EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

BISHOP WILTON

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2014

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INTRODUCTION

The concept of Conservation Areas was first introduced in the 1967 Civic Amenities Act. The Bishop Wilton Conservation Area was designated in 1974, shortly after the reorganisation of Local Government which saw the abolition of the East Yorkshire County Council, and its replacement by Humberside County Council.

View along Main Street

The purpose behind Conservation Area Designation is not to prevent any future change; rather it is to ensure that whatever change does occur is carefully managed. The definition of a Conservation Area is 'an area of special architectural or historic interest of which it is desirable to preserve or enhance'. Planning (Listed Buildings & Conservation Areas) Act 1990, Section 69 (1)a. Changes should be sympathetic to what has been identified as the character and appearance of the area. In that way, it can be preserved – enhanced if necessary - not just for our enjoyment, but also for that of generations to come.

In 2007/2008 a resurvey was undertaken in accordance with Guidance on Conservation Area Appraisals, issued by English Heritage in August 2005, in order to meet the requirement of National Government. This appraisal was revised in 2014 and minor changes made to the Conservation Area boundary.

It should be noted that the document makes references to features and occurrences beyond the boundaries of the Conservation Area, where it is felt that they may have (or have had) an impact on it.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT BISHOP WILTON

This document identifies the special architectural or historic interest of the character and appearance of Bishop Wilton.

It indicates how this should be preserved or enhanced and will be useful to potential developers, residents and business, and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF BISHOP WILTON'S SPECIAL INTEREST

The Beck is the most important element in Bishop Wilton, for there would have been no village here in the first place were it not for the presence of fresh running water. It is also the reason for the village's basic plan form as well as its very existence.

Grass verges are a major element in the appearance and character of Bishop Wilton and give a strong rural character to the village.

The Wolds Escarpment is a key element in the backdrop to Bishop Wilton. It is most valuable in establishing the character of the village and integral to the character of the village.

The number of significant unlisted buildings, which reflect Bishop Wilton's rural history, have a significant impact on the character of the village.

(a) RELEVANCE

Bishop Wilton is set at the foot of the Wolds, on a gentle gradient between the steep escarpment to the east and the flat land of the Vale of York to the west. This location at the junction of hillside and plain is evident from all the approaches to the village. As this is one of the most striking features of the village, it is desirable to retain it and that there should not be overspill either up the hillside or onto the Vale. Sadly, recent development has already done that to some extent and so has created an incoherent element.

Wilton Beacon, almost the highest point in the East Riding of Yorkshire, at around 785 ft (240 m) rises immediately behind the village.

(b) LANDSCAPE

The village as an entity is not highly visible however it is approached. The most impressive approach is from the east on descending the Wolds. The whole village opens up below dramatically, and suddenly as the corner is rounded the narrow valley opens itself to the Vale of York.

In the approaches from Bolton, Youlthorpe and Garrowby the village is encountered partially, the majority of the village being masked by trees. It is desirable to retain this feature.

The approach from the south is very different. When the village comes into view, the post World War Two suburban development along South Lane and Park Lane presents an open and hard edge to the village.

The western end of the Bishop Wilton Conservation Area lies in the 'Bugthorpe/Bishop Wilton Wooded Rising Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how this landscape is one of gently undulating and rising form, extending towards the foot of the Wolds scarp slope. Woodland cover is described as intermittent whilst hedgerows are common and the narrow lanes of the area also add to the landscape quality of the area. Field patterns are generally medium sized and rectilinear, with smaller enclosures found around settlement such as Bishop Wilton and Bugthorpe. The enclosures present at Bishop Wilton date from the medieval period and there is evidence of medieval cultivation in the form of ridge and furrow earthworks. As a planned medieval village, these smaller enclosures serve to make Bishop Wilton the distinctive linear village it is.

Unimproved chalk grassland slope

The majority of the land in this Character Area is dominated by farmland with the majority of existing grassland having been re-seeded. Nevertheless, some species-rich hay meadows remain with an outstanding example being Bishop Wilton Poorland SSSI which is a low-lying area of unimproved neutral grassland with a rich variety of species.

The eastern end of the Bishop Wilton Conservation Area is the 'West Facing Scarp Slope' Landscape Character Area which extends from Market Weighton to Bugthorpe.

This Character Area is dominated by the steep transition between the rising farmland of the Vale of York and the elevated farmland of the Wolds. This rising landscape has a steep undulating landform, generally between 30m and 120m AOD. The nature of the field system is generally small to medium in size, surrounded by fragmented hedges with fences where livestock is present. Cereal crops are grown in the larger, less sloping fields of this landscapes, whilst on the steeper slopes, grassland is dominant. Along the western escarpment in this Character Area, springs and flushes are present in the valleys which can host

species such as marsh marigold, bogbean, marsh valerian, and marsh orchids.

(c) ORIGINS AND EVOLUTION

Whilst it seems to be clear that the -ton or -tun element of the village's name stands for an enclosure, farmstead or settlement, there are different opinions of the Wil-prefix. Scholars of the 1930's assumed that it derived from Old English "wild", which means wild and uncultivated. However, there are more modern different interpretations so that no definitive conclusion can be drawn.

From what is known about the settlement of the East Riding in general, the village is likely to have become established later rather than earlier in the Anglo-Scandinavian period. It is said that King Athelstan granted the manor of Wilton to the Archbishop of York in 930.

Church of St. Edith

The unusual dedication of the church to St Edith suggests that the church may have been founded in the very late 10th century. Edith of Wilton in Wiltshire lived from 961-984, and the cult which sprang up after her death was relatively short-lived; this is shown by the fact that there were only three churches of likely pre-Conquest origin dedicated to her in the whole of England. As already has been stated, that this one is situated well outside the area in which she was best known is unusual, but the choice of the dedication may reflect that this village shares its name with that of her birth-place.

Kate Pratt, a local historian researched the life of St Edith and the potential links between her birthplace and Bishop Wilton. Her study can be read on the internet[1].

The original name of the village was Wilton; the addition of the prefix 'Bishop' is not recorded until 1328, and probably relates to the establishment of the Bishop's palace within the village in the early 13th century. Nevertheless, it should be noted that the Archbishops of York clearly had a substantial holding here from before the Norman Conquest.

Hence, Archbishop Aldred held a large manor at Wilton in 1066, along with five outlying settlements; at that date, there was sufficient land to support 18 ploughs. In 1086 Archbishop Thomas of Bayeux held the manor: the Domesday survey recorded that there were 15 people paying tribute, along with a Church and a priest.

However, by this date, there were only seven ploughs, and the value of the settlement had dropped from £14 to a mere £4 per year. No other landowners are recorded at this date, and so the whole manor (of 15 carucates in Bishop Wilton or 30 carucates for the whole of the parish) was held by the Archbishop.

In 1242 Archbishop Gray granted parts of his large estate at Wilton to create a new prebend in York Minster. The prebendal estate was administered as a manor independent from the Archbishop's estate.

Wilton's size, definite planned form, prosperity and the presence of the Archbishops' Palace suggest that the village may be a product of a major re-planning by the Church in the early Middle Ages. The village was one of the more valuable holdings, with revenue coming from arable and pastoral farming and rents. In 1388 up to 800 sheep were grazed on Greenwick pasture and 3000 on 'le Walde'. At this date there were three mills within the manor but they were disused and 'almost fallen down'.

[1] http://www.bishopwilton.com/bwhistory/history/hist_articles.htm

The village was unusual in that it had an Infield and an Outfield and the customary three open fields. The fields were enclosed in two stages. Whilst a smaller part (432 acres) was inclosed in 1726, the remaining open arable fields and common pastures (3,113 acres) were inclosed in 1772.

In the post-medieval period Bishop Wilton was not an estate village with a resident Lord of the Manor, but was what is known as a semi-open village with some land and property in independent ownership. This status is reflected now in the absence of a large House with its grounds, and the presence of a high percentage of older dwellings of similar size and unpretentious character. The majority of the historic buildings in the village belong to the late 18th /early 19th century period, though at least a dozen have traces of earlier buildings within them.

Bishop Wilton entered its present state of development as a dormitory village in the countryside after the second World War, starting in the 60's and 70s, when the use of motor vehicles contributed to the influx of "counter-urbanisation", therefore leading to an increase in Bishop Wilton' s population.

(d) NATURAL ENVIRONMENT

Through the centre of Bishop Wilton runs a long swathe of amenity grass, cut through with interlinking small roads and a beck. Some of the sections of amenity grass have clusters of plantain and daisy, but as it is mown on a regular basis, no larger plants are able to colonise it.

There are not many large trees located around the middle of the village, with most being found in the outskirts. This part of the village also does not have large front gardens, with many houses leading directly onto the street.

Slightly unusual about Bishop Wilton is the presence of field boundary hedges, especially around Park Lane/South Lane, comprised almost entirely of elm. Although it is present in many hedges as an individual plant, it is not often that whole stretches of this species are seen.

View along the Beck

Near the church is a small patch of scrub and an area surrounded by a moat. This is a small piece of land in the centre of Bishop Wilton which is left relatively undisturbed, and there are willows growing in and around the water. On the outskirts of the village are various sized patches of amenity grassland, a few of which have grazing animals.

(e) TREE PRESERVATION ORDERS

As trees have a great impact on the amenity of a village they are especially protected in Conservation Areas. Trees are protected if they are within a designated Conservation Area and are at least 75 mm in trunk diameter when measured at 1.5 m above ground level. Anyone proposing to fell, prune, lop or top a tree within a Conservation Area needs to give the Council six weeks' notice of such intent.

If the Council decides to oppose the removal of the tree, a Tree Preservation Order will be made before the expiry of the notice period. If works to trees are being considered in the Conservation Area, it is advisable to seek guidance from the Council's Tree Officers.

Currently (January 2014), there are two Tree Preservation Orders in Bishop Wilton Conservation Area.

One is on the southern edge of the village and is designed to ensure that the current trees will

be protected; the most recent one protects a 10 metre high Weeping Willow (to reinforce the green setting of the village, which was highlighted in the previous section).

(f) OPEN SPACES

The most important open spaces are the green verges around Bishop Wilton and the village green which consists of green swathes on both sides of the Beck. They create a sense of spaciousness which most other villages in the East Riding lack.

(g) BOUNDARY TREATMENT

As grass verges are an element of an open countryside which, when continued into villages, give them a rural character, this is equally true with hedges. They are the primary boundary type both in the East Riding and in Bishop Wilton. Unpainted post and rail fencing is also common, but more in the open field/paddock situation rather than in close proximity to the residential areas of the village.

Village streetscene with the ever-present Wolds beyond

Brick walls are also found, but primarily at the top end of the Main Street. After these three principal boundary types, there is a miscellany of other frontages all displaying suburban influences: open plan, dwarf wall, vertically boarded fencing, concrete blocks and miscellaneous shrub planting. A very unusual feature is that some front gardens in the western part of the village are separated from the road by the beck itself, having small bridges over, to create access.

A high percentage of properties along Main Street, particularly towards the centre, have no front garden or boundaries and are set up to the edge of the highway, with only, if at all, a small strip of planting at the foot of the house. This subtle densification is particularly apparent towards the centre of the village.

(h) ARCHAEOLOGY

The setting of this village, along the floor and sides of a valley cut into the lower slopes of the Wolds, was extremely favourable for early settlement. This is emphasised by the crop-marks of an earlier linear settlement, on much the same alignment. They are visible on aerial photographs of the section of valley immediately to the south-west of the modern village. These crop-marks depict a concentration of small rectilinear enclosures clustered around a track, but, whether they belong to a Saxon predecessor, or to a much earlier Romano-British, or even Iron Age settlement, could only be resolved through excavation.

Prehistory

This part of the Wolds has been extensively exploited by man for the best part of the last 10,000 years. The earliest activity is likely to relate to a pattern of seasonal hunting, fowling and fishing by hunter-gatherer communities; wherever systematic field-walking has taken place on the northern Wolds, small Mesolithic flints (microliths) have been recovered, as evidence of such activity.

From the Neolithic period onwards there is far more evidence of activity by early man within the parish; some of this takes the form of casual finds of stone axes and worked flints of this period. Far more obvious in the modern landscape are the remains of the numerous funerary monuments – a possible Neolithic long barrow, and over 50 round barrows (many of which are found on the Wold slopes and tops directly to the north-east and north of the village). The best-preserved of these round barrows is Kitty Hill, with its mound still standing several feet high, but there are many

more examples of barrows, whose mounds have been flattened by ploughing.

The majority of these round barrows probably date to the Early Bronze Age, but at least one of the Callis Wold barrows has been proved, by excavation, to be late Neolithic in date.

Other major monuments of probable Bronze Age date include a possible henge monument, and a number of long linear earthworks which are thought to have served as boundary divisions, perhaps associated with early ranching. These dykes are a major feature of the Yorkshire Wolds. Although all of these lie outside of the proposed Conservation Area, they serve to demonstrate how intensively settled this landscape was at this period, and also the size of the local population on which the builders of these massive earthworks were able to draw, to assist in the construction. The likelihood is that if the hill tops were being used for religious and funerary monuments, the contemporary settlements were probably on the lower slopes of the hills, or in the valley bottoms.

Grazed area on the Wold's slope

Iron Age activity is represented by a number of square barrows, and chance finds of Iron Age material. The latter can take the form of metalwork, or of isolated burials (such as a crouched inhumation found within the village, off Vicar Lane). This period is also marked by the appearance of a number of new permanent settlements, ranged along track-ways – the so-called 'ladder settlements' - and their associated systems of small rectangular fields.

Romano-British period

The parish is rich in Roman remains, and clearly saw intensive activity during this period. The main east-west Roman road from York to the coast ("Garrowby Street / Woldgate") was such a major landmark in succeeding centuries that part of it is still echoed in the parish boundary with Bugthorpe and Kirby Underdale parishes. A second Roman road runs south-east to north-west from Brough to Malton. A third possible Roman road runs to the south-east of Cot Nab Farm. Villas were a characteristic feature of the Roman management of the Wolds, and one such is known from this parish. It is likely that at least some of the early field systems known from aerial photographs relate to a pattern of intensive Roman agriculture.

Anglian and early medieval period

Anglo-Saxon activity is represented so far by secondary burials within some of the prehistoric barrows. These burials probably belong to the period between the 5th and the 7th centuries, and show that there was already Anglian activity in the area, and that it is likely to have been accompanied by some form of permanent settlement. Whether that took the form of isolated farmsteads or nucleated villages at that period is unclear.

Medieval settlement

The medieval period is the one that laid the foundation of Bishop Wilton as it can be seen today. Due to the granting of an estate to create a prebend in York Minster, Bishop Wilton had two estates.

Today the remains of two manor-houses are visible within the village, and this possibly reflects the split of the manor in the 13th century.

One of these is represented by a moated site, defined on its western and southern sides by large earthwork ditches, directly to the west of the church. It is possible that the rectangular moat at some stage enclosed a garden, as crop-marks to the north of the moated enclosure would appear to suggest the foundations of

buildings – either of the medieval manor house, or perhaps of its post-medieval successor.

This manor house was described in 1856 as a large farmhouse and as having some fine avenues of lofty trees. Unfortunately this house was demolished in the early 20th century and part of the site incorporated into the churchyard.

The second manor is represented by the Archbishop's palace at Hall Garth, which stands at the very eastern end of the village. This was one of a number of Archbishop's Palaces, scattered around Yorkshire. The earthwork remains are still clearly visible as a large rectangular moated site, with clearly defined fishponds along its southern side. This site is protected as a Scheduled Ancient Monument. Excavations in 1993 revealed that well-preserved stone walls survive beneath some of the visible earthwork banks.

To the south of this Hall Garth site was probably a deer park, which was used for the provision of venison as much as for sport and entertainment. The main evidence for this assumption is provided by the field-names "Low Parks", "High Parks", and "Park Head" shown on a plan of 1765; no other evidence for this park is currently known.

Medieval buildings and the village plan

The church of St Edith was heavily restored in 1858 by J.L. Pearson and was paid for by Sir Tatton Sykes. Nevertheless, it is clear that the earliest surviving pieces of fabric are Norman in date. The quality of the carvings in the southern doorway is particularly striking. Later work within the church includes the remains of 13th- and 14th-century arcades, Decorated windows, and a Perpendicular style western tower. There are also some notable post-medieval monuments, fixtures and fittings.

The village formerly extended further to the south-west than the current extent of standing buildings might suggest. The earthworks of at least five medieval crofts, with an accompanying hollow-way, are visible to the south-west of West End Farm. Elsewhere in the village the low earthworks of several house platforms were until the 1990s visible in a number of paddocks and crofts. Where excavation has taken place in advance of recent developments, the well-preserved stone footings of medieval houses and their associated yard surfaces and outbuildings have been uncovered.

94 Main Street in front of St. Edith's Church

The basic plan of the village is that of a two-row linear village on a NE-SW alignment, with the Beck flowing down the middle of the village, and splitting the main street. The main blocks of tenements were flanked on either side by well-defined Back Lanes.

A track at right-angles to Garrowby Street bisected the village, and effectively created an eastern and western half of the village. The church and the two manor-houses lay within the eastern half, and all were sited on the north side of the Beck; the western half included, at its very end, Mill Hills, indicating the former site of a watermill.

The pattern of crofts and tenements is well developed, and in many places, the outlines of the original medieval landholdings can still be easily discerned. The pattern is less clear on parts of the southern side of the village, where some large post-medieval farms have been established, and have clearly resulted from the amalgamation of a number of earlier holdings.

Post-medieval development

At the Reformation the Crown acquired both manors in Bishop Wilton from the archbishop and treasurer. In the 17th century the Hildyard family bought the manors, and passed the estate on to their daughters. Their families kept the manors until 1767.

The fields of the village were inclosed in two stages, a smaller part in 1726 and the remaining area in 1772. In 1788 Sir Christopher Sykes paid £22,100 for the Bishop Wilton estate (2,328 acres). Wide parts of Bishop Wilton remained in the hands of the Sykes' family until the 20th century.

Most of the early detailed plans and records of the village date from the 18th century. The earliest of these is probably the 1726 enclosure act, but there is also an estate map of 1765 (showing the lands of Richard Darley), the 1772 enclosure map, and the 1775 Jeffrey's Map.

This last shows buildings lining the main street on either side of the Beck, with a particularly dense pattern of building extending back for some depth from the northern side of the street in the eastern half of the village. Also noticeable is that the shrinkage at the south-western end of the village would appear to have already taken place, and that any trace of the former Deer Park at the eastern end of the village (i.e. south of Hall Garth) had clearly disappeared by this date.

The current school has been in use since approx. 1871; however an earlier building was located near the crossroads. Whether this would have occupied the site of the modern school is uncertain. A Wesleyan Methodist chapel was established here in 1810, on the north side of the Beck, close to the present village hall; it closed in 1974. There was also a Primitive Methodist chapel built in 1835; this had closed by 1941, and was bought by the Co-op and was used as a store and later as a shop. The shop finally closed in 1985.

Outlying post-medieval monuments of note include the Tudor period Wilton Beacon, which until the 1850s stood on the top of Garrowby Hill, and which was such a major landmark that it gave its name to this whole division of the Wapentake. Its site is marked clearly on maps of 1775, 1829, 1835 and the Ordnance Survey map of 1854. It was in use so much during the late 18th-century French Revolutionary War, that two of the watchers built a hut made of sods at its base. There was also a windmill to the west of the village.

(k) LAYOUT AND BUILDING STYLE

Layout

Bishop Wilton has a strongly stated plan form, linear street/green, and foot-of-the-hillside setting, which makes it unique in the East Riding.

Main Street

The most striking element of Bishop Wilton's character is to be seen on either side of the stream with the dwellings all fronting its wide, open area of grass banking. It is almost certain that this would have been its essential form since establishment.

The Back Lanes

There is a complete circuit of back lanes, with the dwellings placed on the front edge of long narrow plots running from the central Main Street to the perimeter back lanes. Most villages have some remnants of back lanes but Bishop Wilton still retains the whole 'ring road'. This is a significant feature and perhaps a unique one within the East Riding.

Village Garths

20th century infill development has already altered many of the long village garths; however they still remain at the east end of Park Lane and between Main Street and Vicarage Lane. Their existence is integral to the historic, visual and rural character of the village.

Buildings

The predominant character of Bishop Wilton is a quiet, rural residential settlement with an underlying agricultural feeling. There is still some visible commercial activity, in the form of the village post office and the local public house, the Fleece.

Scale

The typical Bishop Wilton house is rectangular in plan, with the ridge line running parallel to the street. Mostly these houses are only one room deep, with a rear wing, maybe a catslide outshoot, two storeys high, built in brick with a central door and a ground floor and upstairs window to each side. The windows were originally vertical sliding sash windows painted white, the roof is a simple double pitch and has orange-red clay pantiles. The "typical" Bishop Wilton house is of a late 18th century/early 19th century rural house-type, and modest in size and character.

Age

In the balance between historic village and new development, roughly speaking, historic buildings represent approximately 40 % of the total; modern slightly more than that and "modernised-historic" the remaining percentage. If outbuildings were to be included within the total number of buildings then there would be slightly more older ones than new.

(l) Significant Historic Buildings

This area of the East Riding was last surveyed for listing purposes by the (then) Department of the Environment in 1987. The following buildings are Listed. Buildings within Bishop Wilton are all grade II, with the exception of Church of St Edith, Main Street which is grade I.

No.23 (Lime Tree House), Main Street
No.30 (The Chestnuts), Main Street
No.38 Main Street
No.39 and outbuilding adjoining to the right, Main Street
Barn about 100m to east of No. 39 Main Street
K6 Telephone Kiosk, Main Street
No.58 Main Street
No.78 Main Street
Church of St. Edith's, Main Street
Lamp standard in St. Edith's Churchyard, Main Street
No.94, Main Street
No.95 Main Street

39 Main Street, Grade II listed

Of these the church of St. Edith, 39 and 94 Main Street were listed before the resurvey, namely in 1967. The K6 telephone box however was listed in 1988

There are several historic buildings within Bishop Wilton that are not included in the above listing. However they contribute positively to the character of the village.

(m) MATERIALS

The use of building materials reflects what would have been available locally at the time, as materials were only transported large distances for very expensive, high status buildings.

Walls

The predominant material used is brickwork (red/brown). After that, painted brickwork or painted render is the next most common walling 'finish'. Other than these, the non-conforming materials are few: three buildings in yellow brickwork, one building in unpainted render, one in painted corrugated sheeting (the village hall), and a nominal amount of stone and chalk (the former Manor Farm).

Roofs

The roofing materials register most when viewing the village from the outside. Therefore the roofing has a much wider impact than just on the buildings themselves. The predominant roofing material is a red clay pantile (including French tiles). After pantiles, the next most common material is the concrete tile, mainly on post World War II housing, but they have also been used as replacements on five historic houses. Corrugated sheeting is also common, mainly on farm buildings and other outbuildings. Slate is found, but is not common; there are two roofs in plain tiles (the Fleece being one of them).

Windows

Less than a third of buildings still have the original window types, and approximately one third of these are listed buildings. As far as windows are concerned the effect of Permitted Development rights has been to severely damage the historic character of the fenestration of the majority of the historic non-listed houses. Some UPVC windows are better than others, but even the better ones cannot be classed as historic in appearance, simply because, on closer examination, they are not the same as traditional white painted wooden sliding sash windows.

(n) LANDSCAPE FEATURES

Verges

Grass verges are a major element in the appearance and character of Bishop Wilton as a whole. Wide grass verges also flank the roads leading up to the village. They are a strong rural characteristic, being the continuation of the countryside into the village.

This is particularly evident along Worsendale Road and where Belthorpe Lane and Main Street merge. An important aspect of these banks and verges is that there are no concrete kerbs. Limited lengths of kerbing have been introduced in the centre of the village near the public house and the village shop, and these introduce an alien suburban character.

Boundaries

Hedges, like grass verges, are an element of the open countryside which, where continued into settlements, gives a rural character to a village. They are the primary rural 'materials' in the East Riding boundary landscape; and are the most usual form of enclosure in Bishop Wilton. Unpainted post and rail fencing is also common, but more in the open field/paddock situation rather than in close proximity to the domesticated areas of the village. Walling is also found, but mainly at the top end of the Main Street. However it is necessary to ensure that these walls are made of appropriate materials i.e. bricks. Breeze blocks and decorative cast stones would be detrimental to the character and appearance of the Conservation Area.

Lush green verges of the village green in front of Manor Farm

Trees

As with verges and boundaries, trees contribute to the rural, usually landscape-dominant, character of most villages. In Bishop Wilton their presence is mostly around the perimeter. Apart from in the Churchyard, in the moated Manor House site to the southwest of the Churchyard and towards the end of the village, trees are not a feature in Main Street. There are a few, but most are to be found on the edge of the village, and to an extent in back.

(o) FOCAL POINTS

The Beck is a major focal point of the village along the Main Street as it is an open stream. It is fundamental to the character and appearance of Bishop Wilton.

The Church of St Edith is a focal point along the Main Street and is an important feature in the village scene.

The Wolds escarpment sets the backdrop for the whole of the village and is a major element within the landscape.

CONCLUSION – WHAT BISHOP WILTON IS NOT

Bishop Wilton is not a village with houses which were gentrified in the 19th century by proximity to a large urban area. It is not a village which clearly groups the Church and Vicarage with 'The Hall', with its grounds separate from the cottages of the ordinary villagers. It is not a settlement of farmsteads scattered loosely around with orchards, paddocks and occasional cottages and workshops interspersed.

Comparison with common village types helps to focus attention upon the particular character of Bishop Wilton's strong landscape features and a general uniformity of buildings which reinforce its cohesive quantities.

POLICY STATEMENT & MANAGEMENT PROPOSALS FOR BISHOP WILTON

The East Riding of Yorkshire Council will use its powers to protect the special character of the Bishop Wilton Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

The special character or appearance of the proposed Conservation Area can be found in part in its lack of intensive development, which has resulted in the majority of the village's historic character and appearance being retained intact.

The character of the settlement is such that where new development is allowed, it should seek to reflect its informal nature and use traditional materials.

Conservation Area designation provides a degree of protection from the possible threats that exist and will allow the Council to pursue a limited degree of environmental enhancement.

NEW DEVELOPMENTS

The Council will have special regard to development proposals which may affect the Area and its setting in order to ensure that it is thereby preserved or enhanced.

The character of the settlement is such that new development should seek to reflect the informal and understated nature of its more historic properties and should use traditional materials.

Hedges and trees along Garrowby Lane linking the open countryside with the village centre

BOUNDARY CHANGES

In the course of this updated survey it was decided that the boundaries which were changed in 2008 should be extended. The alterations proposed are:

The addition of areas to the south-western entrance into the village.

These areas were obviously part of the original lay-out of the village. Furthermore they should be included to help preserve the landscaping in the area.

COMMUNITY INVOLVEMENT

This appraisal was the subject of consultation with Bishop Wilton Parish Council and members of the public. The comments made in the course of this consultation process have been taken into account prior to the adoption of the document as Council policy for the Area.

PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for designation, review and appraisal of Conservation Areas.

There are also provisions within the Town and Country Planning Act 1990.

Government Policy and guidance for the historic environment is set out in section 12 of The National Planning Policy (NPPF).

At a local level policies relevant to the Bishop Wilton Conservation Area are currently contained in the East Yorkshire Borough Wide Local Plan (adopted June 1997), Policies EN19.

Other policies in this Plan can also affect the Conservation Area, including those dealing with new residential and commercial development, listed buildings and archaeology.

The planning policy affecting Conservation Areas within the East Riding is set at the regional, sub regional and local level. At a sub regional level by the Joint Structure Plan (JSP) for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005) in saved Policy ENV6.

In the emerging East Riding of Yorkshire Local Plan, policy EBV3 will cover cultural heritage matters.

This Appraisal will be used as a background document in support of the relevant LDF Development Plan Document and as a material planning consideration in the determination of relevant planning applications.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan (EYBWLP) (Adopted June 1997), Policy EN19.

Web-based leaflet by East Riding of Yorkshire Council, "What Are Conservation Areas?" [2]

USEFUL INFORMATION AND CONTACT DETAILS

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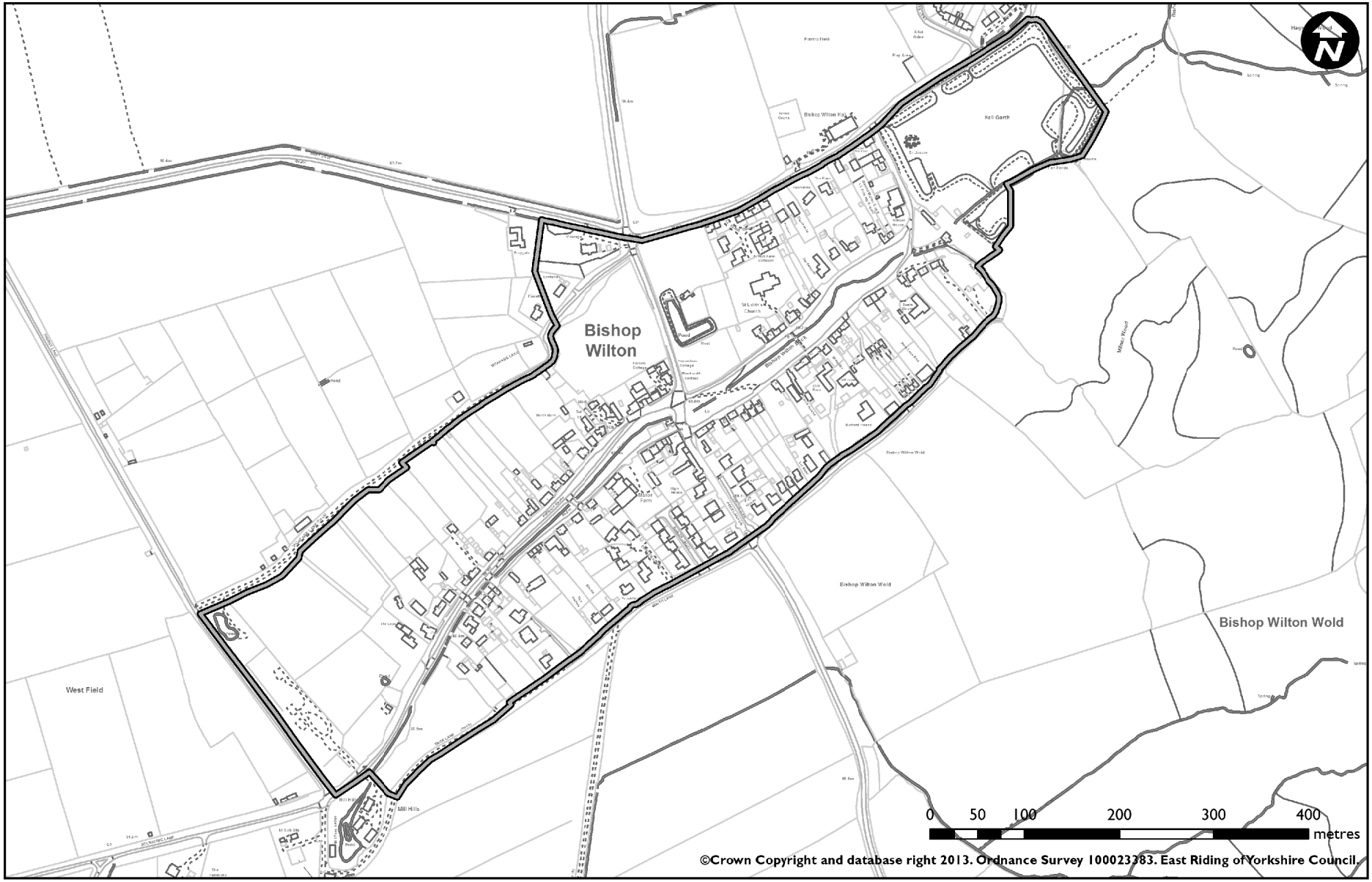
June 2014

[2] http://www2.eastriding.gov.uk/environment/planning-and-building-control/planning-in-conservation-areas/conservation-areas/#conservation-area



Bishop Wilton Conservation Area 2014

Boundary

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