EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

NORTH NEWBALD

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OCTOBER 2008

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INTRODUCTION

The Conservation Area at North Newbald was originally designated by Beverley Borough Council in 1974.

The Town and Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".**

For the designation of Conservation Areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed Appraisal of its character.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed.

This Appraisal has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the current requirements of national government, which includes the a requirement that Conservation Areas should be re-surveyed every five years. This document identifies the special architectural and historic interest of the character and appearance of North Newbald. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF NORTH NEWBALD'S SPECIAL INTEREST

The special interest of North Newbald lies within the interaction of its many important features. First comes the medieval street plans still evident and based around a strong nucleus at The Green. Meandering from here are streets steeped with historic origins, which is clearly evident in their names, architecture and layout.
The rural integrity survives in North Newbald through its architecture and its emphasis on an open and relaxed feel. Large farmhouse properties flank the wide roads, giving both elements equal stature by acknowledging each other's importance. Its unique appearance is further emphasised by the use of its local vernacular of materials, which include coursed rubble walls and pantile roofs. Finally it is North Newbald's interaction with the natural environment that encapsulates the special rural interest of the Area.. Wide areas of greenery, mature trees and flowing water all play a role in establishing the special natural interest in North Newbald, and work alongside the architecture to form distinctive elements within a coherent settlement.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT NORTH NEWBALD

a) TOPOGRAPHY AND ITS RELEVANCE

The North Newbald Conservation Area lies within the '*South Western Wolds Sloping 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 characterized by a network of dry dales, a lack of woodland, and a generally more open character.

Junction of Eastgate and Townend Road, looking east

A feature of this Character Area of note is Brantingham Dale, which is one of the most floristically rich examples of a calcareous grassland, scrub and woodland mosaic in the whole of the Yorkshire Wolds. It has an abundance of notable species which includes clustered bellflower, felwort and lady's bedstraw. The scrub is generally dominated by hawthorn, whilst the woodland areas are predominantly ash.

To the west of the North Newbald Conservation Area lies the '*South Wolds Rolling Farmland*' Landscape Charter Area. Covering the southern dip of the Wolds, this area is generally below 150 metres AOD and is dominated by open rolling farmland with little woodland and tree cover, other than features such as small shelterbelts around farmsteads.

Large areas of calcareous grassland are found within this Character Area, often with hawthorn and gorse scrub present. The former chalk pits in this area can support a range of indicative plant species such as pyramidal orchid, hairy rock-cress and clustered bellflower.

The disused railway line between Beverley and Market Weighton is an important feature in this landscape, providing valuable wildlife habitat that acts as 'corridor' linking fragmented areas of semi-natural environments, which would otherwise be isolated.

To the west of the North Newbald Conservation Area lies the '*West Facing Open Farmland*' Landscape Charter Area which is described as a medium-scale landscape with medium sized field systems, often defined by hedgerows, many of which contain mature standard trees. Several small woodland blocks inter-spurse this landscape with larger areas confined to the estates. In general, there are large areas of open land between the woodland, although trees are occasionally seen in the middle of fields, indicating the former presence of a more widespread hedgerow network.

Notable landscape features in this area include the Hotham estate with its extensive woodlands, some of which contain veteran trees, and also Everthorpe Quarry Site of Special Scientific Interest (SSSI) that is the only site where fossilized ammonites of a particular type are found.

Important built features in this landscape include the Norman church of St Nicholas' at North Newbald that escaped the Victorian rebuilding program and remains largely untouched.

Other notable features include Hotham Hall with its surrounding large parkland which was built c1720 and also Houghton Hall with its landscape park and pleasure grounds that were laid out to a plan of 1768 by Thomas White.

b) THE NATURAL ENVIRONMENT

As previously mentioned, North Newbald nestles into the foot of Newbald Wold and is situated within the Landscape Character Area of West Facing Sloping Farmland.

Newbald Becksides Site of Special Scientific Interest lies just 250 metres east of North Newbald Conservation Area. Newbald Becksides is a 2ha area of land, which lies alongside Beverley Road. Newbald Becksides comprises of numerous wetland habitats such as marsh, wet grassland and chalk flushes. The predominant trees on site are Ash and Sycamore.
As the beck flows south out of the SSSI under Townend Road it goes through a physical metamorphosis from wild to gentrified. During its journeys down through North Newbald village the chalk beck appears as a canalised picturesque village stream. However, once the beck leaves the village under the bridge at Southside it emerges as The Mires, wilder again and flanked by mature Willows. The beck is a blue link diagonally through North Newbald, allowing a certain degree of anthropological/nature interaction.

There are a number of Sites of Nature Conservation Importance (SNCI) within a 1km radius of North Newbald Conservation Area. The first is located ½ a km east along High Hunsley Road, and is noted for its important verge and hedgerow. The second is located just South the village of South Newbald and is known as South Newbald Sand pit and is noted for its geological interest. The final SNCI, a section of hedgerow, is located at Gaylands Farm, South Newbald. All of the above SNCI's are not actually within the Conservation Area but are close enough to merit mentioning.

Townside Road, looking north east

Tree cover in the North Newbald Conservation Area is effectively picked out and highlighted by the Newbald Village Tree Preservation Order (TPO). This village TPO, made in 1971, covers the majority of trees and stands of timber in the village. Although Beckside Plantation, covered by the TPO, falls out-side the Conservation Area it acts as a wildlife corridor from the village centre onto the Wolds and vice-versa. Beckside Plantation consists of mixed hardwoods mainly Ash, Sycamore, Horse Chestnut, Rowan, Beech and some scrub. Another collection of trees covered in the Village TPO is to the rear of Hall Farm, directly Northwest of the Green, which is on the periphery of the now demolished Newbald Hall. The final pertinent section of the Newbald Village TPO is the grounds of St. Nicholas Church. The graveyard of St. Nicholas Church has a number of mature trees of note. Several Beech trees in the grounds of St. Nicholas Church are extremely mature or even could be considered to be ancient and are of a very high amenity value. In short, the grounds of St. Nicholas Church are the

single most important island of green in the Conservation Area. And provides a small, but singular biodiverse range of micro-habitats, such as Yew glade, unimproved grassland and light Beech woodland.

The Enclosure of Newbald occurred in 1778. Hawthorn hedgerows, many still in situ today, divided up the Parish of Newbald in the East Riding County of York. The village hedgerows provide a intricate network of wildlife corridors which lead out into the open countryside in all directions. The hedgerows link wildlife throughout the village but also provide a means of retreat on occasions of disturbance.

Northern stretch of Townside Road. The Hawthorn hedge in front is very old and is situated on the original roadside embankment

North Newbald Conservation Area is ecologically situated to enjoy a range of wildlife from two main habitat areas;

1) the Wolds with chalk stream, shelterbelts and open chalk farmland
2) 2) The Jurassic Hills Farmland with pockets of acidic grass and heathland, some large tracts of mixed woodland and estate parkland. North Newbald can boast a relatively healthy wildlife biodiversity.

c) TREE PRESERVATION ORDERS

There are five Tree Preservation Orders within the Conservation Area. These are: -

- TPO 131 (Newbald Village 1971)

This TPO covers various areas of North Newbald village.

- TPO 133

Located at Tall Trees, Townside Road

- TPO 634

Located at Wold View, Westgate.

- TPO 670 (North Newbald No.4 – 2002)

Located at Townside Road

- TPO 894 (North Newbald No.5 – 2004)

Located at Woldview, Holesby and all West Croft Estates.

- TPO 910 (North Newbald No.6 – 2004)

Located at land North East of 39 Eastgate.

There is one Tree Preservation Order just outside the Conservation Area. This is TPO 132 and is located at Bayram Timber Yard on South Newbald Road.

d) OPEN SPACES

Open space is a very important factor in establishing the character of the North Newbald Conservation Area. North Newbald is built up and focussed around open areas, with roads running between them.

The most significant of these spaces is The Green. Running west from the Green is the western section of Eastgate. This wide-open road then

opens up even further in The Mires. If we then perambulate along Ratten Row, we have open space on our left, and on our right opens up the graveyard of St Michael's Church. The church itself is set in expansive open grounds that add to the dominating effect of this highly significant structure.

These specific open areas add to the relaxed and rural character of North Newbald, as does the open feel of the road layout. This is particularly emphasised by Eastgate due to the Beck and it's associated wide grass verges.

The Green, looking north

The way in which the grounds of properties open onto the road also adds to the feel of open space. Good examples of this include the opening of the Manor House Farm complex onto Ratten Row, the Car Park of the Tiger onto Ratten Row, and the land to the rear of 3 Eastgate onto both Eastgate and Galegate.
These factors show how North Newbald thrives on open space and has long established its character based on large rural properties set within their own grounds. It is this sense of open space that is an important factor to the character of North Newbald if its specialness is to be preserved.

e) BOUNDARY TREATMENT

Throughout the Conservation Area, there are a number of different ways in which boundaries are handled. In North Newbald though there is a strong emphasis on properties fronting directly onto the street front.

The sense of architectural features over-looking the thoroughfares is most prevalent in the historic core of the village, particularly around The Green. Here, even where there is a gap in the residential architecture, the building line is continued, with stone walling evident in locations such as around the church and the boundary of Hall Farm onto Eastgate.
Walls, particularly those of a historic nature, continue to retain their dominance as a boundary form around the village when the properties do not front onto the street, yet as you start to reach the peripheries of North Newbald, hedging becomes more predominant.

There are some examples of iron railings in the Conservation Area. These tend to be of a simple design which is in keeping with the rural nature of the area.

f) ORIGINS AND EVOLUTION

Similarly, to many of the Wold Parishes, there is the suggestion of the earliest human activity being Mesolithic, with clear developments through the Bronze Age and Iron Age.

Newbald's position near a junction of several branching dry valleys made it the location of early routes through the Wolds, with two major Roman roads running through the Parish and causing the area to be the focus of considerable Roman activity.

Evidence of Saxon activity suggests that the area functioned as a major late Saxon administrative and market centre.

The village is likely to have originated as an Anglian settlement, with the name "Newbald" (meaning the new building) first recorded in the 10th century (with the distinction between South and North Newbald appearing in the 13th and 14th centuries). Part of the boundaries of the Anglo-Saxon estate are mentioned in a Royal Charter of AD963.
Four water-mills and a Church are mentioned in the Domesday Survey, with the value of the estate decreasing from £24 in 1066 to £10 in 1086. The Dean and Chapter are Listed as the Lords of Newbald in 1316, under the Archbishop of York. A Thursday market and fair were granted to the Prebend of North Newbald in 1348. The village may have suffered in the Black Death, relieved of almost one quarter of its tax quota in 1354. It had 214 Poll Tax payers in 1377, 48 households paying tax in 1672, rising to 83 families in 1743, 91 in 1764 and increasing to a population of 517 in 1801.

By 1775, North and South Newbald had virtually become contiguous, although originating as separate settlements. A medieval street plan still survives in North Newbald today, with a village green part of the post conquest village layout.

Many of the older streets (e.g. Eastgate and Galegate) have origins in the medieval period, being mentioned before the 16th century, with some of the oldest surviving housing dating back to the 18th and 19th centuries. Extensive common pastures, dating back to the 16th century surround North Newbald. These were enclosed in 1783. Some of the farmhouses still survive in the village today.

Several Chapels were built and then closed in the village from the 18th century. A school is recorded from 1743 when it held circa. 50 pupils, reaching a total of 85 by 1835 before a new school was built in 1846, later becoming a Parish Hall after a new school replaced it in 1914.

Water-mills were present in North Newbald until 1953 and quarrying was also initiated from as early as 1682, and ceasing in 1965.

Farmhouse structures at The Mires

g) ARCHAEOLOGY

Chronologically, finds of flint flakes and a pebble mace-head dating to the Neolithic period are the earliest archaeological evidence in the area. The finds in 1941 of food vessels from early Bronze Age burials and a late Bronze Age hearth are amongst other more notable finds from the next period of history.

The well-preserved remains of a Roman villa were discovered in 1939 to the south-west of the village, appearing to have been occupied from the second to the fourth centuries AD. A further Roman settlement was found in 2006, to the south, with another Roman site in the area of the modern reservoir (south of South Newbald) and another in the eastern half of the parish.
Roman pottery, tiles and mortar have been found at various sites, including Kentdales Lane, Howe Hill Field and

Townside Road. Coins and a brooch have also been recovered from the south-east of the village.

Skeletons from an Anglian inhumation cemetery (in the north-west of the village) were excavated in 1901 - 1902. A sunken floored building, excavated at 15 - 17 The Green represents early and middle Saxon activity in the village. Metal detecting finds have yielded 126 coins (dating from the 740's to the 860's) as well as other items from the middle Saxon period. This third largest group of middle Saxon coins (other than in hoards) from any site in Britain.

The Green

Archaeological excavations and Watching Briefs carried out revealed the remains of medieval buildings and numerous medieval finds (including iron arrow-heads, medieval pottery, animal bones etc.)

h) LAYOUT AND DISPOSITION

North Newbald is a nucleated settlement that has no major roads accessing it directly. Minor roads enter the village from the east, west and south. Due to there being no main axial route through the village, the most important of these links comes via Westgate, off which the A1034 is accessed. This gives North Newbald direct links to the larger settlements of South Cave and Market Weighton, with easy access to the A63 and M62.

It is the nucleated growth and the medieval street plan that gives North Newbald its strong character. With the layout originating very possibly due to the location of the Roman roads nearby and the proximity to the Beck, the settlement was flourishing by the Medieval period, the details of which can be read above.
The centre of the village can be seen almost as a ring road, with Eastgate, Ratten Row and The Green forming what is almost a continuous road, off which the Medieval streets of Burgate, Galegate, South Newbald Road and the eastern extent of Eastgate, branch.

The street plan of North Newbald has its roots firmly dug in history, with the roads forming important links with each other. As with many Medieval settlements, the streets snake through the landscape according to the natural features around them, hence we see Eastgate running along the Beck's side.

As has been mentioned, Jeffrey's Map of 1775 shows that by that point South and North Newbald had virtually become a one settlement. The same map also shows that Westgate was much heavier built up than at present. This could suggest that this may have once been the main point of access into the village of North Newbald, due to its proximity to the important road linking Market Weighton to South Cave.

Since the 1775 map was produced North Newbald has retained much of its rural character and structures, though in-fill has of course taken place, particularly at the western and southern extents of the village.
The developments of the last two centuries have helped to fill in some of the gaps to give a denser pattern of houses and the limits of the village have

been expanded slightly to the east, west and south, but otherwise the basic plan of the village is much the same as its 18th century predecessor

j) BUILDINGS, STYLES AND MATERIALS

The bulk of the houses in the Conservation Area are of 19th century and later date.

i) Scale

The vast majority of the properties within the Conservation Area are two-storey. There is a smattering of 1 ½ storey structures, but the two storey ridgeline dominates the roofscape in the historic village.

Two-storey structures along Burgate

ii) Orientation

As is typical of historic settlements, particularly those focussed around a market place or village green, the overwhelming majority of houses in North Newbald are street fronted, with access often gained directly off the road. Of the houses surveyed 87% are accessed in this way. The exceptions come with new or converted developments, such as those at Manor House Farm. Such structures were never originally meant for domestic occupation, hence they were never orientated to reference the important thoroughfare in their location.
Yet with the vast majority of properties still accessed from the street, an important historic aspect of the appearance of North Newbald is still retained.

iii) Materials

Domestic architecture was historically most commonly constructed of the materials that were readily available in the locality. The cost and manpower involved in the transportation of building materials generally restricted this to high status properties, such as ecclesiastical structures. This is why we see the majority of properties in North Newbald (53%) are constructed in oolitic limestone. The majority of the stone buildings are of coursed rubble construction, rather than fine ashlar stone. This is most likely due to the nature of the stone.
Approximately 41% of properties are constructed of brick. Locally produced brick became gradually more fashionable due to ease of production and ease of use. There is also a cross-over selection of properties in North Newbald where we see the use of stone and brick together. In this style the more difficult aspects of building, such as the corners of properties and the gable courses supporting the roof can be seen to be constructed in brick, with the bulk of the property still built in stone.

iv) Walls

The vast majority of properties are finished in either stone or brick. North Newbald does have a smattering of variation in the external appearance though, with approximately 12% on structures being rendered or painted.
This variation is important in retaining the character of North Newbald, i.e. one of historic and piecemeal development,

rather than it all springing up in one period.

v) Roofs

Although there are examples of slate, plain tiles and concrete tiles, the roof-scape of the houses in North Newbald are predominantly of clay pantile. Add to this the (former) agricultural buildings within the Conservation Area and this dominance is even more overwhelming. This though is to be expected in a rural settlement such as this, and goes to further emphasise the character of North Newbald.

Burgate, south side

vi) Windows and Doors

North Newbald has managed to retain a majority of traditional timber doors and windows on its street fronts. Of the UPVC present, the majority are on more modern properties, though where they are present on more historic properties, they can easily be seen not to be in keeping with the character of the Conservation Area.

vii) Chimneys

Chimneys stacks are a very common feature in North Newbald, with virtually all properties having at least one.
The stacks on the whole are medium sized, about 30 – 50 centimetres in height. There is a lack of ornate stacks; this is perhaps unsurprising due to the rural nature of North Newbald. There is a variation though in the chimney pots of the area, with round, square and hexagonal being present. There are also some instances of the more ornate crown pots. With regards the colour, red pots dominate, yet there is also a high instance of cream and white.

k) HISTORIC BUILDINGS

The village was last surveyed by the (then) Department of the Environment in 1987, and the following buildings in the Conservation Area are listed: -

- Brook Farmhouse, Burgate
- 15 Eastgate
- Hall Garth, 21 Eastgate
- The Tiger Public House, The Green
- Pear Tree Cottage, The Green
- Mires Farmhouse, The Mires
- Church Of Saint Nicholas, South Newbald Road (Grade I listed)
- K6 Telephone Kiosk, The Green

Listed buildings located within the parish of Newbald, but not within the Conservation Area are:

- Manor House Farmhouse, South Newbald Road
- Syke House Farm, A1034

All of the above structures are Grade II listed unless otherwise stated.

l) FOCAL-POINT BUILDINGS

These buildings are highlighted because of the additional visual importance they have due to their location. Planning applications, which relate to them will therefore be considered against the criterion that their design and detailing

should reflect the importance of their location.
The nuclear layout of North Newbald is such that there are many buildings, which present themselves square on to the viewer, particularly in the centre of the village. This is due to the nature of many of the roads and lanes running into and around The Green.

St Nicholas Church, South Newbald Road

When standing on the Green itself the buildings form a panorama of focus. Each structure in this location therefore forms a focus-point. The most prominent of these are located at the road junctions, such as The Tiger Inn, which is located at the corner of Ratten Row and The Green, and Pear Tree Cottage, which is located at the junction of Eastgate and the Green.
Yet as mentioned before, every structure forms a focal point at a multitude of angles. All the properties around the greens have an increased importance, not least because so many of these have little or no front gardens, which brings them directly into the street scene.

When walking around the village you are assailed by various focal point structures, each adding something some the picturesque nature of North Newbald. When travelling south west along Burgate, it as again the Tiger Inn that dominates the landscape in front of you.

When moving North up South Newbald Road, it is Manor House Farm that takes your attention, dominating the street, even though it is set to one side.
Walking east along Ratten Row your focus is pulled away from the nearby architecture to Blanchfield on The Mires.

View looking north up South Newbald Road

The final and most significant focal point comes when moving south down Galegate. Here you get the dominating effect of the Norman Church looming above you, dwarfing the cottages in the foreground.

m) UNLISTED BUILDINGS OF INTEREST

There are many unlisted buildings of interest in the village's Conservation Area and so this section will confine itself to mentioning those with an other than usual residential background.

These include:

- The Gnu public house – in many respects pivotal to the Conservation Area due to it important location,

- The village shop, corner of Burgate and The Green. Whilst not architecturally impressive, the location and the constant movement

of people around the area makes it a very important building of interest.

- The small historic outbuildings flanking the access to Hall Farm, off Eastgate.

- Farm Buildings. There are converted outbuildings, such as at Manor House Farm and to the rear of The Farm House on Eastgate, that add distinctly to the character of North Newbald, and are of particular interest to its development as a rural settlement.

POLICY STATEMENT FOR THE NORTH NEWBALD CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the North Newbald 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.

NEW DEVELOPMENTS

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

RECOMMENDED MATERIALS

This appraisal has already made reference to North Newbald's materials' character.

A variation in wall materials should be retained. A mixture of stone and brick should be applied to new developments. Where it remains in an unpainted state the brickwork is usually red/brown clamp type bricks, and stone is of coursed rubble.

The Green, looking west towards Ratten Row

To preserve the character and appearance of the Conservation Area, traditional patterned timber doors and windows are recommended, keeping the style simple as befits this rural location.

Guttering and fall-pipes should be of cast-iron, though some guttering may be of timber – especially on buildings with an agricultural heritage.

Thresholds should be traditional and of stone where Building Regulations permit.

Chimney stacks, and chimney pots, make an important contribution to the village's skyline, and should reflect the characters of others around them.

Orientation and scale are also important. The properties should, where possible, respect the street front and access onto it. Also thin narrow properties are not in keeping in North Newbald. The large farmhouse style structures would be more recommended. But where this is

not possible it should still be respected in the layout and design.

BOUNDARY CHANGES

During this review the 1974 map of the Conservation Area showed that there were some elements requiring review, and these were discussed with the Parish Council.

The alterations included in the present review are: -

1. Various adjustments to the boundary on the north side of the Area. These were needed because current guidance recommends that whenever possible Conservation Area boundaries should follow discernible features on the ground, and although these may have been there in 1974 some had since been lost.

2. On the south east side, the boundary was adjusted to follow current boundaries, and to exclude modern unsympathetic development.

3. The most significant addition was that of the land north of Eastgate up to Townside Road. This area has been included due to its high conservation value, with this land including Tree Preservation Orders, significant archaeological remains, and an important boundary to the north of the village. This also protects the site from any future developments that may impinge upon important views towards the village centre.

4. To the eastern extremes of the Conservation Area, boundaries were adjusted to follow modern features and limits where possible.

View towards the Conservation Area from Townside Road

COMMUNITY INVOLVEMENT

This Appraisal was the subject of consultation with North Newbald Parish Council and members of the public.

The comments received through this consultation process were taken into account prior to consideration of the proposals by this council.

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 is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment", dated September 1994 and available at www.communities.gov.uk/planning

The planning policy affecting Conservation Areas in the East Riding is set at the Regional, Sub-regional, and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (published May 2008) deals with the historic environment in Policy ENV9. This is developed 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 Policy Env6. At a Local level policies relevant to the North Newbald Conservation Area are currently contained in the Beverley Borough Local Plan (BBLP) (adopted June 1996), Policies E21, E22 and E25 through to E34. 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 JSP will be incorporated into the Local Development Framework (LDF), which will also supersede the current Local Plans in due course. The appraisal will be used as a background document in support of the releventLDF Development Plan document and as a material planning consideration in the determination of relevant planning applications.

LOCAL GENERIC GUIDANCE

Beverley Borough-wide Local Plan, Policy E21 - E34.

Leaflet, "What Are Conservation Areas?" by East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9B

USEFUL INFORMATION AND CONTACTS

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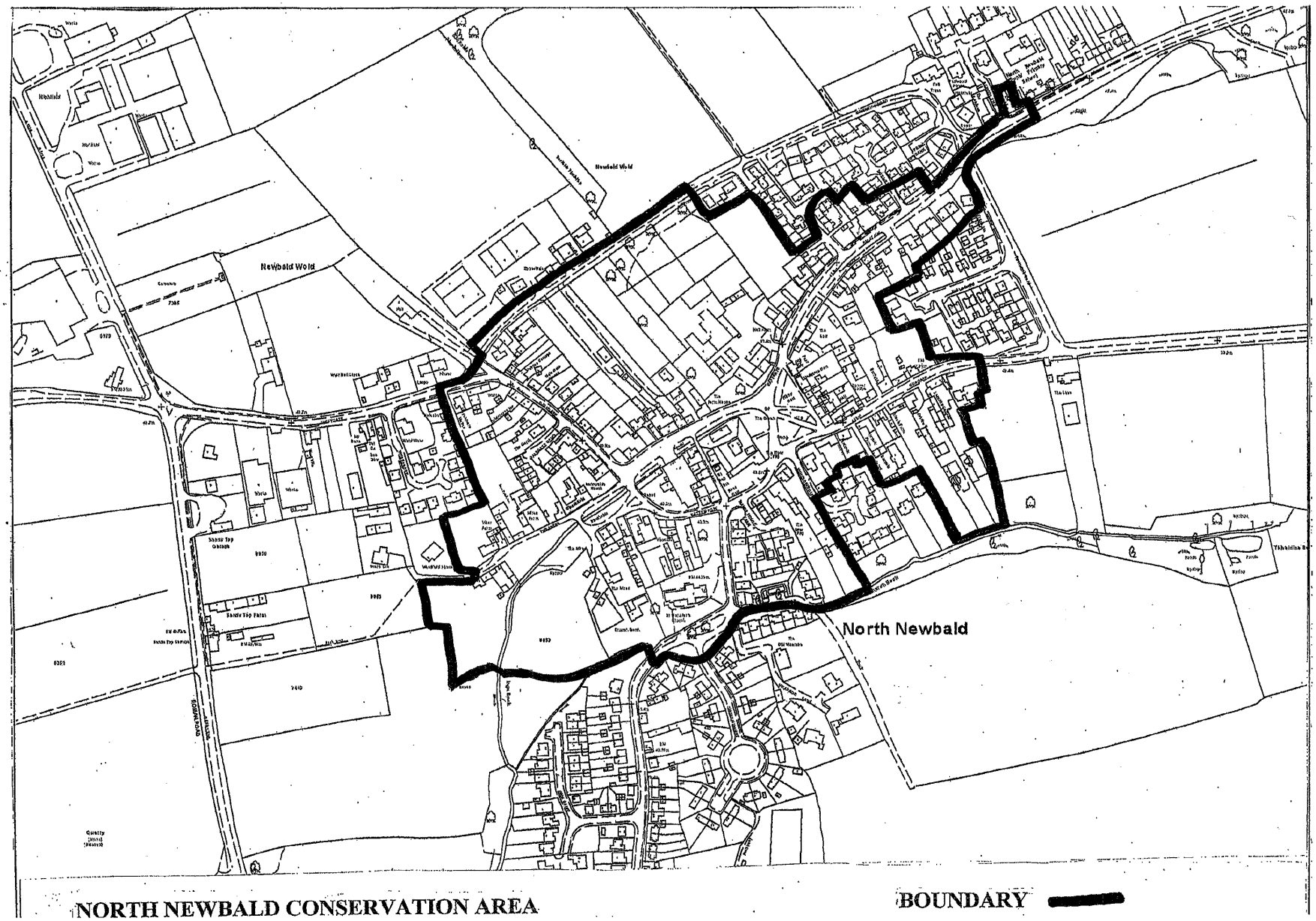
This appraisal was adopted by East Riding of Yorkshire Council on 8th October 2008.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BOUNDARY