

No. 13 The Village, Wigginton, York - Archaeological Desk-Based Assessment

Planning Issues Ltd

Date: 08/05/2025

Prepared by: Finlay Wood

Ref: 24844

Report to: Planning Issues Ltd
Report Title: No.13, The Village, Wigginton, York – Archaeological Desk-Based Assessment

Version: V1.3
Issue Date: May 2025
Report Ref: 24844

Originated By:



Finlay Wood
Senior Archaeology Supervisor

Date: 06/02/2025

Reviewed and Approved By:

and



Amy Jones
Technical Director

Date: 14/05/2025

Prepared by:

Cura Terrae Land and Nature, Unit 4, Prisma Park, Berrington Way, Wade Road, Basingstoke, RG24 8GT. 01256
224 588

Version	Author	Description	Date
V0.1	FW	First draft	06/02/2025
V0.2	AJ	QA1	13/02/2025
V1.0	AJ	For Issue	21/02/2025
V1.1	AJ	Updates to scheme	23/04/2025
V1.2	AJ	Minor edits	08/05/2025
V1.3	AJ	Minor edits	14/05/2025

The report and the site assessments carried out by Cura Terrae on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Cura Terrae with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Cura Terrae taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Cura Terrae and the client.

Other than that expressly contained in the paragraph above, Cura Terrae provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Cura Terrae is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Cura Terrae does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Cura Terrae disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed. Cura Terrae accepts no responsibility for the accuracy of third-party data used in this report.

Contents

Executive Summary	4
1. Introduction	5
1.1 Project Background	5
1.2 Aims and Objectives	5
1.3 Regulatory and Policy Context.....	5
2. Methodology.....	7
2.1 Standards.....	7
2.2 Scope of Assessment.....	7
2.3 Archaeological Potential	10
3. Historic Environment Baseline	12
3.1 Introduction	12
3.2 The Site	12
3.3 Previous Archaeological Interventions.....	13
3.4 Historic and Archaeological Baseline	13
4. Statement of Significance.....	16
4.1 Known Heritage Assets.....	16
4.2 Archaeological Potential	16
5. Statement of Impact.....	17
5.1 Introduction	17
5.2 Scheme Proposal.....	17
5.3 Assessment of proposal	17
5.4 Recommendations.....	18
6. Conclusion.....	19
7. References.....	20
Figures.....	22
Appendix 1: Regulatory and Policy Context	23
Appendix 2: Gazetteers.....	25

Tables

Table 1: Criteria for determining the significance of heritage assets.....	10
Table 2: Gazetteer of monuments recorded by YHER	27
Table 3: Gazetteer of archaeological interventions recorded by YHER.....	27

Figures

Figure 1: Site Location

Figure 2: Monuments recorded on the York Historic Environment Record

Figure 3: Events recorded on the York Historic Environment Record

Executive Summary

Cura Terrae Land & Nature was commissioned by Planning Issues Ltd in February 2025 to prepare an archaeological desk-based assessment (ADBA) to inform a planning application for the proposed redevelopment of No.13, The Village, Wigginton, York, YO32 2PL.

The Site lies within Wigginton, a village situated 6.4 km north of York and a civil parish in the unitary authority of the City of York. The Site is broadly rectilinear in shape, and currently comprises one bungalow and associated garden and landscaping to the rear of the property.

The proposed scheme for the Site is demolition of existing structures and for the construction of a series of eight retirement cottages with associated gardens and parking spaces. Four cottages are proposed to be located at the front of the property along The Village, whilst the other four cottages are to be located to the rear and accessed via a road along the eastern boundary.

This assessment has concluded that there is moderate potential for archaeological remains of medieval date relating to the medieval village of Wigginton to survive within the southern portion of the Site. Any remains from this period likely relates to former burgage plots and domestic activity for the village that would be of medium importance, as well as possible agricultural activity of the area that would be of low importance.

A programme of archaeological investigation may be required across the Site in order to more fully inform on the nature, level and extent of the archaeological resource within the Site and its survival. This should be targeted to the proposed areas of disturbance.

1. Introduction

1.1 Project Background

- 1.1.1 Cura Terrae Land & Nature was commissioned by Planning Issues Ltd in February 2025 to prepare an archaeological desk-based assessment to inform a planning application for the proposed redevelopment of No.13, The Village, Wigginton, York, YO32 2PL (hereafter the Site). The Site is centred on National Grid Co-ordinate (NGR) 460135 , 458551 (Figure 1).
- 1.1.2 The Site is situated south of The Village, within the centre of Wigginton, a village situated 6.4 km north of York. The Site currently comprises one bungalow and one barn with two smaller structures with associated gardens and landscaping to the rear of the property.

1.2 Aims and Objectives

- 1.2.1 The purpose of this archaeological desk-based assessment is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site to formulate:

An understanding of the Site within its historical and archaeological context;

An assessment of the potential for heritage assets to survive within the area of study;

An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests;

Recommendations to inform the development proposals;

Strategies for further evaluation where the nature, extent or significance of the resource is not sufficiently well defined; and

An assessment of the potential impacts of the proposed development on the known and unknown heritage resources within the context of national and local planning policy.

- 1.2.2 This document does not cover historic buildings. This is covered by a separate Heritage Statement which also accompanies the planning application.

1.3 Regulatory and Policy Context

- 1.3.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local

authorities are responsible for the protection of the historic environment within the planning system.

- 1.3.2 Of specific relevance to this report is the National Planning Practice Framework (NPPF). Section 16 of the NPPF sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The NPPF establishes the importance of being able to assess the significance of heritage assets that may be affected by a development proposal, in order to understand the level of harm, if any, caused by a development. Where a site on which development is proposed has the potential to include heritage assets, the NPPF includes a requirement for local planning authorities to request an appropriate desk-based assessment and, where necessary, a field evaluation. The level of detail provided should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207).
- 1.3.3 National policy is reflected in local planning policy presented in City of York Local Plan, specifically Policy D6.
- 1.3.4 Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

Historic England's Historic Environment Good Practice Advice in Planning Notes:

- The Historic Environment in Local Plans (2015a); and
- Managing Significance in Decision-Taking in the Historic Environment (2015b);

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage (2019);

Historic England Advice Note 17: Planning and Archaeology (2022);

The Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (revised 2021); and

The Chartered Institute for Archaeologists' Code of Conduct (revised 2022).

2.2 Scope of Assessment

Study Area

2.2.1 The spatial scope of the assessment was defined by a 250 m study area around the Site. The study area has been defined so as to identify designated and non-designated assets, their setting and geographical extent, and to inform the context of and potential survival of archaeological remains within the Site and its immediate surrounding area.

Data Sources

2.2.2 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

National heritage datasets including The National Heritage List for England (NHLE), England's Places, PastScape, Viewfinder, National Record for Historic Environment Excavation Index, Parks and Gardens UK;

The York Historic Environment Record (YHER), comprising a database of comprising a database of all recorded archaeological sites, find-spots, and archaeological events within the county;

Aerial Archaeology Mapping Explorer;

Historic manuscripts and historic maps found online at the National Library of Scotland; and

Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations.

- 2.2.3 All of the spatial data held by YHER for the study area was requested, assessed and analysed as part of this assessment. All YHER data is illustrated on the accompanying Figures 2 and 3, listed in Appendix 2 and referred to, where relevant, in Section 3.
- 2.2.4 A Site visit was undertaken during February 2025 in order to assess the general character of the Site, to identify heritage assets and any archaeological features not identified through desk-based review.
- 2.2.5 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

- 2.2.6 This report assesses the potential impact on below-ground archaeology only. Impacts relating to upstanding heritage assets are assessed as part of a separate Heritage Statement.
- 2.2.7 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by YHER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.8 Due to the character of the Site, a review of LiDAR imagery available from the Environment Agency was not considered necessary as part of this assessment.
- 2.2.9 Whilst sources were reviewed in order to determine and provide geological context for the Site, no borehole data is available from Site to provide a review of the sequence of deposits. Data was reviewed for the nearest available borehole location (BGS Ref: SE65NW144); however, it was concluded that previous development at the Site may have affected the Site's stratigraphic sequences, especially for the front of the property.
- 2.2.10 A Site visit was undertaken as part of this assessment to identify any potential archaeological remains. Despite sufficient access being afforded to the Site, observations are limited since there is the potential for archaeological remains to survive below-ground with no surface indications.

Assessment of Significance

2.2.11 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 207).

2.2.12 Significance is often established by statutory designations such as Listed Buildings, scheduled monuments and conservation areas. More particular advice as to what makes up significance is provided by the NPPF which defines significance in terms of an asset's value to this and future generations because of their heritage interest. This derives not only from their physical presence, but also from their setting.

2.2.13 This interest may be archaeological, architectural, artistic or historic (NPPF, Annex 2). The Planning Practice Guidance which accompanies the NPPF provides further detail on how this significance is interpreted:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity (Paragraph: 006 Reference ID: 18a-006-20190723).

2.2.14 An assessment of the significance of assets and their setting is undertaken in consideration of guidance and good practice issued by Historic England. A methodology for the assessment of significance of heritage assets is outlined in Advice Note 2 (Historic England 2019) whilst Historic England GPA3 (2017) provides the basis of a methodology for the assessment of setting.

2.2.15 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*), Conservation Areas which contain a significant number of highly graded assets, Registered Historic Parks and Gardens (Grade I, II*), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Listed Buildings (Grade II), Registered Historic Parks and Gardens (Grade I, II*), or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.

2.3 Archaeological Potential

2.3.1 Assessment of the archaeological resources draws on three factors:

An assessment of the potential survival of any known or unknown archaeological deposits to remain extant within the Site based on a review of information on previous ground disturbance;

An assessment for the potential for archaeological deposits to exist within the Site based on the results of the baseline study; and

An assessment of the significance of known and potential archaeological assets within the Site, as well as within the defined study area.

2.3.2 The potential for an area to contain archaeological remains is rated 'high', 'moderate', 'low', 'negligible', or 'unknown'. This rating is based on an understanding of the archaeological resource as a whole and its national, regional and local context. This includes the number,

proximity and significance of known and predicted archaeological/historical sites or find spots within the Site and its surrounding Study Area.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 The following section identifies known heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 2.
- 3.1.2 In accordance with Step 1 of Historic England's GPA3 (July 2017) an outline assessment of the historic and archaeological baseline was undertaken to identify the archaeological potential of the Site and assess which heritage assets could be affected the proposed development. The details of this assessment are documented in Section 3.3 and 3.4 of this report.
- 3.1.3 The following section should be read in conjunction with figures:

Figure 2: YHER monument data. The YHER records are assigned an ID number within the text; and

Figure 3: YHER event data. The event records are referenced by their YHER reference number in the text.

3.2 The Site

- 3.2.1 The Site lies within Wigginton, a village situated 6.4 km north of York and a civil parish in the unitary authority of the City of York. The Site is bounded to the east by a vacant plot which is subject to planning permission. The present application will be associated with the extant permission.
- 3.2.2 The Site measures c. 0.09 ha in size and lies at c. 18 m above Ordnance Datum (aOD).
- 3.2.3 The Site comprises No. 13 The Village, situated on the south side of the road, and is broadly rectilinear in shape, with a paved front and a paved area and garden to the rear. The Site is occupied by a bungalow which fronts the street and associated garden and landscaping to the rear of the property.
- 3.2.4 The proposed development comprises a series of eight retirement cottages with associated gardens and parking spaces. Four cottages are proposed to be located at the front of the property along The Village, whilst the other four cottages are to be located to the rear and accessed via a road built in between these cottages and the retirement apartments development to the east.

- 3.2.5 The underlying geology comprises sandstone of the Sherwood Sandstone Group formed between 272 and 237 million years ago during the Permian and Triassic periods, overlain by superficial deposits of sand of the Sutton Sand Formation formed between 116 thousand years ago and the present day (British Geological Survey 2025).

3.3 Previous Archaeological Interventions

- 3.3.1 The YHER records two previous archaeological investigations within the study area. Of these recorded archaeological investigations none were undertaken within the Site, but one was a desk-based assessment for the associated development of the retirement apartments to the immediate east of the Site.

Archaeological Desk-Based Assessment 2022

- 3.3.2 This archaeological desk-based assessment (EYO7982) was undertaken in 2022 prior to the redevelopment of land for new retirement accommodation (Ecus 2022). The report identified no designated archaeological heritage assets and no direct impact to any designated heritage assets. During the nineteenth century this site was in use as a tannery. The desk-based assessment documented evidence from the medieval period to the present day within the study area and considered that there is a moderate potential for remains from the medieval period and high potential for post-medieval and twentieth century remains to be present.

Archaeological Evaluation 2007

- 3.3.3 The other archaeological investigation was an archaeological evaluation at 23-21 The Village, Wigginton (Oxford Archaeology 2007) that was undertaken in 2006 c. 75 m to the west of the Site. The evaluation comprised five 2 m wide trenches of varying length, with significant archaeological remains found in two of the trenches which resulted in their expansion. The archaeological remains identified by the evaluation were a series of pits, a burgage boundary, and a robber trench that contained pottery dating from the twelfth to fifteenth century. The pits also contained organic domestic refuse as well as a wooden stool found in one pit.

3.4 Historic and Archaeological Baseline

Prehistoric to Romano-British

- 3.4.1 There are no remains from the Prehistoric to Romano-British period recorded in the Site of the study area.
- 3.4.2 Founded as a fort in AD 71, York grew into an important settlement throughout the Roman period, acting as provincial capital for the Britannia Inferior in the third century AD. Whilst

Wigginton lay some distance from the established settlement, it is considered that the area north of the city formed its immediate rural hinterland and was subject to rural land management and farming (Ecus 2022).

Early Medieval and Medieval

- 3.4.3 The etymology of the name Wigginton points to an Anglo-Saxon origin as it means “The village of the people/named after the people of Wicga” with Wicga being an Old English personal name and -ingahām meaning “the village of the people of ... ; the village of the people called after ...” in Old English (University of Nottingham, 2014).
- 3.4.4 The settlement was later recorded in the Domesday Survey of 1086 as being held by the canons of St Peter in York, and was subsequently recorded as Wichestun and Wygynton in the eleventh and thirteenth centuries (Palmer, et al 2016). Settlement is likely to have been centred on a former parish church located where the nineteenth century Church of St Mary (3) stands (approximately 120 m southwest of the Site), with the surrounding landscape utilised for agricultural activity. The earliest record of a church at Wigginton dates to 1424, however a chapel was recorded as early as 1247. The 1424 church seems to have been built of magnesium limestone, like York Minster and roofed with orange clay tiles, many thousands of which are in the ground around the present church and its foundations. The font from this church was unearthed in the present foundations in 1994 and is now on display outside the church hall.
- 3.4.5 Throughout the medieval period, Wigginton likely continued as a minor agricultural village, with the surrounding countryside being farmed. Evidence for this use is recorded throughout the study area in the form of ridge and furrow earthworks (1). The village appears to have developed as two rows of buildings facing each other across the main street now known as The Village, with each household likely having its own burgage plot (Wigginton Parish Council n.d).

Post-medieval

- 3.4.6 From the late seventeenth century to the late eighteenth century the size of the village appears to have remained fairly static, at little more than 30 houses, with some population growth seen in this period. Most houses would have been farmsteads and there seem to have been no high status buildings apart from the Rectory, which is now the Rosevale Residential Home located in the centre of the historic main street (Wigginton Parish Council n.d.).
- 3.4.7 Examination of historical mapping shows the Site is fairly consistent through the latter half of the post-medieval period. It shows the still standing barn structure was built on the Site prior to the 1893 OS map as well as a smaller outbuilding to the rear of the property. The remainder of the Site remains undeveloped according to OS mapping.

- 3.4.8 The barn may have been part of a landholding associated with “a house, outbuilding, and fold yard” named as Parcel 7 on the Parish of Wigginton 1842 Tithe Map, which shows several parcels of land in the area held by William Driffield and owned by William Scott. Other parcels of land to the east of the Site are recorded as an orchard (Parcel 4), a garden (Parcel 5), a tan yard (Parcel 6), and back garth and hall garth (Parcel 298 and 299) (Ecus 2022).
- 3.4.9 The YHER recorded two entries relating to post-medieval activity within the study area. The first relating to the old tannery (2) which operated throughout the mid-nineteenth century, as recorded on OS mapping, in a building associated with remnants of a historic village farm such as the barn situated within the Site. The other record refers to the parish church of St Nicholas (3) which dates to 1860 and replaced the previous medieval church.

Twentieth Century

- 3.4.10 Subsequent OS maps illustrate change within the Site during the middle of the twentieth century, when the smaller outbuilding to the rear of the property previously seen on historical mapping during the late post medieval period no longer appears on OS mapping.
- 3.4.11 The small bungalow that is west of the barn to the north of the Site appears to have been built during the late 1970s and appears on the 1980-1981 OS map. The rear of the property remains undeveloped. From this point onwards the Site was in residential use.

Unknown

- 3.4.12 There are also a large number of undated features in the study area (4-7), exclusively related to ridge and furrow remains recorded through aerial photography. Whilst undated within the YHER, these can likely be attributed to medieval and post-medieval farming activity.

4. Statement of Significance

4.1 Known Heritage Assets

- 4.1.1 The assessment undertaken above has identified no heritage assets that could be directly affected, or their heritage significance harmed by the proposed redevelopment. Assets within the Study Area but not considered to have the potential to be impacted are not discussed.

4.2 Archaeological Potential

Summary of Previous Impacts

- 4.2.1 The northern part of the Site is likely to have undergone a degree of disturbance to medieval and earlier deposits through the nineteenth and twentieth century development and use of the Site.
- 4.2.2 All of these developments likely have impacted any archaeological remains in this area of medieval date and earlier. Buried remains associated with nineteenth century activity are considered to have likely undergone only limited disturbance through the twentieth century development to the centre of the Site.
- 4.2.3 Based on the historic environment baseline presented above, the potential for archaeological remains is as follows:

Low potential for prehistoric remains. Any remains of this period are likely to be isolated finds and be of low significance;

Low potential for Romano-British remains;

Moderate potential for early medieval and medieval remains. Any remains of this period are likely to represent possible activity relating to the medieval village of Wigginton and be of medium significance; and

Moderate to high potential for post-medieval and twentieth century remains. Any remains of this period are likely to represent remains of the current structures or the former outbuilding in the centre of the Site and be of low significance.

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints. Impacts can be adverse, resulting in the loss, or reduction, of significance, or beneficial, resulting from the enhancement of an asset whether through physical changes or improvements to setting which enable a better appreciation of an asset.

5.2 Scheme Proposal

5.2.1 The scheme for the Site is for demolition of the existing bungalow and the construction of a series of eight retirement cottages with associated gardens and parking spaces. Four cottages are proposed to be located at the front of the property along The Village, whilst the other four cottages are to be located to the rear and accessed via a road along the eastern boundary of the Site.

5.3 Assessment of proposal

Physical impacts

5.3.1 Any direct physical impact to heritage assets within the Site, where present, would primarily result from groundworks and demolitions associated with construction. On-site activities which are likely to affect the heritage resource could comprise the following:

Pre-construction impacts associated with demolition and ground investigation works;

Construction ground works, including stripping and excavation associated with the foundations;

Ground reduction and/ or landscaping; and

Excavation of new service trenches and drainage (including soakaways), as required.

5.3.2 These works could result in the total or partial loss of significance of the identified assets. The extent of the impact on archaeology would be dependent on the type and depth of the proposed excavations, and on the level of survival of archaeological deposits. Any physical effects on buried archaeological resource would be permanent and irreversible in nature. The extent of impact on upstanding heritage remains, including historic buildings, would be

dependent on the significance of the elements being removed and does not necessarily equate to the amount of material removed.

- 5.3.3 There is potential for archaeological remains of medieval date, as the Site is likely to be located within a burgage plot associated with the medieval village of Wigginton. The potential is also highlighted by the nearby archaeological evaluation undertaken in 2006 (Oxford Archaeology 2007), that demonstrated the survival of archaeological buried remains of medieval date. Given the level of development upon the Site through the nineteenth and twentieth centuries it is likely that any archaeological remains of an earlier date have either been disturbed or no longer survive to the north of the Site. However, buried archaeological remains from the medieval period may still survive to the south of the site.

5.4 Recommendations

- 5.4.1 As stated above, the ground works and excavations in relation to the proposed development of the Site could result in the disturbance to, or loss of, any buried archaeological features that may be present within their footprints, resulting in the total or partial loss of significance of these assets. The extent of the impact would be dependent on the type and depth of the proposed excavation, and on the level of survival of the archaeological deposits. Any adverse effects on buried archaeological resource would be permanent and irreversible in nature.
- 5.4.2 Any archaeological features present within the Site are considered unlikely to comprise remains of the highest significance (i.e. equivalent to Scheduled Monuments). Remains to the north of the Site may have also been previously impacted by nineteenth and twentieth century developments. It is therefore considered that the potential archaeological resource within the Site would not require preservation in situ and any impact could be appropriately mitigated through preservation by record.
- 5.4.3 Given the potential for remains relating to the medieval village of Wigginton to survive in the southern part of the Site, post-determination archaeological fieldwork may be required, to be secured through condition of planning. Given the limited nature of the potential remains and their likely significance, it is recommended that this be targeted to areas of proposed disturbance within this part of the Site.
- 5.4.4 The need for, and scope, of any archaeological works would need to be confirmed through consultation with the Local Planning Authority's Archaeological Advisor.

6. Conclusion

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify known and potential assets of heritage significance within the Site or the wider Study Area which could be affected by the proposed scheme. Any effects of this development upon the significance of the buried archaeological resource will be a material consideration in the determination of the planning application.
- 6.1.2 The scheme for the Site includes the demolition of existing structures and the construction of a series of eight retirement cottages with associated gardens and parking spaces. Four cottages are proposed to be located at the front of the property along The Village, whilst the other four cottages are to be located to the rear and accessed via a road along the eastern boundary.
- 6.1.3 Following an assessment of the significance of the relevant designated and non-designated heritage assets in accordance with the NPPF and local planning policy, the proposed development will cause no harm to any designated heritage assets. The northern part of the Site is likely to have been already disturbed by the present buildings on the Site. There is moderate potential for archaeological remains of medieval date relating to the medieval village of Wigginton to survive to the south where the Site has remained undeveloped. Any remains from this period likely relates to former burgage plots and domestic activity for the village that would be of medium importance, as well as possible agricultural activity of the area that would be of low importance.
- 6.1.4 The potential harm to these assets is considered to be less than substantial as they will be partially removed by development. A programme of archaeological investigation is recommended to mitigate that harm. This is also consistent with the York Local Plan Policy D6 whereby where harm to archaeological deposits is caused, mitigation measures have been agreed with City of York Council which should include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement

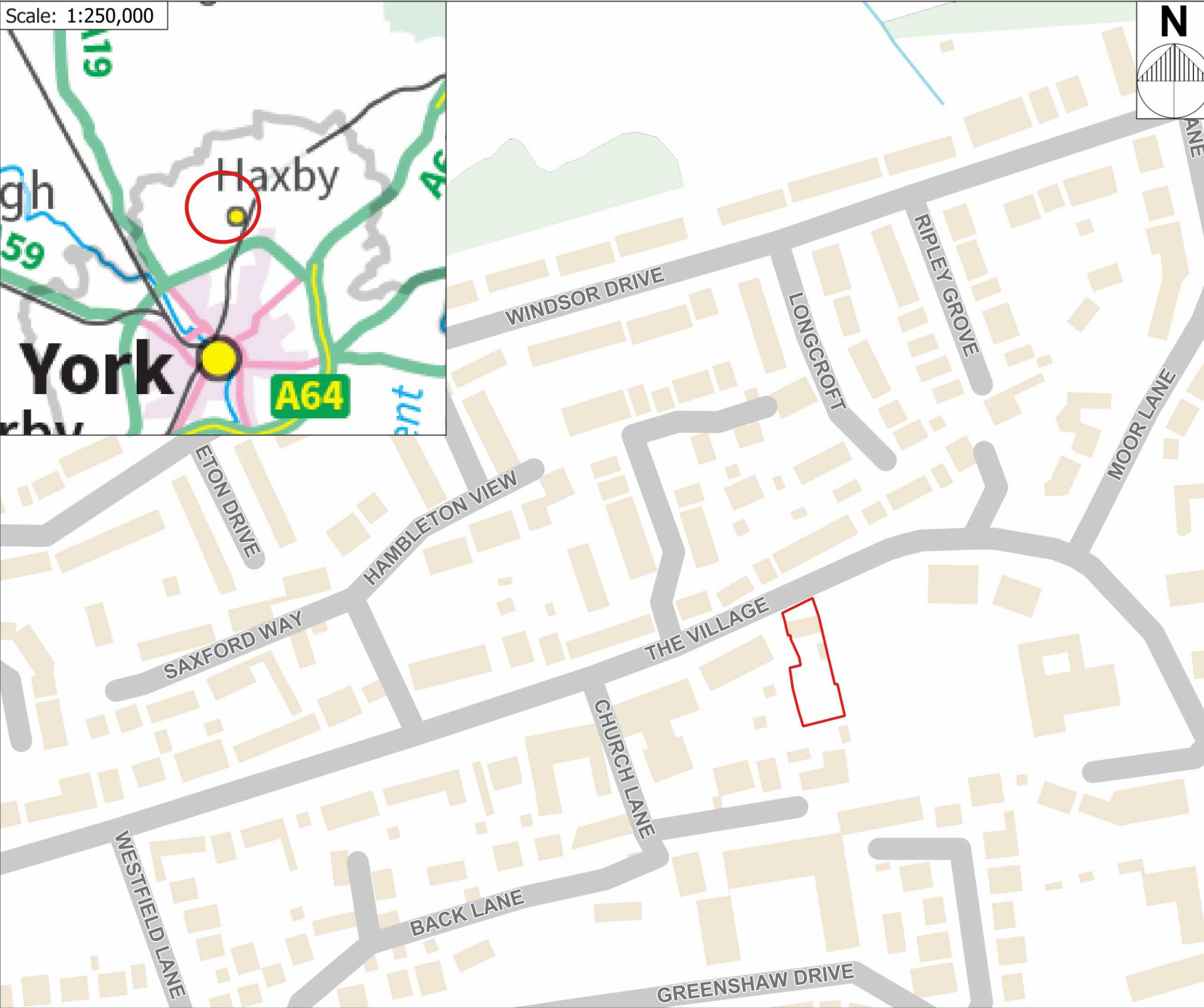
7. References

- British Geological Survey. (2025). Geology of Britain Viewer. Available at: <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> [Accessed 06/02/2025].
- City of York Council. (2018). City of York – Local Plan. Available at: <https://www.york.gov.uk/downloads/file/1314/cd001-city-of-york-local-plan-publication-draft-regulation-19-consultation-february-2018-> [Accessed 06/02/2025].
- Chartered Institute for Archaeologists (CIfA). (2020). Standard and Guidance for historic environment desk-based assessment. Available at: <https://www.archaeologists.net/codes/cifa> [Accessed 06/02/2025].
- Chartered Institute for Archaeologists (CIfA). (2022). Code of Conduct. Available at: <https://www.archaeologists.net/codes/cifa> [Accessed 06/02/2025].
- Department for Levelling Up, Housing and Communities (DLUHC). (2024). National Planning Policy Framework (NPPF); published December 2024.
- Ecus. (2022). The Old Tannery, Wigginton – Archaeological Desk Based Assessment. Report ref: 18499.
- Haxby Town Council and Wigginton Parish Council. (2020). Haxby and Wigginton Neighbourhood Plan – Strategic Environmental Assessment & Habitat Regulations Assessment. Available at: <https://www.haxbytowncouncil.gov.uk/downloads.php?did=839&filename=HWNP%20SEA%20and%20HRA%20Draft%20v2.21.pdf> [Accessed 06/02/2025].
- Historic England. (2015a). Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans. Available at: <https://historicengland.org.uk/advice/planning/planning-system/> [Accessed 27/01/2025].
- Historic England. (2015b). Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment. Available at: <https://historicengland.org.uk/advice/planning/planning-system/> [Accessed 06/02/2025].

- Historic England. (2019). Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets. Available at: <https://historicengland.org.uk/advice/planning/planning-system/> [Accessed 06/02/2025].
- Historic England. (2022). Historic England Advice Note 17: Planning and Archaeology. Available at: <https://historicengland.org.uk/advice/planning/planning-system> [Accessed 06/02/2025].
- Oxford Archaeology. (2007). 23-21 The Village, Wigginton, North Yorkshire – Archaeological Evaluation. OA North Job No. L9773. Available at: https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-815-1/dissemination/pdf/oxfordar2-149349_1.pdf [Accessed 06/02/2025].
- Palmer J.J.N & Powell-Smith, A. (2016). Open Domesday. Available at: <http://opendomesday.org> [Accessed 06/02/2025].
- University of Nottingham. (2014). Key to English Place-Names (KEPN). Available at: <http://kepn.nottingham.ac.uk/> [Accessed 06/02/2025].
- Wigginton Parish Council. (n.d). History of Wigginton. Available at: <https://wiggintonparishcouncil.gov.uk/community/parish-history/> [Accessed 06/02/2025].

Figures

Scale: 1:250,000



Key

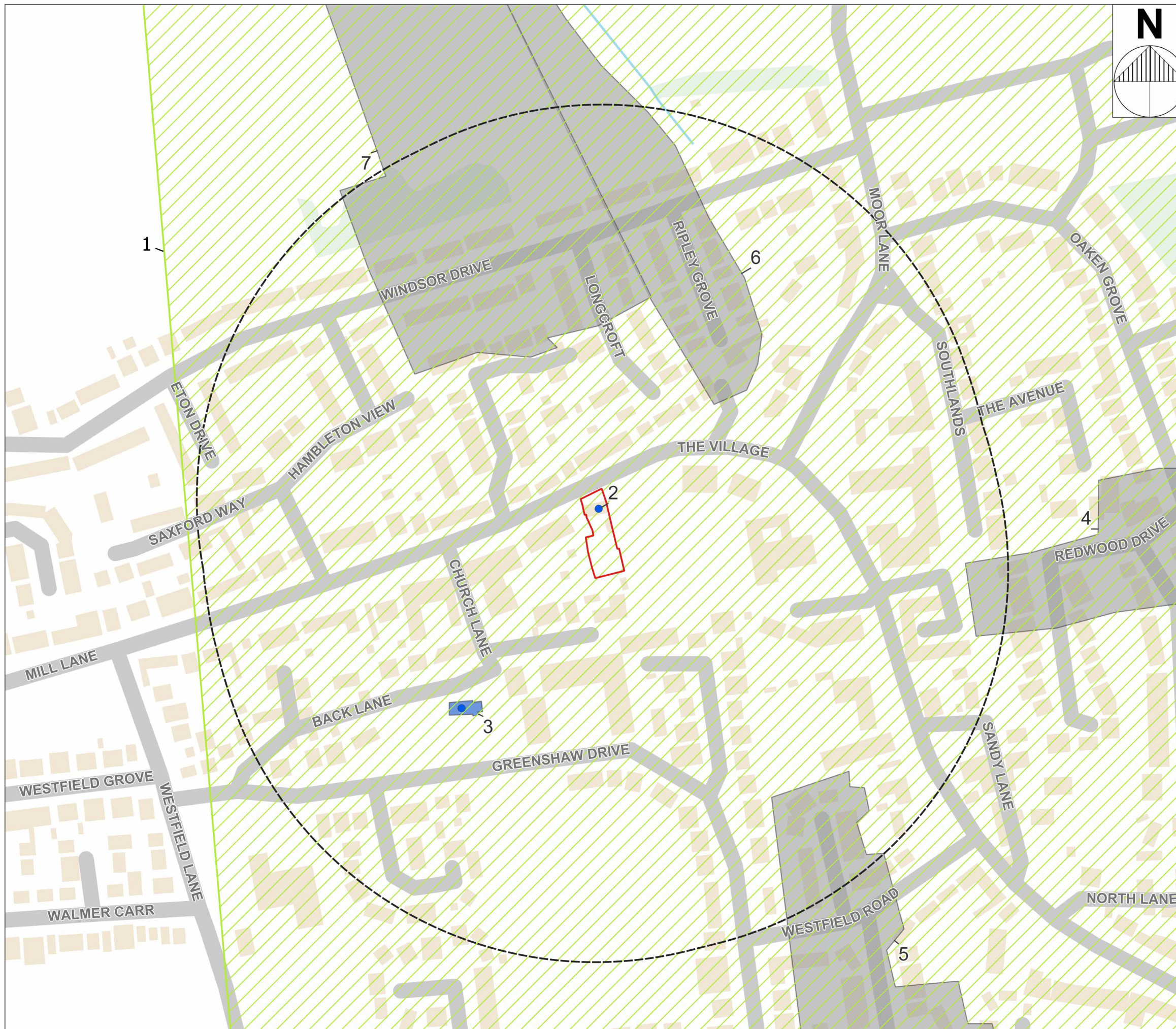
Site



Planning Issues Ltd.
 No. 13, The Village, Wigginton, York -
 Archaeological Desk-Based Assessment

Figure 1
 Site Location

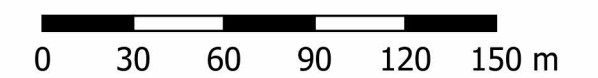
A	17.02.25	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SE 60137 58548	


Key

- Site
- 250m Study Area

Monuments recorded on the COY HER:

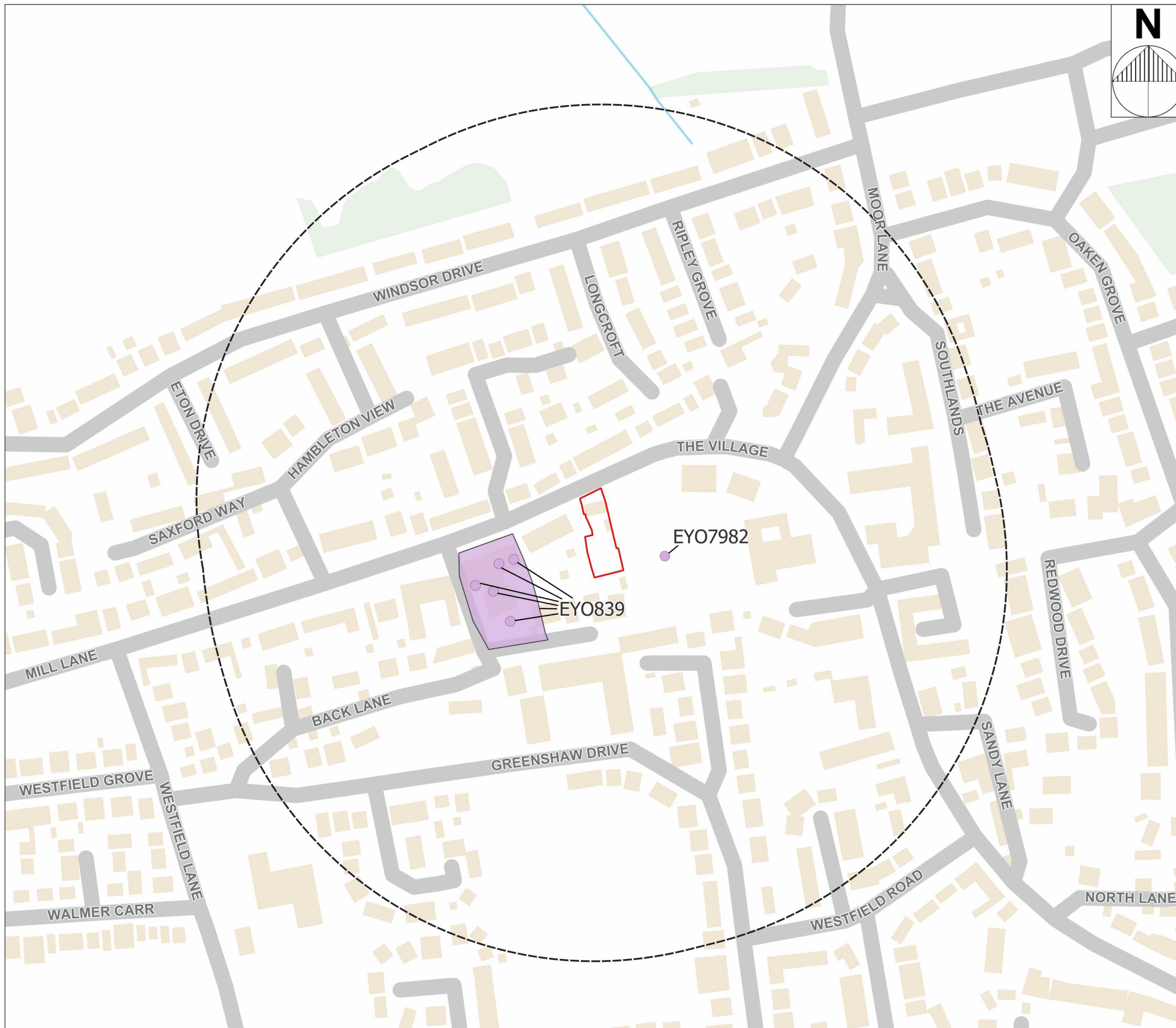
- Medieval
- Post-medieval
- Undated



Planning Issues Ltd.
 No. 13, The Village, Wigginton, York -
 Archaeological Desk-Based Assessment

Figure 2
 Monuments recorded on the City of York
 Historic Environment Record

A	17.02.25	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SE 60137 58548	



- Key**
- Site
 - 250m Study Area
 - Events recorded on the COY HER



Planning Issues Ltd.
 No. 13, The Village, Wigginton, York -
 Archaeological Desk-Based Assessment
 Figure 3
 Events recorded on the City of York Historic
 Environment Record

A	17.02.25	PFP	-
Rev	Date	Drawn by	Checked by
Site centred on:		SE 60137 58548	

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these should be applied to contribute to the achievement of sustainable development. The NPPF requires plans, both strategic and non-strategic, to make provision for the conservation and enhancement of the built and historic environment (Paragraphs 20d and 28). Section 16 of the NPPF sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to the heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development proposal. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (paragraph 207). Similarly, there is a requirement on local planning authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal; and that they should take this assessment into account when considering the impact of a proposal on a heritage asset (paragraph 208).

In determining planning applications, local planning authorities should take account of the following three points:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 210).

Paragraphs 212 to 216 of the NPPF introduce the concept that heritage assets can be harmed or lost through alteration, destruction or development within their setting. This harm ranges from less than substantial through to substantial. With regard to designated assets, paragraph 206 states that great weight should be placed on its conservation, irrespective of whether any potential harm is considered to be substantial or less than substantial. The paragraph goes further to say that the more important the asset, the greater the weight should be on its conservation. In paragraph 213, a distinction is made in respect of those assets of the highest significance (e.g. scheduled monuments, grade I and grade II* listed buildings) where substantial harm to or loss should be wholly exceptional.

In instances where development would cause substantial harm to or total loss of significance of a designated asset consent should be refused unless it can be demonstrated that it is necessary to achieve substantial public benefits that outweigh that harm or loss (paragraph 214). In instances where development would cause less than substantial harm to the significance of a designated asset the harm should be weighed against the public benefits of the proposal by the decision taker to provide a balanced judgement (paragraph 215).

With regard to non-designated assets, paragraph 216 states that the effect of the application on the significance of the asset should be taken into account in determining the application. A balanced judgement by the decision taker will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Guidance on the application of heritage policy within the NPPF is provided by on-line Planning Practice Guidance and best practice advice is provided by a series of Historic England Advice notes.

National Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) (Ministry of Housing, Communities and Local Government, 2019) provides further advice and expands on the guidance and policy outlined in the NPPF.

The significance of heritage assets and its importance in decision taking is explored in Paragraph 009 (Paragraph: 009 Reference ID: 18a-009-20190723 Revision date: 23/07/2019) of the PPG which states that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

The PPG discusses how to assess if there is substantial harm. It states that what matters in assessing if a proposal causes substantial harm is the impact of the significance of the heritage asset. Ultimately, whether a proposal causes substantial harm will be a judgement for the decision taker. However, it acknowledges that substantial harm is a high test so may not arise in many cases. A key consideration when assessing whether there is an adverse impact on a listed building is whether the adverse impact

seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed (Paragraph 017: 017 Reference ID: 18a-017-20190723 Revision date: 23/07/2019).

Local Planning

The Site lies within the unitary authority of the City of York Council, which formally adopted the Local Plan in 2025. Relevant sections and policies to this HS include:

- **Policy D4: Conservation Areas** – sets out that proposals within or affecting conservation areas will be supported where they are designed to preserve or enhance the special characteristics of an area. Any harm to a conservation area should be weighed against the public benefits of the scheme.
- **Policy D5: Listed Buildings** - proposals affecting a Listed Building or its setting will be supported where they: i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. ii. help secure a sustainable future for a building at risk. Any harm to a listed building should be weighed against the public benefits of the scheme.
- **Policy D6: Archaeology** - Development proposals that affect archaeological features and deposits will be supported where:
 - i. they are accompanied by an evidence-based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk-based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting; including characterisation of waterlogged organic deposits, if present;
 - ii. they will not result in harm to an element which contributes to the significance or setting of a Scheduled Monument or other nationally important remains, unless that harm is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Scheduled Monument or other nationally important remains will be permitted only where it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss;
 - iii. they are designed to enhance or better reveal the significances of an archaeological site or will help secure a sustainable future for an archaeological site at risk; and
 - iv. the impact of the proposal is acceptable in principle and detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement.
- **Policy D7: Non-Designated Heritage Assets** - Development proposals affecting a non-designated heritage asset or its setting will be supported where they conserve those elements which contribute to its significance. The significance of non-designated heritage assets and their settings should be assessed in development proposals against the following criteria, namely the:
 - special architectural or vernacular interest; and/or
 - townscape and

landscape significance; and/or • historic interest; and/or • artistic significance; and/or • archaeological significance; and/or • age and rarity; and/or • community significance. Any harm should be considered against the significance of the asset.

Appendix 2: Gazetteers

Table 2: Gazetteer of monuments recorded by YHER

ID	Period	Name	CISHER Ref.	Easting	Northing
1	Medieval	Haxby ridge and furrow	MYO4877	460801	458413
2	Post Medieval	Former Tannery Farm, Wigginton	MYO5293	460133	458566
3	Post Medieval	St. Mary & St Nicholas Church	MYO4278	460044	458436
4	Unknown	Ridge and Furrow Haxby	MYO3035	460477	458537
5	Unknown	Ridge and Furrow Wigginton	MYO3073	460328	458232
6	Unknown	Ridge and Furrow Wigginton	MYO3074	460164	458770
7	Unknown	Ridge and Furrow Wigginton	MYO3075	460022	458906

Table 3: Gazetteer of archaeological interventions recorded by YHER

XHER Ref.	Name	Type	Easting	Northing
EYO839	23-31 The Village Wigginton	EVALUATION	460072	458517
EYO7982	The Old Tannery	DBA	460150	458570