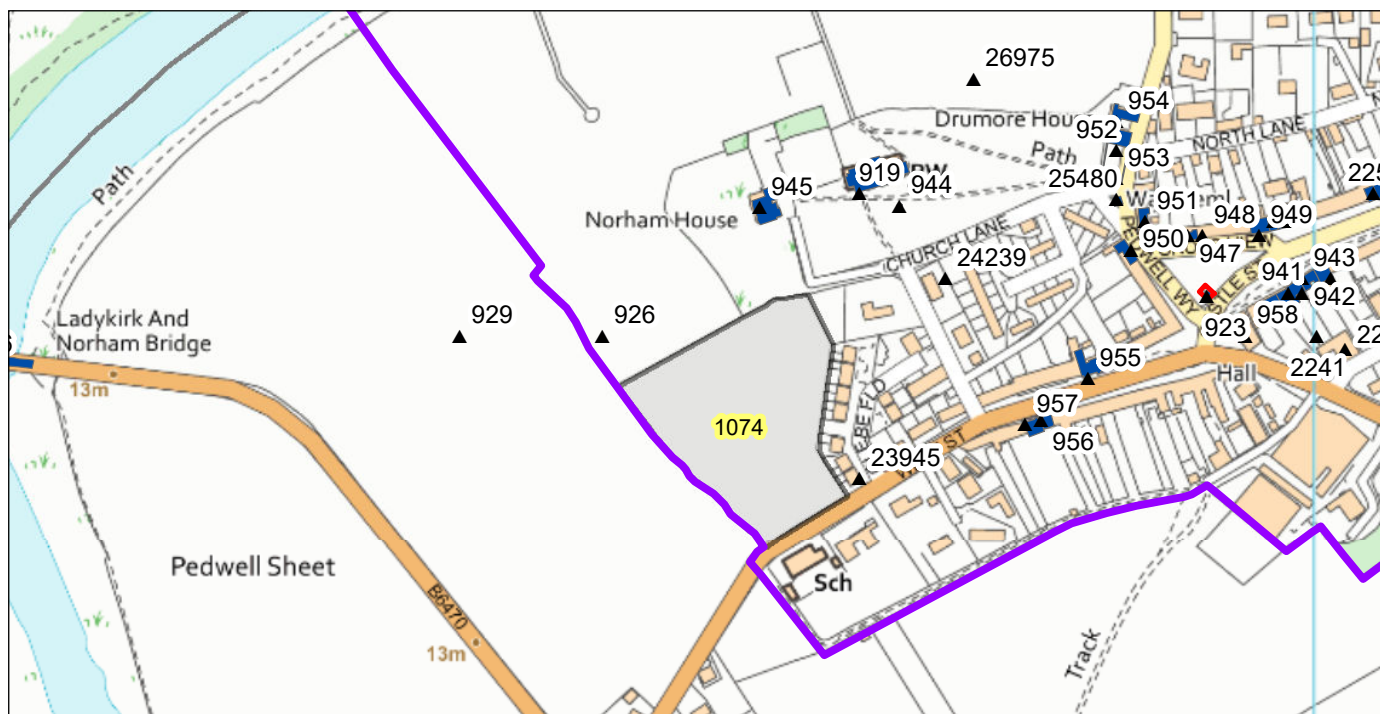
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**Northumberland**  
 County Council

## **APPENDIX A:**

### **Heritage Impact Assessment Addendum Report: The Glebe Field, north of West Street, Norham**



HERITAGE  
CONSULTANT

Heritage Impact Assessment Housing Site 1074 -  
The Glebe Field, North of West Street, Norham, Northumberland  
Response to Diocesan Board of Finance



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Prepared by: Sarah Dyer IHBC MRTPI  
October 2020  
Proposal number: 2299

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## 1. PART ONE : INTRODUCTION

This report has been prepared in response to the representations made by the Newcastle Diocesan Board of Finance in regard to heritage based objections that were put forward on the potential housing site at Norham - SHLAA reference 1074 on the site they, with their agents, are promoting to be included in the housing allocation policy HOU4 of the emerging Northumberland Local Plan. It is my understanding that the Newcastle Diocesan Board of Finance own the site 1074.

### Purpose of this Report

This report sets out the evidence base that informed the advice given in September 2019 ahead of the Local Plan Examination in regard to the impact of allocating housing on this site to the West of Norham on the significance of the heritage assets. The Diocesan Board of Finance has, through their agents, highlighted further evidence from the historic Tithe map and this is considered as part of this report.

The overarching purpose of the Heritage Impact Assessments is not to prevent development wholesale, but to ensure that development would not fundamentally or irreversibly harm historic or architectural significance of our collective heritage. It is the purpose of the examination in public to flush out the issues and to examine any new evidence which may need to be taken into account and which may

change the Council's view. This report is written to give Northumberland County Council my professional advice to guide that view.

### Structure of this Report

The structure of this report first considers the evidence base upon which my initial assessment and subsequent advice to Northumberland County Council was given in September 2019 to provide the context and understanding. This is set out in Part 2.

Part 3 considers the evidence put forward by the site owner, the Diocesan Board of Finance and its agents, that affect the principle of the site being allocated for housing. Their main point is that the field, known as Glebe Field (1074), is not in fact historic Glebe land and therefore does not hold significance.

Part 4 of this report considers the new evidence submitted by the Agents on behalf of the Diocesan Board of Finance and the impact on the housing Heritage Impact Assessment 2019 recommendation. It concludes that on further investigation, although there are several indications that the land may have historic association with the church, there is no firm primary evidence that supports this and therefore the site may be considered to be included in the housing allocation.

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## Qualifications

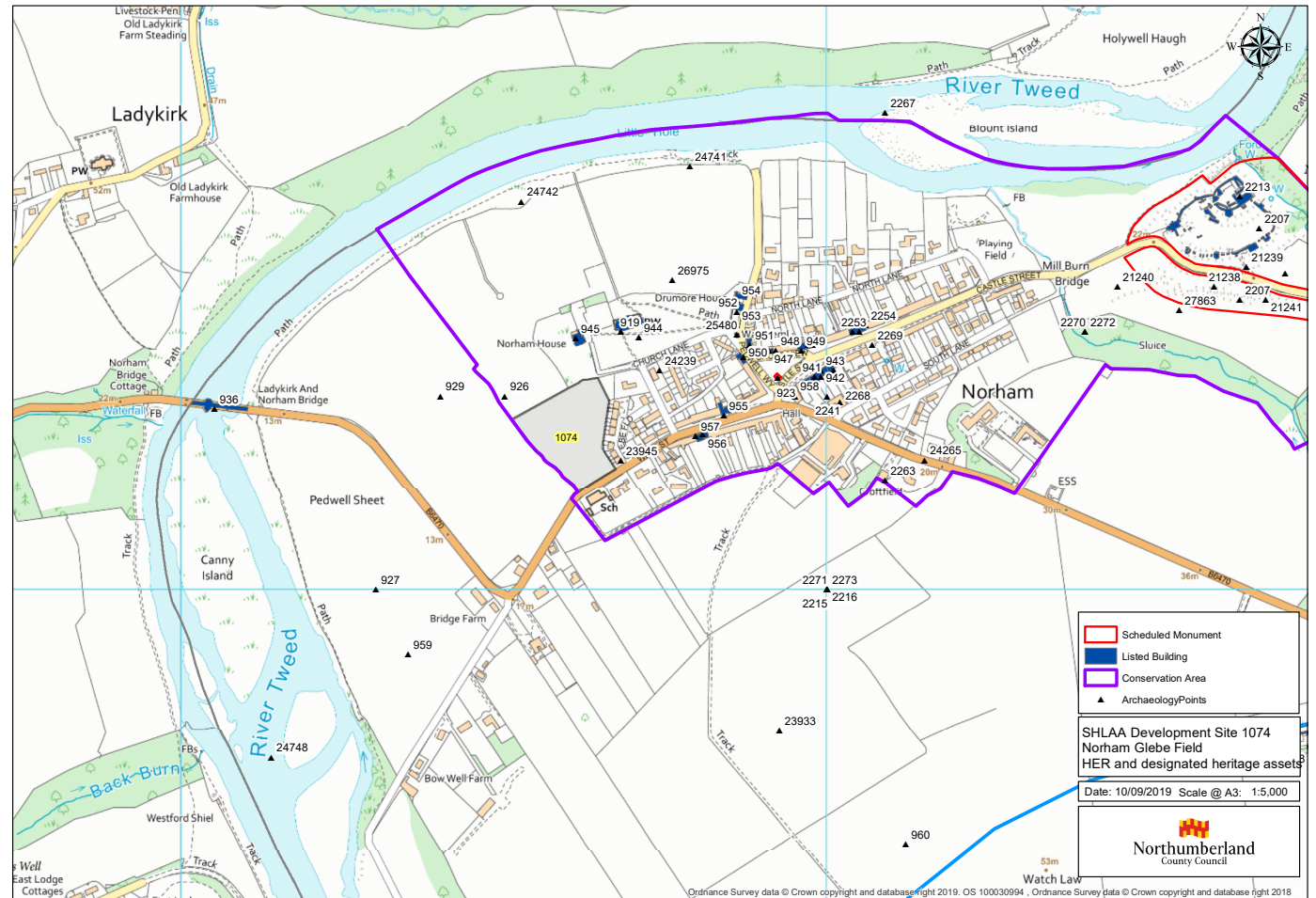
Sarah Dyer BA (Hons) Dip TP, Dip. Bldg.Cons (RICS), MRTPI, IHBC

Sarah Dyer is the author of this report. She has been working in the historic environment for 24 years post qualification from university in both the public and private sectors and has run her own practice for the last 14 years. She is a full member of the Institute of Historic Building Conservation (IHBC) and a full member of the Royal Town Planning Institute as a qualified Town Planner. Sarah is a guest lecturer at Northumbria University in Heritage and Conservation. She is a member of the IHBC North branch committee and a Trustee of the Tyne and Wear Building Preservation Trust.

## Site Location

Norham is described in Keys to the Past as 'the second most northerly village in England and was once the main pillar of defence of the eastern English border against the Scots. It was for many years not part of Northumberland at all, but an outpost of County Durham. It had two main roles in history: as an ecclesiastical centre and a military stronghold.

The location of the village is well chosen. It nestles in a valley on the south side of the Tweed. The Cheviots to the south-west and the Lammermuir Hills to the north, provide a sheltered environment. The village has also grown up at a crossing point of the Tweed, and the village's original name of Ubbanford reflects this'.



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## 2. PART TWO : HERITAGE IMPACT ASSESSMENT 2019

The methodology applied to the Heritage Impact Assessment was approved by Historic England in September 2019. The methodology does refer to Good Practice in Planning Advice 2 (Setting of Listed Buildings) 2015 but in fact only the second edition dated 2017 was used for the assessment as this is the version available on line.

The methodology used related to Conservation Principles 2008. After the assessment was completed and submitted Historic England published advice in Statements of Heritage Significance Advice Note 12 in October 2019 which brought closer alignment between the terminology use in the Planning (Listed Building and Conservation Areas) Act 1990 and the National Planning Policy Framework. The spirit of greater understanding of our heritage to inform decision making has been consistent since at least 2008.

The site, reference 1074, was visited on the 24th September 2019.

The research undertaken included primary documentary evidence which formed the basis for the assessment. These included:

- Consultation with the Historic Environment Record at Northumberland County Council;
- The series of historic maps made by the Ordnance Survey Map from the first edition onwards;
- The evidence available on site from the street name; the development of 25 houses constructed in 2009 is called Glebe Fields.

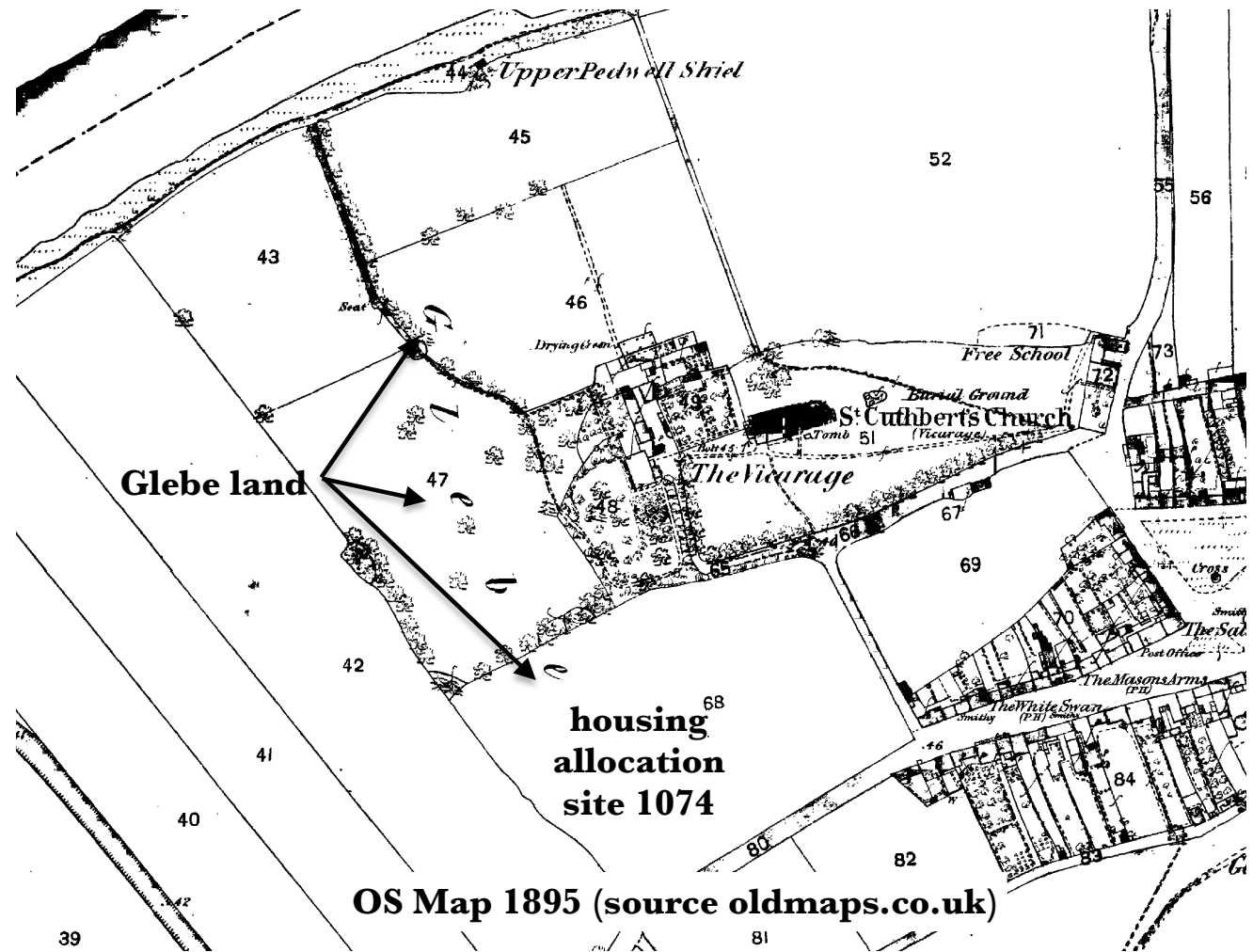
The evidence which formed the basis of my advice to Northumberland County Council is set out below for reference. The desk based research followed my site visit during which I was able to observe the relationship between the site and the village, church and Vicarage.





The OS Northumberland County series map 1:2,500 dated 1895 show the same area of Norham, with the word Glebe now written in an arc to the West of the building marked as the Vicarage.

The letters in the word Glebe are now shown to cross over the three fields which surround the building marked as The Vicarage, to the North, West and South, including the letter E in the field which is forms part of the housing allocation site 1074. This suggested that the Glebe land encircled the building marked as the Vicarage and so was a historic part of the land that served the occupier of the Vicarage,





The aerial image of Norham, taken from Bing, shows the site as it is today and the housing development of 25 houses which was granted planning permission in 2009 is labelled Glebe Field and is located on a portion of the land which was formally one field to the South of the building marked as the Vicarage on this historic maps. The fields around the Vicarage building also have the same appearance, suggesting they are in the same ownership.

The 2009 application (N/09/B/0340) form confirms that the development site was owned by the Newcastle the Diocese of Newcastle at Church House at St John's Terrace, North Shields, NE29 6HS. As the development site is a portion of a larger field and was called Glebe Field it had some connection to the church which would relate back to the 1895 map.



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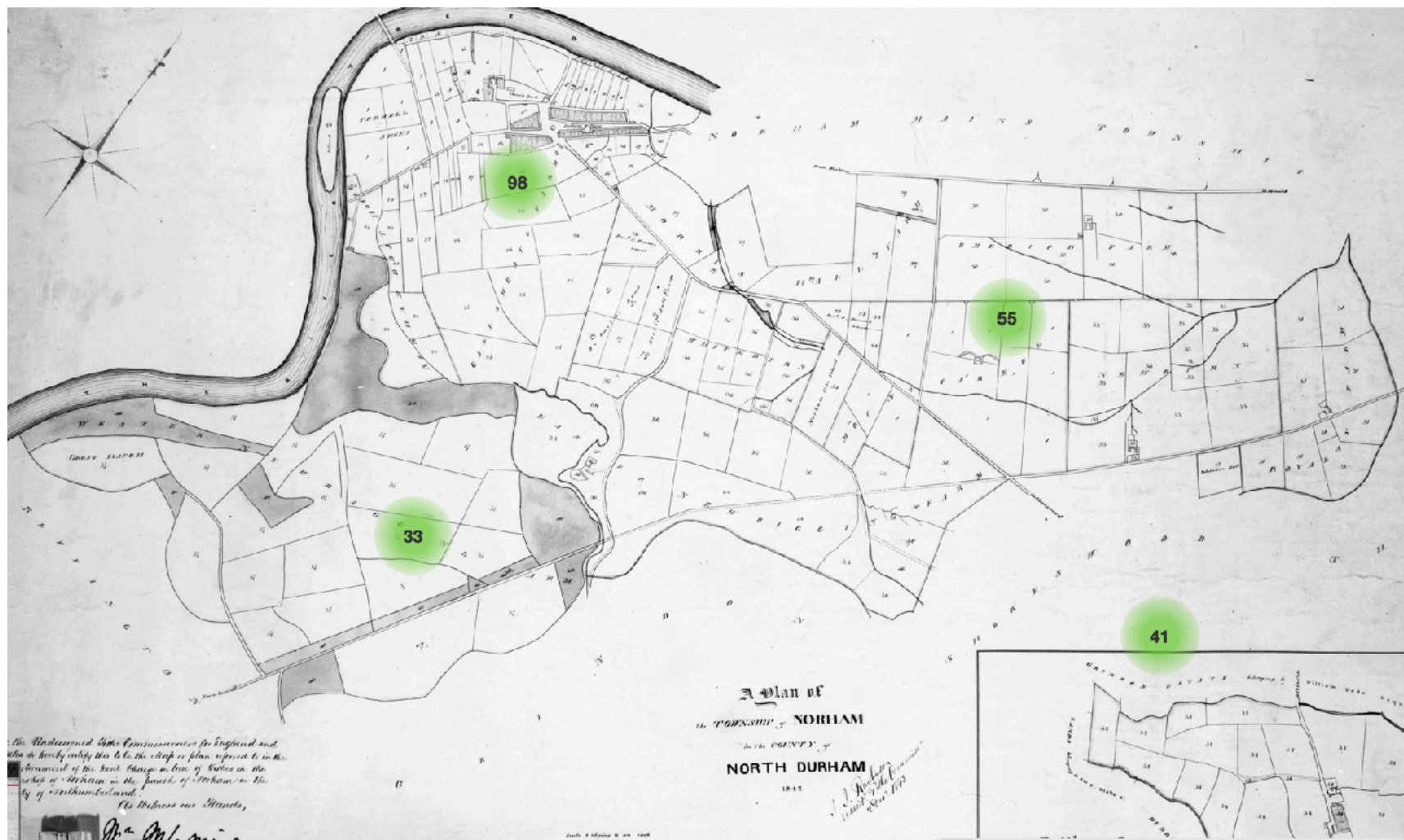
### **3. PART THREE : THE SITE PROMOTER COMMENTS**

The Newcastle Diocesan Board of Finance, who own the site, appointed Keystone Heritage to provide independent professional opinion on the heritage issues relating to site number 1074 - the Glebe Field, North of West Street, Norham. Keystone Heritage has set out that they disagree with the heritage assessment. The main point of contention is that the land was not and is not Glebe land and therefore has no historic significance.

#### **Background History of the Housing Allocation site 1074**

The independent assessment refers to the Tithe Maps at para 3.19. The Tithe Map is not available at the Historic Environment Record at Northumberland County Council (as the Keystone report asserts in para 3.19) but was probably accessed from the Northumberland County Records Office which hold the archives at Woodhorn which is a separate organisation.

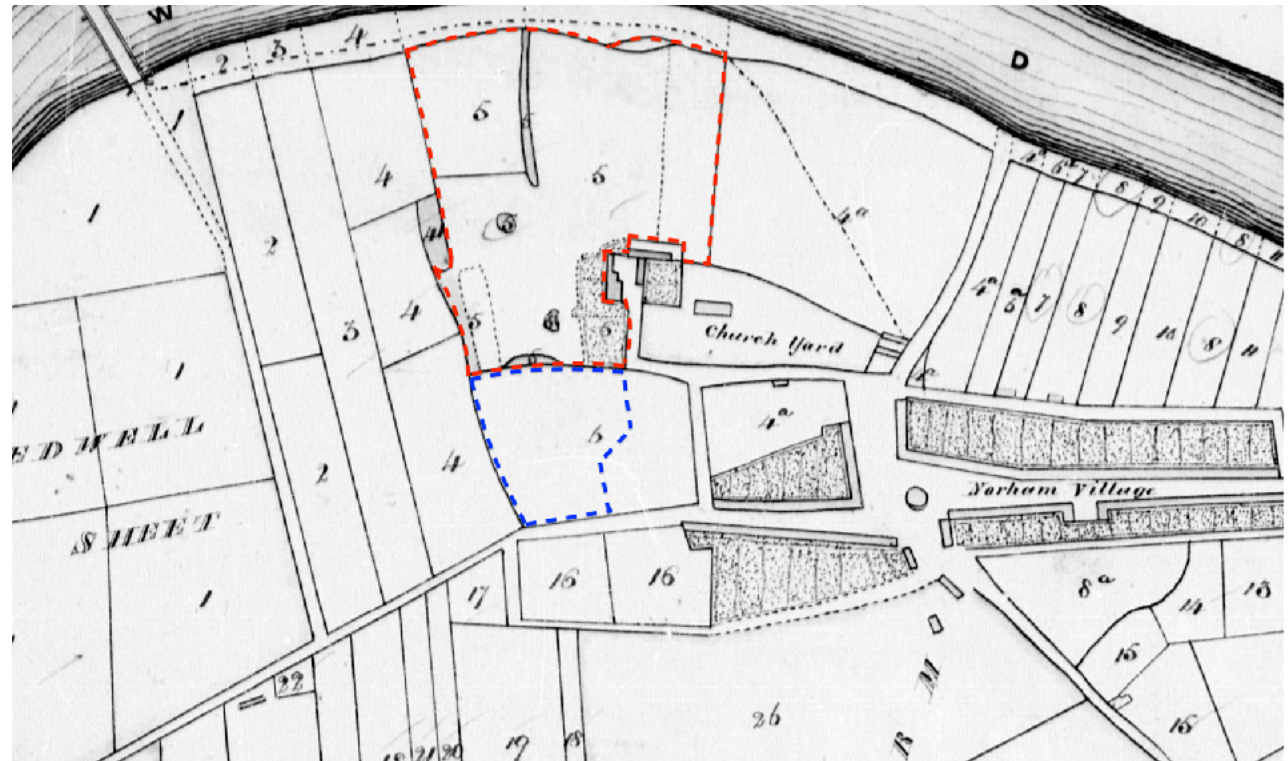
Nevertheless, the 1842 Tithe map for this part of Northumberland shows the site and records the landownership in 1842. Due to an historic anomaly in landownership Norham was formerly part of the County of North Durham as noted on the Tithe Map (see image below). The settlement of Norham is located above the green circle with the number 98.

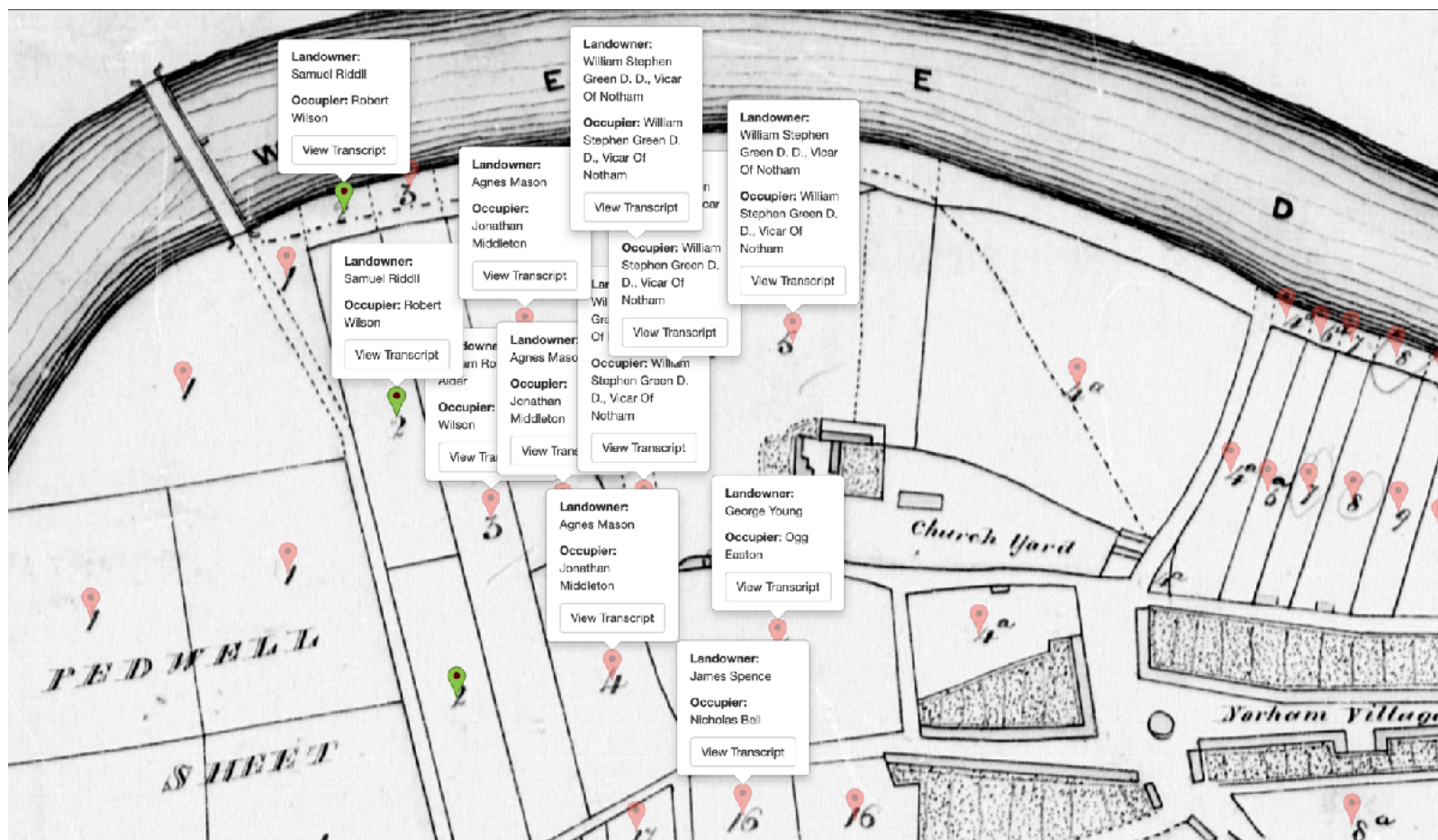




An analysis of the Tithe Map has confirmed that the position on the 1842 Tithe Map shows that the land, marked as 6 (approximate outline of the housing site marked in a blue dash) was at that time not owned by the incumbent Vicar of Norham Church.

The areas owned by the Vicar in 1842 were marked as No 5 (outlined with the red dash) on the detailed map and the landowner and occupier is noted to be William Stephen Green D.D Vicar of Northam (sic). The land which is being considered for a housing allocation (1074) is owned by George Young and occupied by George Easton in 1842. The map below shows the records of ownership and occupier flagged up,







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## Current Position

The issue regarding this site is whether it formed land which was associated with the church and so influences the form and appearance of the land around Norham. Glebe land is an example of a type of historic land ownership which no longer exists in its original form. Glebe lands were typically located on the outskirts of towns and villages and often form an important element of the setting of villages and towns.

The allocation of land for the use of the church incumbent, known as Glebe land, to graze cattle or sheep, for example, is illustrative of a way of life that has largely disappeared and one which has historically shaped the landscape particularly around towns and villages.

It is known what the position of land ownership was in 1842 from the Tithe map ownership information. This is that the housing allocation site at 1074 did not form part of the lands associated with the Vicarage, Church at the time of this survey.

What is not clear is whether this position changed in subsequent land acquisition by the Church, who as the Diocesan Board of Finance, own the land now and the field is referred to as Glebe Field. This raises the question as to whether the 1895 OS map was accurate in including the

field 1074 within the Glebe land. I do not have access to any information from the Diocese about exactly when the land came into their ownership as this was not provided in the Keystone assessment, which is vague stating at para 3.37 of their report *'the Church evidently acquired the site 1074 at some point since the Diocese of Newcastle now own the land'*, and suggest this may have been in the latter part of the 19th Century, which would corroborate the 1895 map. However there is no firm evidence about when this parcel of land that comprises site 1074 came into church ownership and the 'e' on the 1895 over the site is not firm enough evidence if the Diocese themselves are contesting this matter.

However, the land has been purchased by the church at some point since 1842 and continues to be owned by the Diocesan Board of Finance to this day. Although not verified it is possible that this piece of land ceased to be Glebe land in its historic sense and came into the ownership of the Diocesan Board of Finance following The Endowments and Glebe Measure Act 1976. This act transferred the ownership and management of Glebe land from incumbents across England to the Diocesan Boards of Finance where upon the income from all Glebe land was put together and used towards the payments of stipends for the incumbent clergy.

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The substantive issue is the potential, through allocating the site for housing, for the irreversible loss of the land around a church which forms an important historic component to the landscape of this country. Whether this is a portion of land that reflects the historical political (through the formal enclosure of the English countryside from the 17th and 18th Centuries onwards) and is illustrative of the historic social structures at the time, or whether these are ancient or they are relatively recent they have played a part in shaping the historic environment.

It is clear from the evidence supplied by Keystone Heritage which has been verified by my own research that the land, which is called Glebe Field, was not Glebe land in 1842.

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#### 4. PART FOUR: ADVICE

The evidence base for making the initial assessment in September 2019 was based on the information set out in the first section of this report. It is part of the housing allocation process for the Council to exercise its statutory duty in seeking to preserve or enhance the character and appearance of the conservation area and advice was given in this regard based on the available evidence at the time.

Where there is historic or architectural evidence which would suggest that the land has a higher level of significance, through tangible or as in this case intangible associations then it is the Council's duty to raise these concerns as evidence which may prevent development because the harm would fundamentally change that significance.

The Diocesan Board of Finance have, through their agents, presented additional information for the consideration of the Council and myself as its advisor. This evidence is that the 1842 Tithe map clearly shows that at that time, the land did not form Glebe land in association with the church. I have considered this evidence as part of the Heritage Impact Assessment (HIA) for the site being put forward for a housing allocation and have concluded that this is the only evidence I have from primary sources that identifies the site as having not had historic associations

with the church. Although the field is known as Glebe Field (and often field names as with street names have some direct historic connection to past activities and ownership) I have no other primary evidence that clearly supports my original assertion that this was historic Glebe Land. The Glebe reference on the 1895 map does indicate that the housing allocation site 1074 was included in the Glebe land, and that the ownership may have changed to church land between 1842 and 1895, but this is an assumption and I have no other evidence to support this at this time. The Diocesan Board of Finance have not provided the evidence to indicate when the land came into their ownership.

Therefore, it is my advice, based on the information I have gathered through revisiting this proposed site allocation 1074 as part of the HIA's, that the heritage objection be removed from this site. If there is no historic importance to this particular field, as there is to the fields to the North which have been positively identified as Glebe land, then there are no objections on the grounds of heritage to the allocated this site for housing.

However, regardless of whether this site has historic significance, it is within the Norham Conservation Area and is located on the approach to the settlement from the West and North, and is the first settlement after

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the Scottish border, which contribute to the overall significance of the conservation area and must be taken into consideration when developing a scheme.

It is therefore of immense importance that future development on this site seeks to meet the conservation area tests to preserve or enhance the character and appearance of the Northam Conservation Area as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (2019).

The allocation site 1074 does not contain any listed buildings, but it falls within the setting of a number of listed buildings and a proposal must seek to preserve or enhance that setting. Future housing development on site 1074 must seek to take the opportunity to enhance or better reveal the significance of the conservation area. There is an opportunity to achieve this on this site through development that would remove the 'wall like' appearance of the Glebe Field development of 25 houses which were built after planning permission in 2009. This development currently does not enhance the character and appearance of the conservation area and detracts from it.

My original assessment found that all other areas in regard to impact on the conservation area and impact on setting of the nearby listed buildings could be considered through the normal planning processes, they were not points of principle. I have updated the Heritage Impact Assessment to reflect my change in advice.

### **Recommendation**

There are two recommendations following this assessment. These are:

1. Remove the objection to the principle of development on housing site Glebe Fields 1074. The available primary evidence suggests that field was not Glebe land, all other available evidence is circumstantial because the 1842 Tithe map shows this was not Glebe land. There is no later available information on land ownership or use. A revised HIA is set out below.
2. There is currently no Conservation Area Appraisal for Norham. In order for the Council to seek to achieve a high quality of development on this site that meets the tests, does not replicate the mistakes of the past, it must first set out the baseline for the significance of the Conservation area. This will mean that the tests, as set out in the 1990 Act and the NPPF can be properly applied through the planning process in an open and transparent way. It is

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recommended that this is an urgent action as part of the Council's statutory duties to seek to preserve and enhance the character and appearance of the conservation areas within the county. This is important given that this site may come forward for development if it is allocated.

A detailed, up to date and adopted appraisal will assist both the Council and future applicants to clearly understand the parameters for development within any part of Norham Conservation area, including site 1074. It will assist with high quality pre application discussions and through the planning application process.

END OF REPORT