

Section 15 Appendix 15.4
Additional Settings
Assessment Report

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York Potash Harbour Facility Overhead Conveyor System

Heritage Settings Assessment

for

York Potash

CA Project: 3415

CA Report: 14550

November 2014

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Heritage Settings Assessment

CA Project: 3415

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- Fig. 1 Heritage Assets identified and assessed in the vicinity of the York Potash Harbour Facilities
- Fig. 2 View from Yearby Wood north-west towards Overhead Conveyor System



1. INTRODUCTION

- 1.1 In October 2014, Cotswold Archaeology was commissioned by York Potash to undertake additional settings assessment in relation to the proposed Overhead Conveyor System (OCS), which will transport mined material from the Materials Handling Facility (MHF) at the Wilton Works site to the Harbour Terminal at Bran Sands.
- 1.2 Targeted field reconnaissance was also undertaken, in order to identify any remains of, or potential for, a recorded former medieval settlement thought to have been located in the most northern part of the Wilton Works.

2. METHODOLOGY

Methodology

- 2.1 Assessment of the potential impact of the OCS on surrounding heritage assets via alteration to their setting has been assessed in line with the industry-standard English Heritage guidance document *The Setting of Heritage Assets (2011)*. This document provides guidance on setting and development management, including assessment of the implications of development proposals. It recommends a stepped approach, as follows:

Step 1 identify those heritage assets whose settings might be affected;

Step 2 assess whether, how and to what degree setting makes a positive contribution to the value of those heritage assets;

Step 3 assess the effect of the proposed development on the significance of those assets as a result of changes to setting;

Step 4 maximise enhancement and minimise harm; and

Step 5 make and document decisions and monitor outcomes.

Scoping

- 2.2 The Heritage Assessment previously undertaken for the harbour facilities (including the Wilton site) (RHDHV 2014) and the associated Landscape and Visual Impact Assessment (York Potash Limited 2014) were used to determine those designated and non-designated heritage assets with the potential to be adversely affected by the proposed development via alteration to their setting (Figure 1).

- 2.3 The extent to which the proposed development might alter the settings of those identified assets was then carried out via a programme of assessment, including field reconnaissance survey (site visits), GIS analysis, review of current and historic OS mapping, Google Earth, Google Maps and information provided by the National Heritage List for England online.

3. PLANNING POLICY CONTEXT

Planning policy and guidance context

- 3.1 The assessment has been written within the following legislative, planning policy and guidance context:
- Planning (Listed Buildings and Conservation Areas) Act (1990)
 - National Planning Policy Framework (2012)
 - National Planning Policy Guidance (April 2014)
 - PPS5 Practice Guide (2012)

National Planning Policy Framework

- 3.2 The NPPF sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as *‘all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*
- 3.3 Individual aspects of the historic environment are considered heritage assets: *‘buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.’*
- 3.4 Heritage assets include designated sites and non-designated sites, and policies within the NPPF relate to both the treatment of assets themselves and of their settings, both of which are a material consideration in development decision making.
- 3.5 Key tenets of the NPPF are that:

- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be;
- significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed building, Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional;
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal; and
- with regard to non-designated heritage assets a balanced judgement will be required having due regard to the scale of any harm or loss and to the significance of the heritage asset affected.

3.6 Local planning authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. The level of detail required in the assessment should be *'proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

Planning (Listed buildings and Conservation Areas) Act 1990

3.7 Section 66(I) of the 1990 Act requires decision-makers to have a 'special regard' to the desirability of preserving a Listed building or its setting. Section 72(I) of the Act requires 'special attention' to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. In both cases, High Court judgment (Mr Justice Lindblom, *Forge Field*) has clarified that 'preservation' means 'no harm'.

Local planning policy

3.8 Local planning policy is set out within the Development Policies DPD of the Redcar and Cleveland Local Development Framework (2007). This will soon be replaced by

the new Redcar and Cleveland Local Plan, currently under consultation. The LDF (2007) provides the following in relation to heritage:

- DP9 Conservation Areas, which states that: *'Development within or otherwise affecting the setting of a conservation area will only be permitted where it preserves or enhances the character or appearance of the conservation area. Development must:*
 - a) Respect existing architectural and historic character and associations by having regard to the positioning and grouping, form, scale, detailing of development and the use of materials in its construction;*
 - b) Respect existing hard and soft landscaping features including areas of open space, trees, hedges, walls, fences, watercourses and surfacing and the special character created by them; and*
 - c) Respect historic plot boundaries and layouts.*
- DP10 Listed Buildings, which states that: *'Any development affecting the setting of a listed building will only be permitted if the proposal:*
 - e) Preserves or enhances its special character as a listed building;*
 - f) Protects its immediate setting including the space(s) around the building and the hard and soft landscaping including trees, hedges, walls, fences and surfacing; and*
 - g) Retains historic plot boundaries and layouts.'*
- DP11 Archaeological Sites and Monuments, which states that: *'Development that would adversely affect important archaeological sites or monuments will not be approved. Development that may affect a known or possible archaeological site will require the results of an archaeological evaluation to be submitted as part of the planning application. Development that affects a site where there is evidence that archaeological remains may exist will only be permitted if:*
 - a) Any archaeological remains are preserved in situ; or*
 - b) Where in situ preservation is not required, or appropriate satisfactory provision is in place for archaeological investigation, recording and reporting to take place before, or where necessary during development. Where archaeological investigation, recording and reporting has taken place it will be necessary to publish the findings within an agreed timetable.'*

4. SETTINGS ASSESSMENT RESULTS

- 4.1 The south-eastern part of the OCS will be located within the Wilton Works site – a vast chemical manufacturing complex to the south-east of the Tees estuary. The OCS corridor continues north-west from the Wilton Works site, crossing the A1085 and the Tees Valley railway line, past the sewage works to the south of Teesside Works, Redcar steel works, to the proposed harbour terminal.
- 4.2 The landscape to the north, north-west, west, south-west and south of the OCS is dominated by large expanses of modern industrial development, which form a key industrial focus at Teesmouth, to the north-east of Middlesbrough (Figure 2). Key industrial sites surrounding the OCS corridor include: Wilton Works chemical plant; Teesside Works, Lackenby steel works; Teesside Works, Cleveland steel works; North Tees Works oil refinery; Seal Sands chemical plant; Graythorp industrial estate, oil storage depot and power station; Tees Port pipeline facility, container terminal and car depot; and Teesside Wind Farm. This intensive industrial landscape is also interspersed with main roads such as the A1085 and railway lines, including the Tees Valley Line, as well as various associated infrastructure, e.g. sewage treatment plants, chemical research facilities and a large number of pipelines, existing conveyors, cabling, ducting and power lines.
- 4.3 Key visual features within this extensive modern industrial landscape include large funnels, vent shafts and stacks associated with the coal, gas and biomass powered generators; flare stacks, which are regularly set aflame in order to burn off waste emissions; concentrations of large industrial buildings forming the various works' principle units, processing plants and storage facilities; large warehouses and container units; dumps of coal and other combustible fuels; existing material conveyor systems; pipework clusters and grids; pipelines, pylons and power cables; tanks, ponds and cisterns; roads; small areas of waste ground; and dumps of industrial waste materials. Another key visual aspect of this landscape is the emissions – smoke, steam and other gases – produced by the various facilities, which are manifest as coalescing plumes of white, grey and black vapour. These vapour clouds form a bank of smog, which hangs above the funnels and stacks, across the landscape. Emissions are also produced, and are therefore visible, more locally, within the bounds of the various facilities; these can be seen at a much lower level.

- 4.4 As well as the visual appearance of the landscape, other factors which contribute to its experience are noise, smell and heat. Principal amongst these is noise. Operation of the facilities at Wilton and Teesside generates a large volume of noise. This is particularly evident within, and immediately adjacent to, these facilities. But it is also detectable to a significant extent from surrounding areas – not least the narrow band of agricultural land dividing the Wilton Works complex from the outskirts of Redcar. The noise is manifest as the sound of machinery operating, associated traffic movements, and particularly as a rumbling hum produced by the generators. This background hum is detectable even from within the Foxrush Farm Community Woodland c. 1km east / north-east of the Wilton Works. Both within and within proximity to the facilities, the smell of the emissions is also detectable, and there are also areas from where the intense heat produced by the intermittent burning of the flare stacks can be felt.
- 4.5 To the east / north-east of the OCS is the coastal town of Redcar, with its outlying modern residential suburb of Dormanstown; this was constructed in the 20th century to house iron and steel workers from the nearby facilities. To the south / south-east of the OCS is the A174, with the village of Kirkleatham to the north of the road. South of the A174 the land rises up out of the estuarine basin, with undulating farmland and woodland to either side of the B1269. It is within these areas to the north-east, east and south east – i.e. beyond the industrial facilities – that there exists the realistic potential for the OCS to be visible. The assets located within these areas are depicted on Figure 1.
- 4.6 Assuming that there was nothing in-between these assets and the OCS corridor – e.g. built form, natural relief, trees and other vegetation, such as might obstruct or block any inter-visibility – views from these assets towards the OCS would be dominated by the modern industrial landscape described above. In particular, the funnels, flare stacks, stacks, principal industrial buildings and clouds of emissions associated with the Wilton Works, would form a highly visual, highly imposing and, overall, highly dominant element of the settings of these assets. The facilities, stacks, flare stacks and emissions at the Teesside, Seal Sands and Graythorpe works would also form a more distant part of the assets' settings, and the settings of some of the more proximate of these assets would also include the noise of the Wilton Works and associated traffic, and even, potentially, the smell of emissions.

4.7 The addition of the OCS to this landscape would be barely, if at all perceptible, from the majority of areas and places within the surrounding landscape and, accordingly, from the majority of these heritage assets. The addition of the OCS to this landscape would be in-keeping with the intensive modern industrial nature of this area, and would occasion no change to the character of the landscape and, thus, no material change to the setting of these assets. These assets are:

- *Kirkleatham Conservation Area and all of the Listed Buildings within it (including the Grade I Listed Church of St. Cuthbert, the Grade I Listed Sir William Turner's Hospital and Grade II* Listed Old Hall Museum).* The Conservation Area is set within woodland (much of the northern half comprises the Washaways Plantation), with a significant tree-lined boundary. Given the flat relief and tree-cover, views from within the Conservation Area are limited to the land and buildings within the Conservation Area itself. The tops of the main funnel and flare stacks within the south of the Wilton Works (including the emission clouds) and the top of a single wind turbine near Manor Farm are visible above the tree-line from a limited number of places within the Conservation Area, and along the western boundary, but the location of the OCS is not.
- *Foxrush Farm and other associated Grade II Listed Buildings.* The farm buildings, which are now in use as an animal sanctuary, are surrounded by woodland, including Foxrush Farm Community Woodland, which block any inter-visibility with the OCS corridor. The tops of the funnels and stacks in the south of the Wilton Works, and the emissions they produce, are visible over the tops of the surrounding trees, and the sound of the works is audible as a background hum.
- *Westfield House, Grade II Listed Building.* Views from this asset include the surrounding modern residential estate to the north, east and west. To the south and south-west, views are dominated by structures within the south of the Wilton Works. Views in the direction of the OCS corridor are blocked by the surrounding built form.
- *Marsh Farmhouse and other associated Grade II Listed Buildings.* These assets are located within an industrial area on the edge of the Teesside Works. Views in the direction of the OCS corridor are entirely blocked by a large earthen bund, which surrounds the buildings to the west and south.

4.8 Notwithstanding the above, several heritage assets do have a degree of inter-visibility with the OCS corridor. However, in the majority of instances this is either highly obstructed or totally blocked by intervening built form and vegetation. These assets include:

- *Yearby Conservation Area and other Grade II Listed Buildings within and within proximity to it.* Views of the industrial landscape at Wilton and beyond, including the OCS corridor, are largely blocked from within the Conservation Area by intervening built form and vegetation. There are certain areas and places within the Conservation Area, however, from where areas of the modern industrial landscape are visible. In particular, this includes the funnels, stacks and emission clouds at the Wilton Works. The OCS itself will be barely, if at all, discernible from the existing industrial infrastructure from these locations. The OCS will, therefore, not alter the asset's setting and will have no consequent effect on its significance.
- *Manor Farm and other associated Grade II Listed Buildings.* These assets are located to the north of a modern industrial estate, which, along with the surrounding farmyard, forms the assets' immediate principal setting. The funnels and stacks at the Wilton Works are visible from certain places within the farmyard, as are views of the single wind turbine in the adjacent fields to the south-west. However, intervening vegetation and built form greatly obstructs views in the direction of the OCS.
- *Coatham Conservation Area and Listed Buildings within and proximate to it.* There are no unobstructed views in the direction of the Wilton Works, the Teesside Works or the OCS corridor from anywhere within the Coatham Conservation Area, or from any of the Listed Buildings within adjacent Redcar. The OCS itself will be barely, if at all, discernible from the existing industrial infrastructure from these locations. The OCS will, therefore, not alter the asset's setting and will have no consequent effect on its significance.

Summary of Settings Assessment Results

4.9 There will be no change to the settings of the vast majority of the heritage assets identified in proximity to the OCS. The OCS corridor itself may be visible from a small number of assets. However, any views of the OCS from these locations will be distant glimpses, obstructed by intervening built form and vegetation. Given that the

views in this direction from these assets would also include the expansive modern industrial facilities at Wilton Works, Teesside Works and other steel and chemical plants around Teesmouth, this will occasion no material alteration (if any) to their settings, and there will, thus, be no resultant harm to their significance.

5. COATHAM MEDIEVAL SETTLEMENT: TARGETTED RECONNAISSANCE SURVEY

- 5.1 A targeted reconnaissance survey was carried out in order to identify any remains and/or potential for any survival of the recorded medieval settlement of West Coatham. The area and location of the former settlement, as recorded in the HER, was visited in the field during November 2014. The locations of the two subsequent farms recorded on historic maps to the north of this location – the earliest being the 1:10,00 scale OS map of 1857 – were also investigated for any surviving evidence of settlement.
- 5.2 The location of the HER record now comprises a small area of green space within the north of the Wilton Works, a short distance to the south of the traffic island on the A1085. This area is defined to the north and east by the Mill Race – a post-medieval drainage channel, which is still in operation – and to the south and west by modern hard standing access tracks. The recorded location of East Farm is immediately north of this, to the north of the Mill Race, with Middle Farm a short distance to the west. These farms are known to have been demolished during the late 1950s.
- 5.3 The whole of this area has undergone significant alteration in modern times, not least as part of the Wilton Works development. The former location of East Farm is now an industrial site – a briquette production factory, warehouse and material store, while the former location of Middle Farm has been developed over as part of the A1085 as well as various associated access roads, pipework systems and landscaping. Within the open field that forms the broad recorded location of the HER record, no standing structures, earthworks, or any other evidence for medieval or later settlement in general was identified. Within the scrub to the side of the field two blocks of stone – possibly masonry – were identified, as well as a small scatter of 20th century bottles, cups etc. that had been churned up out of the soil. None of these items are evidence for medieval settlement, but may relate to refuse generated during the use of the modern farms.

6. REFERENCES

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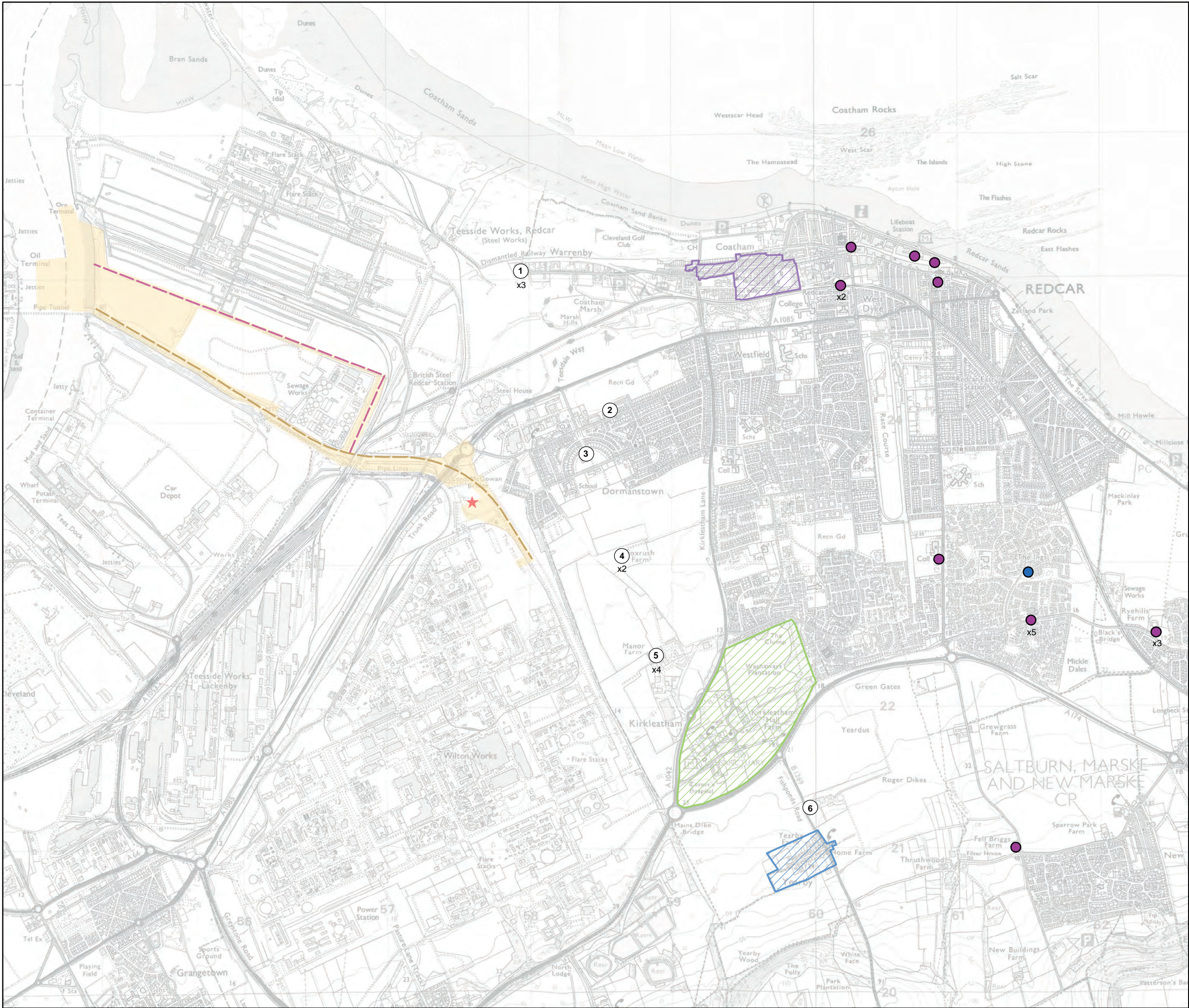
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- DCO Order Limits as of 24/02/15
- Proposed overhead conveyor route
- Possible overhead conveyor route deviation
- Kirkleatham Conservation Area (24 Listed Buildings)
- Yearby Conservation Area (6 Listed Buildings)
- Coatham Conservation Area (5 Listed Buildings)
- ① Marsh Farmhouse, Grade II Listed
- ② 1-20 Dormans Crescent, Grade II Listed
- ③ Westfield House, Grade II Listed
- ④ Foxrush Farmhouse, Grade II Listed
- ⑤ Manor Farmhouse, Grade II Listed
- ⑥ Turner's Arms Farmhouse, Grade II Listed
- Other Listed Buildings Assessed**
- II
- II*
- ★ West Coatham medieval settlement

0 1,100Meters

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PROJECT TITLE
York Potash Harbour Facility Overhead Conveyor System: Heritage Settings Assessment

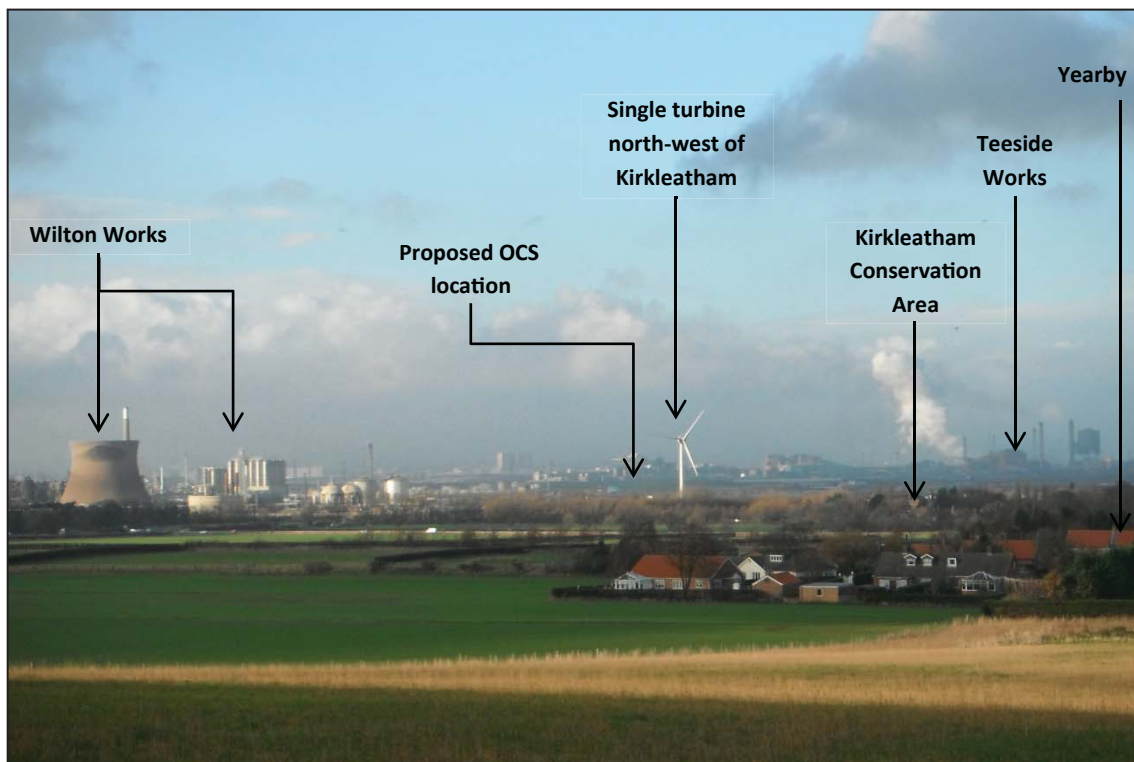
FIGURE TITLE
Heritage Assets identified and assessed in the vicinity of the York Potash Harbour Facilities

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FIGURE NO. 1

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PROJECT TITLE

York Potash Harbour Facility Overhead Conveyor System

FIGURE TITLE

View from Yearby Wood north-west towards Overhead Conveyor System

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