

**Planning Ref: 20NP0106**

**Date of response:** 28<sup>th</sup> January 2021

**Proposal title:** Construction of cattle shelter building,

**Location:** Land at Bickerton, Hepple, Northumberland

**Case Officer:** Adam Ewart

Thank you for your consultation on this application, which I have reviewed and provide the following advice

**Policy**

The application is assessed in line with Policies DM 14 and DM 15 of the Northumberland National Park Local Plan; and paragraphs 184-202 of the National Planning Policy Framework (Rev 2019).

Further guidance helpful to the assessment and advice on the application proposals includes:

- *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2 (GPA 2) (Historic England 2015)*
- *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (GPA 3). (Historic England 2017)*
- *National Farmsteads Assessment Framework (Historic England 2015)*

**Archaeological Background**

There are no archaeological features within the site boundary, which appears to have been improved pasture with no visible traces of archaeological remains on aerial photographs or LIDAR.

There are no Conservation Areas, Scheduled Monuments, Registered Battlefields or Historic Parks and Gardens on or within 1km of the proposal site. There is 1 Listed Building and 13 other sites or finds locations of archaeological and historic building interest within 1km of the site, 5 of which are within 500m, including:

- HER 1199 Bickerton Farmhouse (Surveyed by Ryder in 1994/5 *Towers and Bastles of Northumberland*. Ryder describes the main farmhouses as probably of late 19th or early 20th century date; “there is said to have been a serious fire around 1900, after which the 0.7m thick south wall may have been rebuilt”. The east end of the house ... may be of early 18th century date; it is only 0.65m thick. The exposed section of the north wall east of a mid-20th century wing looks of similar fabric, but lacks the plinth. Adjoining this end of the house is a lower block, probably of 18th century date, that now partly serves as a garage; it has the remains of an old bread oven in its west end. The present owner mentions that a slabbed over drain was found in 1983/4 beneath the front lawn, a few metres from the house; a section was excavated, and an archaeologist from Newcastle University attended. Finds were said to date from the 14th to the 17th century. There is a clear north-south mound (apparently returning westward at its north end) a short distance north east of the house, just beyond a lane that runs north from the road. This would appear to cover the remains of a substantial stone wall, and might be part of a bastle, or perhaps an enclosure wall. To the west of the house, opposite a group of planned 19th century farmbuildings, is a broad east-west mound running parallel to the road. This might cover the remains of a range of buildings. The farmhouse probably incorporates the remains of a bastle, although this interpretation is made purely on the basis of wall thicknesses; no bastle-type features or fabric are currently visible. There are clearly features of archaeological interest in the vicinity; the owners talk of sudden subsidence into pit-like features in a field to the south west” (Ryder 1994/5).
- HER 1236 Bickerton, Deserted Medieval Village. Identified in the Northern Archaeological Survey (Archaeology in the North, 1975). No description is available on the HER.

- HER 1248 Bickerton Pill Box List Entry Number 1232567. Pill Box. 1940. Concrete, elongated hexagonal plan with a flat roof and partly below ground level. The front has 3 rifle embrasures with a single machine gun embrasure to each chamfered side front. The rear front has 2 rifle embrasures and a protected door.
- HER 14689 Bickerton Farm Buildings. Mid-19<sup>th</sup> century and later planned farm buildings of E shaped plan, built of roughly-coursed stone with tooled-and-margined ashlar dressings and Welsh slate roof. Attached to the left is an excellent gin gang with square piers and a high conical roof. The range is in fact of two builds: the section to the right was added after 1860 and is not shown on the first edition Ordnance Survey map. (Grundy Grade III)
- HER 2889 Flint. One flint found in 1996, bequeathed to the Museum of Antiquities, Newcastle upon Tyne

The Northumberland Historic Landscape Characterisation attempts to classify historic land use, including settlement and field patterns, within and adjacent to the proposal area. This includes the existing livestock pens immediately north of the site as part of the in-bye fields associated with Bickerton Farm. It is classified as pre-1860 as its boundaries have been marked on the 1860 Ordnance Survey First Edition and have remained relatively unchanged since.

### ***Proposal***

The construction of a cattle building measuring 4.8m x 9.3m x 3.1m timber frame construction with steel roof.

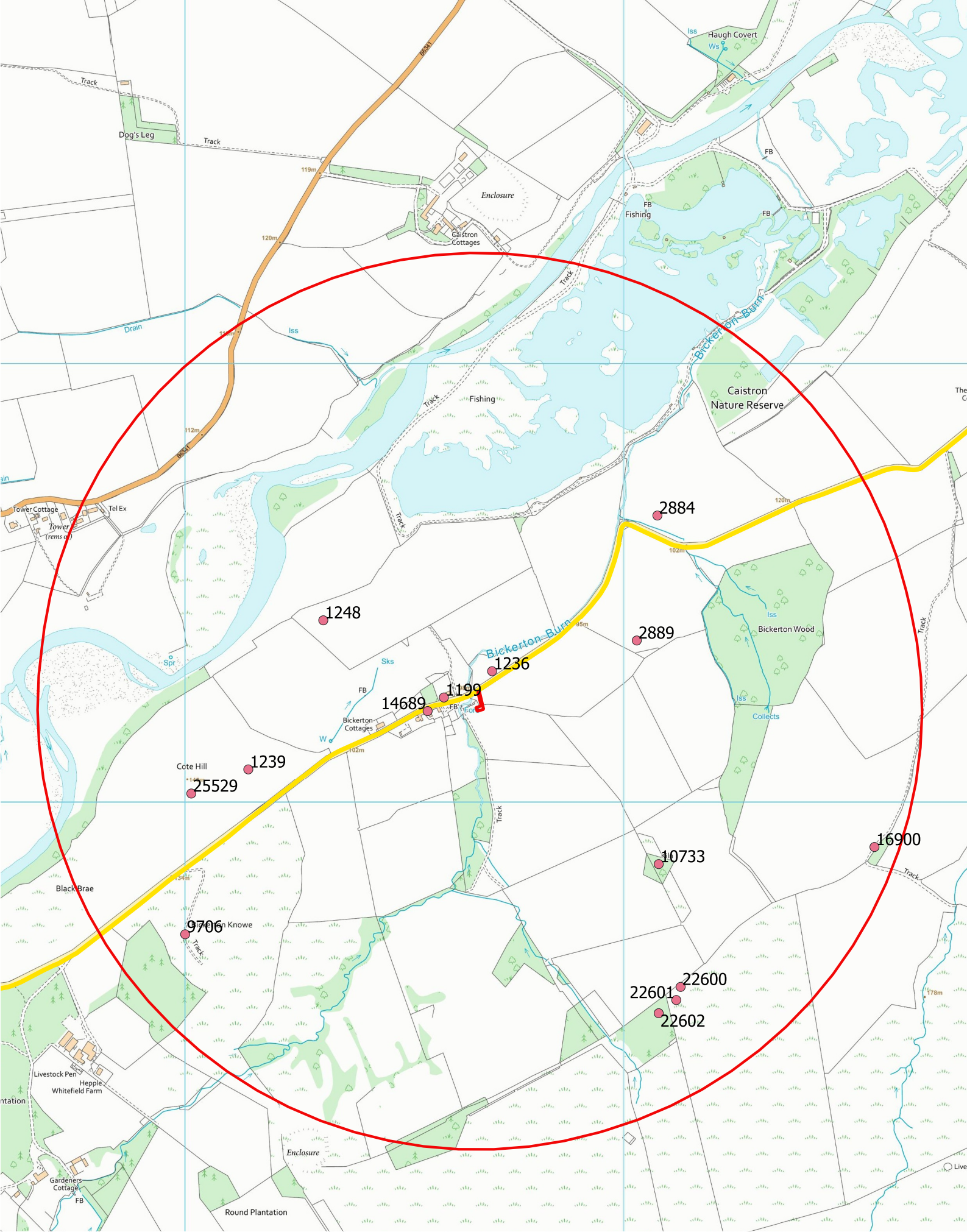
### ***Assessment of development***

The proposal is for a modern cattle handling facility freestanding and away from the main farm. There are no archaeological constraints within the site boundary and therefore potential issues are restricted to the setting of nearby non designated heritage assets. The proposal is located south of a mature stand of trees and beyond a replanted hedge bank. Historic Landscape Characterisation reveals the proposal to be adjacent to an historic farmstead comprising buildings and associated yards and pens which have developed since the 18<sup>th</sup> and early 19<sup>th</sup> centuries to their present form. The new building would have some impact upon the setting of the historic farmstead and the siting, design, materials and scale should take into account the significance of heritage assets and any harm or loss of that significance.

### ***Advice***

The proposal has a low potential to impact upon archaeological remains within the site boundary in terms of construction. This advice assumes the timber framed construction requires the excavation of posts or driven in posts rather than a concrete raft and it would be helpful if the application could confirm this. However, given the low archaeological potential it is unlikely that this advice will change as a result. There are no designated heritage assets within the site boundary and 1 Listed Building within 500m of the site, (Bickerton Pill Box). It is unlikely that the proposal will cause harm to the setting of this heritage asset. There are two non-designated heritage assets within 250m of the site, the settings of which might be impacted by the development, Bickerton Farmhouse and Farm Buildings. The settlement at Bickerton might be much older than the present farmstead including evidence from the 14<sup>th</sup> century, the presence of possible Bastle remains described by Ryder and possible deserted medieval village included on the Historic Environment Record. It is recommended that the applicant better describes the significance of heritage assets and their historic landscape setting and the extent of historic landscape change including the capacity for further change.

The proposal has the potential for some harm to the setting of a non-designated heritage asset. In light of the design, materials and siting of the proposal it is likely that any harm will be less than substantial.



**20NP0106 Bickerton  
Historic Environment**

1:10500

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