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BELLWAY HOMES

LAND AT BURTREE LANE, DARLINGTON, COUNTY DURHAM

HERITAGE IMPACT ASSESSMENT

October 2019

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October 2019

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CONTENTS

SUMMARY.....	1
ACKNOWLEDGEMENTS.....	2
1 INTRODUCTION	3
1.1 Circumstances of Project.....	3
1.2 The Purpose of the Heritage Impact Assessment	3
1.3 Planning Policy and Legislative Framework	3
1.4 Local Planning Policies.....	4
2 METHODOLOGY.....	5
2.1 Introduction	5
2.2 Documentary Sources	5
2.3 Site Visit	5
2.4 Assumptions and Limitations.....	6
2.5 Impact Assessment Tables	6
2.6 Heritage Impact Assessment.....	6
2.7 Reporting	7
2.8 Glossary.....	8
3 DESCRIPTION	9
3.1 Location and Geology	9
3.2 Historic Landscape Character.....	9
3.3 Archaeological and Historical Background	9
4 SITE VISIT	15
5 DISCUSSION	17
5.1 Summary of Heritage Asset Significance	17
5.2 The Character of the Development	17
5.3 Magnitude of Impact on Heritage Assets	17
5.4 Heritage Statement	18
6 BIBLIOGRAPHY.....	19
6.1 Primary Sources	19
6.2 Secondary Sources.....	19
6.3 Internet Sources	20
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES.....	21
APPENDIX 2: LIST OF HERITAGE ASSETS	24
APPENDIX 3: PLATES	29
APPENDIX 4: FIGURES	41

LIST OF ILLUSTRATIONS

PLATES (APPENDIX 3)

- Plate 1: Saxton's County map of 1576
- Plate 2: Kitchin's County map of 1750
- Plate 3: Jeffery's County map of 1768
- Plate 4: Carey's County map of 1787
- Plate 5: Greenwood's County map of 1820
- Plate 6: Google Earth imagery, 1945
- Plate 7: Google Earth imagery, 2008
- Plate 8: Google Earth imagery, 2018
- Plate 9: North-eastern boundary, facing north-west
- Plate 10: North-eastern boundary, facing south-east
- Plate 11: North-western boundary, facing north-west
- Plate 12: South-western boundary, facing south-east
- Plate 13: General view of proposed development site, facing south-east
- Plate 14: General view of proposed development site, facing west
- Plate 15: General view of proposed development site, facing north-west
- Plate 16: General view of proposed development site, facing west
- Plate 17: Present layby in vicinity of former garth (Asset 40), facing north-west
- Plate 18: Former field boundary (Asset 39), facing south-west
- Plate 19: Former field boundary (Asset 39), facing south-east
- Plate 20: Former field boundary (Asset 42), facing south-west
- Plate 21: Former field boundary (Asset 42), facing north-east
- Plate 22: Former pond (Asset 44), facing south-east
- Plate 23: View towards listed structures (Assets 3 and 4) north-westwards from site
- Plate 24: View towards listed structures (Assets 3 and 4) northwards from site

FIGURES (APPENDIX 4)

- Figure 1: Site location
- Figure 2: Detailed site location
- Figure 3: Location of heritage assets within 1km study area
- Figure 4: Tithe Award Plan of the Township of Whessoe, 1838
- Figure 5: First Edition Ordnance Survey map, 1857 (6 inches to 1 mile scale)
- Figure 6: First Edition Ordnance Survey map, 1897 (25 inches to 1 mile scale)

Figure 7: Second Edition Ordnance Survey map, 1915 (25 inches to 1 mile scale)

Figure 8: Third Edition Ordnance Survey map, 1939 (25 inches to 1 mile scale)

Figure 9: 1967 Ordnance Survey map (25 inches to 1 mile scale)

Figure 10: LiDAR (1m digital surface model data)

Figure 11: Proposed development plan

SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Bellway Homes to prepare a Heritage Impact Assessment of land at Burtree Lane, Darlington, County Durham (centred on NGR NZ 28676 18327; Figure 1). This assessment is required to accompany an outline planning application for a residential development, comprising c. 150 dwellings, with associated access, at the site (Figures 2 and 11). This assessment has comprised a consultation of sources relating to the area's development and a site visit and aims to show the impact on the heritage significance of upstanding heritage assets within the 1km study area, and the potential for encountering as-yet unknown heritage assets within the site boundary.

The proposed development site incorporates an area of pasture in use for sheep grazing, and historically used for agricultural purposes throughout the 18th and 19th centuries at least, although one mid-18th century County map depicts coal pits in the vicinity. Other 18th century maps suggest that the settlement of Whessoe was located close by, though whether this was the known medieval deserted village or a post medieval successor settlement is not clear. There are a number of known and potential heritage assets identified from within the site boundary, including the possible coal pits, possible remains of medieval/ post medieval buildings, a garth a possible brick kiln, several former field boundaries and ponds, a former structure and enclosure and several areas of ridge and furrow.

A development within the site boundary has the potential to directly impact on the surviving remains of 14 heritage assets known to have existed within the site boundary. This would result in a limited impact on overall heritage significance. The scope and requirements for any further work required on the present site is dependent on advice from Durham County Council's Archaeology Section.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thank Bellway Homes for commissioning the project and for assistance throughout the project. WA also thank Nick Boldrini, Historic Environment Record Officer at Durham County Council, for providing data from the Historic Environment Record and for all advice.

The site visit and the documentary research were undertaken by Cat Peters.

The report was written by Cat Peters and the figures were produced by Helen Phillips. Dave Jackson, Associate Director, managed the project and edited the report and Chloe Brownlee-Chapman, Regional Manager, approved the report.

1 INTRODUCTION

1.1 Circumstances of Project

Wardell Armstrong LLP (WA) was commissioned by Bellway Homes to prepare a Heritage Impact Assessment of land at Burtree Lane, Darlington, County Durham (centred on NGR NZ 28676 18327; Figure 1). This assessment is required to accompany an outline planning application for a residential development, comprising c. 150 dwellings, with associated access, at the site (Figure 11). The site presently comprises two fields in use as pasture for grazing sheep (Figure 2).

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets within a 1km radius of the proposed development site, an area, referred to as the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was published by the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019. This is supported by National Planning Practice Guidance (NPPG) which was published in March 2014.

1.3.2 The policy and guidance documents emphasize that all heritage assets should be conserved '*in a manner appropriate to their significance*' (NPPF para 184). Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as '*heritage assets*'; '*heritage assets are an irreplaceable resource*' (NPPF para 184), the conservation of which can bring '*wider social, cultural, economic and environmental benefits...*' (NPPF para 185). The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to '*assess the potential impact*' (NPPF para 189). In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that includes or has the potential to include heritage assets with archaeological interest (NPPF para

189).

1.3.3 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be'* (NPPF para. 193). *'Any harm to or loss of the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'* (NPPF para. 194). *Any harm to or loss of assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional'* (NPPF para 194). Therefore, preservation in-situ is the preferred course in relation to such sites unless exceptional circumstances exist.

1.3.4 If non-designated heritage assets of archaeological interest are affected by a proposal, *'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (NPPF para 197).

1.4 Local Planning Policies

1.4.1 The existing Borough of Darlington Local Plan was adopted by the Council in November 1997 with amendments of 2001, and although a new plan is being developed, this has now been paused before being put forward to the Cabinet for approval. The heritage-related policies in the existing Borough of Darlington Local Plan have been superseded by The Darlington Local Development Framework Core Strategy, adopted in May 2011, which includes Policy CS14: Promoting Local Character and Distinctiveness. This states that *'the distinctive character of the Borough's built, historic, natural and environmental townscapes, landscapes and strong sense of place will be protected and, where appropriate, enhanced by... E. Protecting, enhancing and promoting the quality and integrity of Darlington's distinctive designated national or nationally significant built heritage and archaeology as well as:*

11. Buildings, their settings, and features of historic and archaeological local importance in Conservation Areas;

12. Buildings, features and landmarks on the local list;

13. Buildings and features that reflect Darlington's railway, industrial and Quaker heritage; and

14. Buildings on the local 'at risk' register' (Darlington Borough Council 2011, 57).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on upstanding assets within the 1km search radius, was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 Primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from data from the Historic Environment Record database, from internet sources and from sources available at Durham University's Special Collections, Palace Green Library (PGL), Durham Record Office (DRO) and from online sources.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting were used to establish the compliance of the development scheme proposals with best practice planning guidance (Historic England 2015, 2017 and *nd*).

2.3 Site Visit

2.3.1 The site and its environs were visited on Thursday 3rd October 2019.

2.3.2 The site visit aimed to:

- identify any as-yet unknown features within the proposed development site
- identify whether any known features identified during the research were still present within the proposed development site boundaries
- consider the impact of the proposed residential development on the heritage significance of the heritage assets within a 1km radius.

2.4 Assumptions and Limitations

2.4.1 This assessment is based on information derived from Durham County Council's Historic Environment Record (HER), which may not be regularly updated, and the initial dataset provided for this project included several errors. In addition, due to the tight turnaround for completion of this assessment, a visit was not made in person to either the HER to access non-digital collections, or to any archives, though many sources were available on-line. This assessment is also based on secondary sources and from a site visit, and thus limited to available resources, and to ground conditions on the day. Furthermore, the designs for the proposed development are only preliminary at the time of writing and may not represent the final proposals.

2.5 Impact Assessment Tables

2.5.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 1). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly, they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.6 Heritage Impact Assessment

2.6.1 For the purposes of this report, the term '*proposed development site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 1km radial contextual area surrounding the site (Figure 3).

2.6.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2017) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.6.3 ***Durham County Council's Historic Environment Record (HER)***: the HER, maintained by Durham County Council, was consulted in September 2019 in order to obtain information regarding known non-designated heritage assets, i.e. sites of historic or

archaeological interest which are not designated, from within the study area. The results of previous archaeological investigations were also provided by the HER. Full details of all assets are included in Appendix 2 and their locations are represented by asset numbers in Figure 3.

- 2.6.4 **Online catalogues of holdings at local archives and libraries:** online searches were undertaken of Durham University's Special Collections catalogues (PLG), Durham Record Office's catalogue (DRO), the National Archives collections and the collections of the Centre for Local Studies at Darlington. No records were encountered that could not be sourced through their online resources, so no visits in person were undertaken.
- 2.6.5 **National Heritage List (NHL):** the online database of all designated assets (scheduled monuments, listed buildings, registered parks and gardens, battlefields etc), maintained by Historic England, was searched for the 1km study area, and the results detailed in Appendix 2 and illustrated in Figure 3.
- 2.6.6 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.
- 2.6.7 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the Archaeology Data Service (ADS 2019), Historic England's PastScape (PastScape 2019) and National Heritage List websites (NHL 2019) and the British Geological Survey (BGS 2019). The results are outlined in the text and included, as appropriate, in the gazetteer and bibliography.
- 2.7 **Reporting**
- 2.7.1 A digital copy of the report will be deposited with Durham County Council's Archaeology Section, where viewing will be made available on request.
- 2.7.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. Details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under code: **wardella2-369517**.

2.8 Glossary

2.8.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location and Geology

3.1.1 The proposed development site comprises two fields on the north side of Burtree Lane, to the north-west of Harrowgate and south of Beaumont Hill, and c. 3.2km north of Darlington (Figure 1). To the east is a short row of houses built in the 1920s/1930s, to the north and west adjacent fields, and to the south, Burtree Lane (Figure 2; NGR NZ 28676 18327). At the time of this study the proposed development site was laid to pasture and was grazed by sheep.

3.1.2 The geology in the vicinity consists of Dolostone of the Ford Formation, a sedimentary bedrock formed approximately 252 to 272 million years ago in the Permian Period (BGS 2019). The superficial deposits are mapped as Diamicton Devensian Till, deposits formed up to 2 million years ago and Lacustrine Deposits of clay and silt to the north-west, superficial deposits formed up to 3 million years ago, both in the Quaternary Period (*ibid*).

3.2 Historic Landscape Character

3.2.1 The area in which the proposed development site lies has been identified as '11658', post medieval enclosed land. This includes enclosed farmland (post medieval) and post medieval private planned enclosure (Durham County Council 2019).

3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from primary and secondary sources consulted in October 2019. It is intended only as a summary of historical developments within the vicinity of the proposed development site. The locations of known heritage assets within the 1km study area are shown in Figure 3 and summarised in Appendix 2.

3.3.2 **Prehistoric Period and Roman Periods:** previous archaeological investigations within the study area have included the archaeological monitoring of geotechnical test pits which encountered two areas of peaty deposits indicative of a former wetland environment (Asset 35). Wetland environments have the potential to retain well-preserved organic matter which potentially holds evidence of early landscape use. In 2016, several ditches and gullies were revealed which were interpreted as the remains of a prehistoric or Romano-British settlement site (Asset 36). Other archaeological evaluations have encountered ditches and pits of uncertain origin, but which may be prehistoric (Assets 13, 19, 20, 30 and 31).

- 3.3.3 **Medieval Period:** Whessoe is the site of a deserted medieval village (Asset 7). The Boldon Book (1183) lists it as Quosshur, where it had 14 oxgangs. Hatfield's Survey (1377-1380) lists four men holding four messuages, 11 oxgangs and one plot, another holding three messuages and four oxgangs and servicing the mill and tenants of Halghton. Five other tenants held six messuages and 11 oxgangs. The common brewery paid 12d and the tenants held the common forge for 4d. Whessoe, with Beamond-hill, were the seats of two families of Perkynson, though the family of Shepherd were also ancient proprietors (Surtees 1823, 336-349). The settlement may have been comparatively large, as fees for brewing and woodland were also recorded in the 14th century (Greenwell 1857, 9-11). The fact that the name was preserved as the name of the parish also indicates a substantial former settlement.
- 3.3.4 Records in Palace Green Library (PGL), Durham University, include a 1314 lease by John, son of Hugh Lyolf, Matilda his wife, and Stephen their son, to Roger, son of William Reeve of Newton and Julian, his wife, a toft in Whessoe (PGL Mis.Ch.6434). There is also a document dating to 7th April 1438 which lists lands, tenants, rents and services in Neasham and Whessoe (PGL Mis.Ch.6362) indicating the village existed into the 15th century. Surrenders and admittances dating to between 1648 and 1765 cite Beaumont Hill alongside Sadberge, Coatham and Whessoe (PGL D HC2/C3), but this may relate to the parish name rather than the continued occupation of the pre 1183 village. Remains of the medieval manor house (Asset 1) close to the early 16th century Whessoe Grange Farm (Asset 8), are thought to represent the 12th century remains of the village chapel, later converted into a house, and later used as a barn. Earthworks relating to the village were still visible up until the 1950s but have since been ploughed out (Asset 7). Post medieval mapping appears to depict a roadside settlement of Whessoe, but this could be a successor settlement or relicts of a former, larger settlement (*confer* 3.3.6-3/3/8).
- 3.3.5 Archaeological investigations undertaken in 2010 within the study area encountered two medieval ditches which contained artefacts and a human limb fragment (Asset 21). A large number of areas of ridge and furrow cultivation have been identified from within the study area which may have medieval, or later, origins (Assets 14-18, 22, 24-29, 32-34).
- 3.3.6 **Post Medieval Period:** the landscape seems to have been dotted with farmsteads and isolated houses in the post medieval period; the Whessoe annotated as 'Wessoo' on Saxton's map of 1576 (Plate 1) may be the early 16th century Whessoe Grange Farm

(Asset 8). Other houses or small settlements in the vicinity of the proposed development site include 'Beamond hill' to the north and 'Skirningham' to the east, which had been established by this date (Plate 1). These are also shown on Kitchin's map of 1750 (Plate 2), the earliest map encountered to show the main roads in the study area. This shows the main road north from Darlington to the east, with another north-south road further west from 'Piersbridge' northwards (Plate 2). Two circular features annotated 'Coal Pitts' are shown in the vicinity, not mentioned elsewhere, though it is uncertain how far from the proposed development site these may have been (Asset 47). Though not depicted, Huntershaw, a former farmstead, had been constructed by the mid-18th century (Asset 2).

3.3.7 Jeffery's map of 1768 (Plate 3) shows the study area in greater detail. Several roads are shown between the two north-south roads shown on Kitchin's map of 1750 (Plate 2) including the south-east north-west aligned turnpike from Darlington to Houghton-le-Side and several interlinking routes. It also shows the present Burtree Lane, heading from 'Harrow Gate' to the east, to meet the turnpike to the west, south of 'Burtree House'. It appears to only be a track at the western extent. The earliest document referencing Burtree House is to a Christopher Harrison of Burtree House in 1706/7 (DRO D/Br/D 2826). Jeffery's map of 1708 also seems to show several houses either side of the road, annotated Whessoe. This may indicate that elements of the medieval village survived into the 18th century, and that the depictions of a single house on the earlier county maps (Plates 1 and 2) may have been representations of a village or hamlet. Carey's map of 1787 (Plate 4) also shows buildings at Whessoe, but fewer than those depicted in 1768 (Plate 3).

3.3.8 Greenwood's County map of 1820 (Plate 5) is the earliest to show roads leading to the north and south from the road between Harrowgate and Burtree Gate, the present Burtree Lane. A few buildings are shown next to the 'Whessoe' annotation, but these are west of a road heading south from Burtree Lane, presently Whessoe Road, and set back from Burtree Lane, at similar locations to the post medieval farmstead of Whessoe Grange Farm (Asset 8). The earlier county maps appear to have shown buildings either side of Burtree Lane, and on Greenwood's map, a widened area of road at a dog leg, with a gap in the middle, similar to an animal pound/ pinfeld, appears to be depicted in the vicinity of the proposed development site. It could be that this was the site of the earlier buildings depicted as Whessoe, and that post medieval buildings, if not the medieval settlement, also known as Whessoe once occupied this approximate location. The tithe award map of 1838 reveals that the

easternmost of the two fields comprising the present proposed development site was called ‘brick kiln field’ which suggests the former presence of a brick kiln (Asset 38). This lends weight to the possible presence of earlier buildings in the vicinity.

3.3.9 The copse of trees to the north-west of the proposed development site is also shown on the Tithe Award map of 1838 (Figure 4). This map is the earliest to show the railway (Asset 11) to the west of Whessoe Lane, and west of the copse. It is also the earliest to show the proposed development site in any detail. The present north-western corner extends into what was then plot ‘67’, with the remainder being the entirety of plots ‘68’ and ‘69’ and part of ‘70’. The same owner and occupier accounted for plot numbers 56-75 and extended up to Beamont Hills to the north, suggesting it was part of that occupancy. The former stables and cart shed presently associated with High Beamont Hill Farmhouse are grade II listed and date to the late 18th or early 19th century (Assets 3 and 4). As seen on the earlier county maps, at least one house has stood there since 1576 (Plate 1-5). The award accompanying the tithe map (PLG DDR/EA/TTH/1/250) gives the following information on the plots comprising the proposed development site:

<i>Plot No.</i>	<i>Owner</i>	<i>Occupier</i>	<i>Name</i>	<i>Use</i>	<i>Size A.R.P.</i>
67	Thomas Allgood	William	Hob’s Close	Arable	9-3-16
68	Beck Esquire	Grimstone	Rough Field	Arable	9-2-38
69			Brick Kiln Field	Arable	7-2-26
70			Garth	Grass	0-2-26

3.3.10 The garth (Asset 40) is shown as a small area abutting and encroaching upon the road and may relate to the possible former pound marked on Greenwood’s map of 1821 (Plate 5). It may also suggest the presence of earlier structures close to the north side of the road. The field boundary separating the garth/ plot ‘70’ from the rest of the site (Asset 41) no longer survives. The former field boundaries separating plot ‘69’ from plot ‘68’ (Asset 39) and plot ‘68’ from plot ‘67’ (Asset 42) also no longer survive in full.

3.3.11 A similar layout for the proposed development site is shown on the First Edition Ordnance Survey map of 1857 (Figure 5), though this appears to show two ponds within the eastern field (Assets 43 and 44). It may be that these ponds relate to the ‘coal pitts’ (Asset 47) shown on Kitchin’s map of 1750 (Plate 2), though neither pits nor ponds are shown on any other mapping and nothing colliery related is revealed in documentary sources. The First Edition Ordnance Survey map of 1857 also shows a track (Asset 45) within the north-western corner of the site, heading north-westwards

to meet a track leading to Beaumont Hill. This further suggests that the land was associated with this farmstead. In the wider area, it annotates the tree copse as Birk Carr and marks a guidepost at the junction of Burtree Lane and Whessoe Lane, to the west of the proposed development site. Little Whessoe, also shown on the tithe map, is further to the west (Asset 10).

- 3.3.12 The track (Asset 45), the southernmost of the two ponds (Asset 43), the garth area (Asset 40) and the field boundary to the north of it (Asset 41) all formerly depicted on Ordnance Survey mapping (Figure 5) are no longer depicted on the First Edition Ordnance Survey map, 25inch scale, of 1897 (Figure 7), though a small structure with enclosure (Asset 46) had been erected adjacent to one of the field boundaries (Asset 39). In the wider area, industry had had an impact, likely the direct result of the adjacent railway (Asset 11). An ironworks (Asset 23), known to have been established to the east of the line by 1867 when it was referenced as Rise Carr Ironworks (DRO Da/NG 2/61), had already closed by 1879, and is shown on the First Edition Ordnance Survey map of 1897, annotated 'Iron Works (Disused)' (Figure 6). The road on which it was located, Whessoe Lane, had also been realigned between 1857 (Figure 5) and 1897 (Figure 6) to extend adjacent to the east side of the railway line to meet Patches Lane. This may have occurred in c. 1873 when a plan for an additional line of rails at the level crossing at Whessoe Lane was drawn up (DRO Da/NG 2/532).
- 3.3.13 'Whessoe Lane Brick Works' (Asset 37) had been established along this extended route, occupying both sides of the railway line and encompassing the former tree copse of Birk Carr. Documents likely to relate to the lease of this land to the owner of a tiliary in Mansfield date to 1871 (DRO D/Bo/G56/191). Whessoe House had also been established at the junction of Burtree Lane and Whessoe Lane, to the west of the proposed development site by 1897 (Figure 6). The 1860s and 1870s brought the construction of numerous houses and shops along Whessoe Lane (two houses and shops in 1866- DRO Da/NG 2/31; eight houses and a shop in 1867- DRO DA/NG 2/51; eight houses and a shop also in 1867- DRO Da/NG 2/61; six houses in 1876- DRO Da/NG 2/ 825; and three houses and a shop in 1867- DRO Da/NG 2/867), presumably to house workers associated with the railway, ironworks and brickworks. A blacksmith's shop in 1870 (DRO Da/NG 2/313) and workshops in 1874 (DRO Da/NG 2/557) were also established on Whessoe Lane for the railway company.
- 3.3.14 **Modern Period:** despite these developments in the study area in the 1860s and 1870s, the proposed development site itself lay largely unaltered, continuing as agricultural

land into the 20th century. The Second Edition Ordnance Survey map of 1915 shows that the structure shown on the earlier Ordnance Survey map no longer survived, though its enclosure did (Asset 46) and that the former field boundary towards the north-western corner of the proposed development site had also been removed (Asset 42). One of the ponds (Asset 44) did survive into the 20th century.

3.3.15 By 1939 (Figure 8), houses had been constructed, dotted along the north side of Burtree Road, to the east of the proposed development site, and building records held at Durham Record Office indicate that these were constructed in the 1920s and 1930s (DRO). Denser concentrations of housing had been established on the east side of the Great North Road, to the east of the proposed development site in these intervening years. This population growth in the early to mid-20th century may account for the number of World War II defensive structures erected in the study area (Assets 5, 6, 9 and 12). The houses with long garden strips to the rear to the immediate east of the proposed development site are also shown on Google Earth imagery of 1945 (Plate 6). Between 1945 (Plate 6) and 1967 (Figure 9) overhead powerlines had been established, crossing the site on a north-east to south-west alignment, resulting in two pylons being established within the site. The largely agricultural nature of the proposed development site continued into the 21st century (Plates 7 and 8), although the coverage of the trees and shrubs comprising two field boundaries reduced over time (Assets 39 and 42), and the former pond became less well defined (Asset 44).

3.3.16 LiDAR imagery (Figure 10) clearly shows the former field boundaries in their entirety (Assets 39, 41 and 42), as well as the triangular former garth area (Asset 40) and anomalies in the vicinity of the former ponds and structure (Assets 43, 44 and 46). The former track is not clear (Asset 45) and nor is any presence of a former brick kiln (Asset 38) or coal pit (Asset 47), unless they were related to the ponds. LiDAR does reveal three distinct areas of ridge and furrow, of various widths: a north-east south-west aligned pattern which extends unbroken across the eastern field (Asset 48), an area of narrower north-south aligned ridge and furrow within the north-western corner of the site (Asset 49), north of a former field boundary (Asset 42), and an area of narrow east to west orientated ridge and furrow within the southern part of the westernmost field (Asset 50). The latter has a distinct angled northern edge, perhaps defined by a pre-existing field boundary which had gone out of use by 1838, explaining why it was not included on historic maps (Asset 51).

4 SITE VISIT

- 4.1.1 **The proposed development site/ area of direct impact:** the site was visited on Thursday 3rd October 2019. Weather conditions were good, though recent heavy rain had made much of the area very boggy, particularly the easternmost field. The site was fully accessed. The boundaries of the site to the north-east, north-west, west, south-west and south-east were defined by sporadic hedging/shrubs and fencing (Plates 9-12).
- 4.1.2 The proposed development site comprises a relatively level agricultural landscape (Plates 13-16), though with the highest ground towards the north-western corner. Ten of the 14 known or possible heritage assets within the proposed development site were not visible at ground level (Assets 38, 41, 43, and 45-51), although their survival sub-surface cannot be ruled out. A lay-by exists at the approximate location of the former garth area (Asset 40; Plate 17), and a slightly raised area was noted just within the field adjacent, though no other trace survives.
- 4.1.3 The former north-east to south-west orientated field boundary noted from the 1838 tithe map (Figure 4), historic Ordnance Survey mapping and LiDAR (Figures 5-10), and to partially survive on Google Earth imagery (Plates 6-8) is visible at ground level as a slightly raised bank with a ditch to the east and with a few gnarled trees and shrubs dotted along it (Plates 18 and 19). Similarly, the former field boundary in the north-western corner of the proposed development survives in the same manner (Plates 20 and 21). The former ponds (Assets 43 and 44) are in an area of very boggy ground and are difficult to identify in terms of the shapes as they appear on historic mapping (Plate 22). It is also impossible to note whether this was a pond or the result of mine workings (Asset 47), though the latter seems less likely.
- 4.1.4 **The 1km study area/ area of indirect impact:** the wider study area was also assessed, adhering to public rights of way. The aim was to identify known heritage assets within the 1km study area with the potential to be adversely affected by a development within the proposed development site boundaries. This was particularly relevant to designated heritage assets, of which four are known from the study area.
- 4.1.5 Of the four designated heritage assets within the study area, due to adjacent built structures and developments, only two have the potential to be intervisible with the proposed development site, the stable and cart shed at High Beaumont to the north- (Assets 3 and 4). Certainly, a complex of buildings is visible from the proposed development site, although whether the designated buildings themselves are visible

is not clear (Plates 23 and 24). A large number of fields to the north of the site, between the proposed development site and the listed structures to the north, seem to be presently at the early stages of redevelopment. Such a development would further restrict intervisibility between the present proposed development site and the listed structures.

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

5.1.1 Four designated structures lie within the 1km study area (Figure 3) but two of these will not be affected by the proposed development and are not considered further (Assets 1 and 2). Two form part of the High Beaumont Hill Farm complex (Assets 3 and 4) and are grade II listed structures, and as such, are considered of district or county (higher) significance (Appendix 1, Table 1). A further 33 heritage assets lie outside the proposed development site boundary but within the 1km study area (Assets 5-37). All 33 heritage assets are of local significance (Appendix 1, Table 1).

5.1.2 The remaining 14 heritage assets encountered by this research lie within the proposed development site boundary (Assets 38-51) and all are of local significance (Appendix 1, Table 1).

5.2 The Character of the Development

5.2.1 Preliminary proposed layout plans (Figure 11) show c. 150 detached and semi-detached dwellings arranged along a network of roads culminating in dead ends and all stemming from one access point from Burtree Lane. A narrow north-east to south-west corridor, where the land was noted to be wettest during the site visit, and beneath the overhead electricity lines, is designed to be free of housing and roads and this may result in the preservation of the surviving remains of one of the former field boundaries (Asset 39) and the areas containing the ponds and former structure (Assets 43, 44 and 46). The remainder of the site will be directly affected by the present design, which could result in the loss of known heritage assets, should they survive, within the site boundary.

5.3 Magnitude of Impact on Heritage Assets

5.3.1 For all heritage assets outside the proposed development site boundaries, the magnitude of impact resulting from the development would be no change (Assets 1-2 and 5-37), except for the two grade II listed structures to the north (Assets 3 and 4). A development within the site boundary would result in an indirect impact on these structures, affecting their setting, which would likely result in '*slight changes to historic buildings elements or setting that hardly affect it*' (Appendix 1, Table 2); a magnitude of impact of '*minor*' (Appendix 1, Table 2). For the 33 known assets of local significance which lie outside the site boundary, a magnitude of impact of '*no change*' is anticipated as a result of the development (Appendix 1, Table 2).

5.3.2 For the 14 heritage assets of local significance which once occupied parts of the proposed development site (Assets 38-51), the magnitude of impact would be substantial, as the development would likely affect '*key archaeological materials*' (Appendix 1, Table 2). Despite four of these heritage assets lying beyond the areas to contain housing (Assets 39, 43, 44 and 46), as there are no specific plans yet available for the development in terms of groundworks, it must be considered that all are at risk of permanent detrimental impact.

5.4 Heritage Statement

5.4.1 A minor impact resulting from the development in relation to the two grade II listed structures of district or county (higher) significance (Assets 3 and 4) would result in a very limited impact on heritage significance (Appendix 1, Table 3). As these impacts would be indirect, affecting setting only, and as adjacent development is ongoing, no further archaeological work relating to these is likely to be required to mitigate such impact. Similarly, for the 33 known heritage assets outside the proposed development site boundaries, a magnitude of impact of no change (Assets 5-37) would result in '*no appreciable impact*' on heritage significance and would therefore not require further archaeological mitigation (Appendix 1, Table 3).

5.4.2 For the 14 known assets of local significance within the site boundary (Assets 38-51), a substantial magnitude of impact would result in a '*limited*' impact on heritage significance, and therefore further mitigation may be required (Appendix 1, Table 3). Any further mitigative work in relation to the present site is dependent upon advice from Durham County Council's Archaeology Section.

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings. Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings. Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area, grade II registered park and garden	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or changes to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Light green	Dark green	Red
	District/County (Higher)	Blue	Yellow	Light green	Dark green	Red
	District/County (Lesser)	Blue	Yellow	Light green	Dark green	Dark green
	Local	Blue	Blue	Yellow	Light green	Light green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

The table below summarises known heritage assets within the 1km search radius (study area), including assets from Durham County Council's Historic Environment Record (HER), Historic England's PastScape (PS) and National Heritage List (NHL) web resources and any additional assets noted during this work. The locations of all heritage assets are represented by dots in Figure 3, to help locate the central points of these assets:

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	NHL 1121179; PastScape 23626; HER PRN H36486	Manor House ruins	Grade II listed ruins of manor house, 70m south-east of Whessoe Grange Farmhouse. Possible remains of a 12 th century chapel, converted into a house in the early to mid-16 th century, and later used as a barn	427719,518105	Medieval
2	NHL 1322945; PastScape 1028599; HER PRN H36686	Site of Huntershaw	Grade II listed early to mid-18 th century disused farmstead. Shown on 1955 OS map but disused and in poor condition by 1995. Demolished by 2001. A trial trench excavated across the farmstead site encountered concrete surfaces and brick wall and pillar foundations, described as fragmentary and truncated	428232,517333	Post Medieval
3	NHL 1087005; HER PRN H36401	Stable	Grade II listed former stable now loose-boxes and storage, 30m north of High Beaumont Hill farmhouse. Dates to late 18 th to early 19 th century	428896,519306	Post Medieval
4	NHL 1323002; HER PRN H34606	Cart Shed, loose box and pigsty	Grade II listed cart shed, incorporating loose box with loft/granary, loose box and pigsty with henhouse on left return, now used for storage. Located 5m north of High Beaumont Hill farmhouse. Late 18 th /early 19 th century origin	428908,519290	Post Medieval
5	PastScape 1421175	Site of pillbox	World War II concrete pillbox, demolished by 1998	429500,517300	Modern
6	PastScape 1421137	Site of pillbox	World War II concrete pillbox, demolished by 1998	428500,517600	Modern
7	PastScape 23619; HER PRN H1529	Site of deserted medieval village	Deserted medieval village of Whessoe visible as earthworks until the early 1950s in a field named 'village field' on 6" OS of 1913-1938/9	427620,517770	Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
8	PastScape 513789	Whessoe Grange Farm	House dating to the early 16 th century	427720,518120	Medieval
9	PastScape 1421176	Site of roadblock	World War II roadblock consisting of concrete blocks, no longer in existence by 1997	429300,517900	Modern
10	HER PRN H1535	Banks at Little Whessoe	Possible remains of banks to the west and south of Little Whessoe, potentially associated with a post medieval farm	427800,518500	Post Medieval
11	HER PRN H3510	Railway	Route of the original Darlington, Stockton and Darlington Railway, opening in 1825. The stretch of route in Darlington was heavily modified in the late 19 th century and finally closed in the 1970s	430000,515300 431000,515300 432500,512300	Post Medieval
12	HER PRN H60215	Possible air raid shelter	A concrete structure interpreted as an air raid shelter at Harrowgate Village	429000,518300	Modern
13	HER PRN H60269	Rectilinear Feature	Small rectilinear feature revealed by geophysical survey by ASUD in 2015	429100,518500	Uncertain
14	HER PRN H60270	Ridge and Furrow	Possible area of ridge and furrow recorded by ASUD in evaluation in 2015	429100,518600	Post Medieval
15	HER PRN H60478	Ridge and Furrow	Ridge and furrow recorded by evaluation by ASUD in 2015	429100,517900	Post Medieval
16	HER PRN H60480	Ridge and Furrow	Ridge and furrow recorded by evaluation by ASUD in 2015	429100,518400	Post Medieval
17	HER PRN H60481	Ridge and Furrow	Ridge and furrow recorded by evaluation by ASUD in 2015	428900,518300	Post Medieval
18	HER PRN H60482	Ridge and Furrow	Ridge and furrow recorded by evaluation by ASUD in 2015	428900,519100	Post Medieval
19	HER PRN H60517	Ditch	Undated ditch found during evaluation in 2010 by PCA	427800,518300	Uncertain
20	HER PRN H60518	Archaeological Features	Geophysical survey by PCA in 2010 revealed potential ridge and furrow and palaeochannel but evaluation found a pre-medieval ditch	427500,518400	Pre medieval
21	HER PRN H60520	Ditches	Evaluation by PCA in 2010 encountered two medieval ditches containing artefacts and a human limb fragment	427600,518000	Medieval
22	HER PRN H60521	Ridge and Furrow	Ridge and furrow suggested by geophysics and confirmed by trial trench evaluation in 2010	427700,518200	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
23	HER PRN H60593	Site of Ironworks	Drinkfield Iron Company Works, a short-lived co-operative sold to the Whessoe Iron Company in 1869 and closed by 1879	428466,517978	Post Medieval
24	HER PRN H60651	Ridge and Furrow	Ridge and furrow recorded by evaluation by PCA in 2010	427800,518300	Medieval; Post Medieval
25	HER PRN H60652	Ridge and Furrow	Ridge and furrow recorded by evaluation by PCA in 2010	427600,518200	Medieval; Post Medieval
26	HER PRN H60653	Possible Ridge and Furrow	Ridge and furrow suggested by geophysical survey in 2010 but not encountered during subsequent trial trench evaluation by PCA in 2010	428100,518200	Uncertain
27	HER PRN H60654	Possible Features	Possible ridge and furrow and a large pit were suggested by geophysical survey results but not encountered in trial trench evaluation in 2010 by PCA	428200,517900	Uncertain
28	HER PRN H60655	Possible Ridge and Furrow	Ridge and furrow suggested by geophysical survey in 2010 but not encountered during subsequent trial trench evaluation by PCA in 2010	428000,517900	Uncertain
29	HER PRN H60656	Possible Features	Possible ridge and furrow and a large pit-like feature indicative of a former pond or quarry were suggested by geophysical survey results but not encountered in trial trench evaluation in 2010 by PCA	427900,517900	Uncertain
30	HER PRN H60657	Possible Features	Possible pits and a potential ditch were suggested by geophysical survey results but not encountered in trial trench evaluation in 2010 by PCA	427700,518000	Uncertain
31	HER PRN H60658	Possible Ditch	A possible north-south ditch was recorded by geophysical survey by PCA in 2010	427700,517900	Uncertain
32	HER PRN H60659	Archaeological Features	Possible ridge and furrow recorded by geophysical survey in 2010 and confirmed by subsequent resistivity survey, along with a possible linear earthwork, possible wall and possible pond, all encountered in 2010 by PCA	427600,517700	Uncertain
33	HER PRN H60660	Possible Ridge and Furrow	Possible ridge and furrow suggested by geophysical survey in 2010 by Ramboll	427100,517900	Uncertain

Asset No.	Reference	Site Name	Description	Grid Reference	Period
34	HER PRN H60679	Archaeological Features	Possible ridge and furrow and earlier field system remains recorded by geophysical survey in 2010 but not encountered during trial trench evaluation in 2010 by PCA	427400,518200	Uncertain
35	HER PRN H60683	Possible Ancient Wetland	A watching brief monitoring geotechnical test pits in 2010 by CgMs noted two areas of peaty deposits, suggestive of earlier wetland environment	427511,518531	Uncertain
36	HER PRN H63822	Settlement Site	A number of ditches and gullies encountered during a trial trench evaluation in 2016 have been interpreted as the remains of a prehistoric/Romano-British settlement site though artefactual material was limited. They had been sealed by a magnetic deposit, and therefore were not revealed by geophysical survey	428400,518000	Prehistoric/ Romano-British
37	First Ed OS map 1898	Site of Brickworks	Whessoe Lane Brick Works established both sides of railway and to the east of Patches Lane after publication of First Ed 6inch OS map and before First Ed 25inch. Relocated to only west side of railway by Second Ed 25inch and extended by Third Ed 25inch of 1930s. Since closed	428268,518473	Post Medieval
38	Tithe Map and Award, 1838	Site of Brick Kiln	Likely former site of brick kiln based on fieldname on tithe award of 'Brick Kiln Field'	428764,518258	Medieval; Post Medieval
39	Tithe Map 1838	Former field boundary	North-east south-west orientated field boundary shown on Tithe Map of 1838 and subsequent mapping. Visible during site visit as sporadic trees and shrubs to west of water-filled ditch	428769,518387- 428672,518292- 428634,518218	Post Medieval
40	Tithe Map 1838	Site of Garth	Site of garth, marked on Tithe Award Map and included in Award. Former enclosed area adjacent to the road and into the field to the north-east. A lay-by is at this approximate location presently	428561,518247	Medieval; Post Medieval
41	Tithe Map 1838	Former field boundary	East-west orientated field boundary shown on Tithe Map of 1838 adjacent to garth (Asset 40).	428651,518249- 428563,518248	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
42	Tithe Map 1838	Former field boundary	Former approximate north-east to south-west orientated field boundary shown on tithe map of 1838 and historic OS mapping and noted as a slight raised bank with sporadic shrubs and a ditch on south side	428635,518507- 428577,518474- 428516,518464	Post Medieval
43	First Ed 6inch	Former pond	Pond shown on First Ed 6inch map and on LiDAR and still visible at ground level	428678,518252	Post Medieval
44	First Ed 6inch	Former pond	Pond shown on First Ed 6inch map and on LiDAR and still visible at ground level	428678,518259	Post Medieval
45	First Ed 6inch	Former track	Track shown on First Ed 6inch map. Not visible at ground level	428624,518501- 428501,518635- 428421,518748	Post Medieval
46	First Ed 25inch	Former building and enclosure	Small building and enclosure shown adjacent to field boundary (Asset 39) on First Ed OS 25inch but not on other maps. Features visible here on LiDAR	428678,518302	Post Medieval
47	Kitchin 1750	Former Coal Pitts	Possible site of two coal pits shown and annotated on Kitchin's County map of 1750, but no other mapping	428840,518100	Post Medieval
48	LiDAR	Ridge and Furrow	Area of ridge and furrow in eastern field running north-east to south-west	428758,518259	Uncertain
49	LiDAR	Ridge and Furrow	Area of north-south aligned narrow ridge and furrow	428576,518506	Uncertain
50	LiDAR	Ridge and Furrow	Area of east-west aligned narrow ridge and furrow	428604,518301	Uncertain
51	LiDAR	Possible former field boundary	Possible former field boundary defined by northern extent of ridge and furrow (Asset 47) as seen on LiDAR	428671,518287- 428613,518311- 428539,518316	Uncertain

APPENDIX 3: PLATES



Plate 1: Saxton's County map of 1576

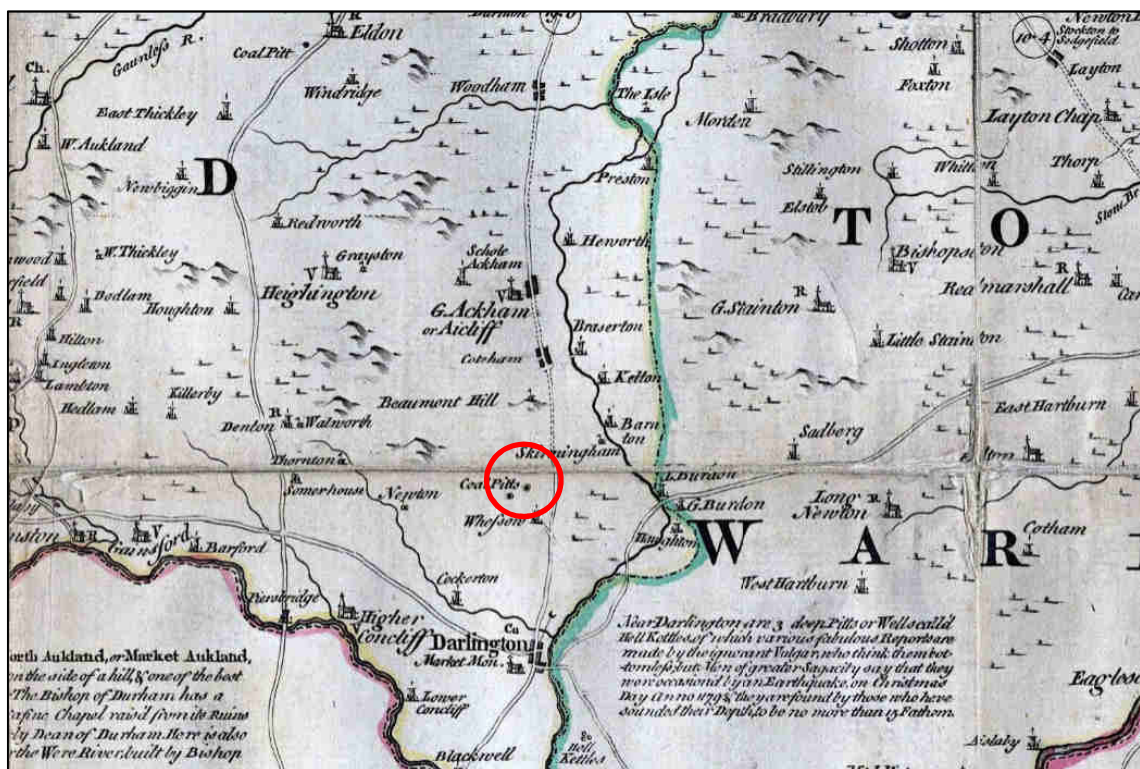


Plate 2: Kitchin's County map of 1750

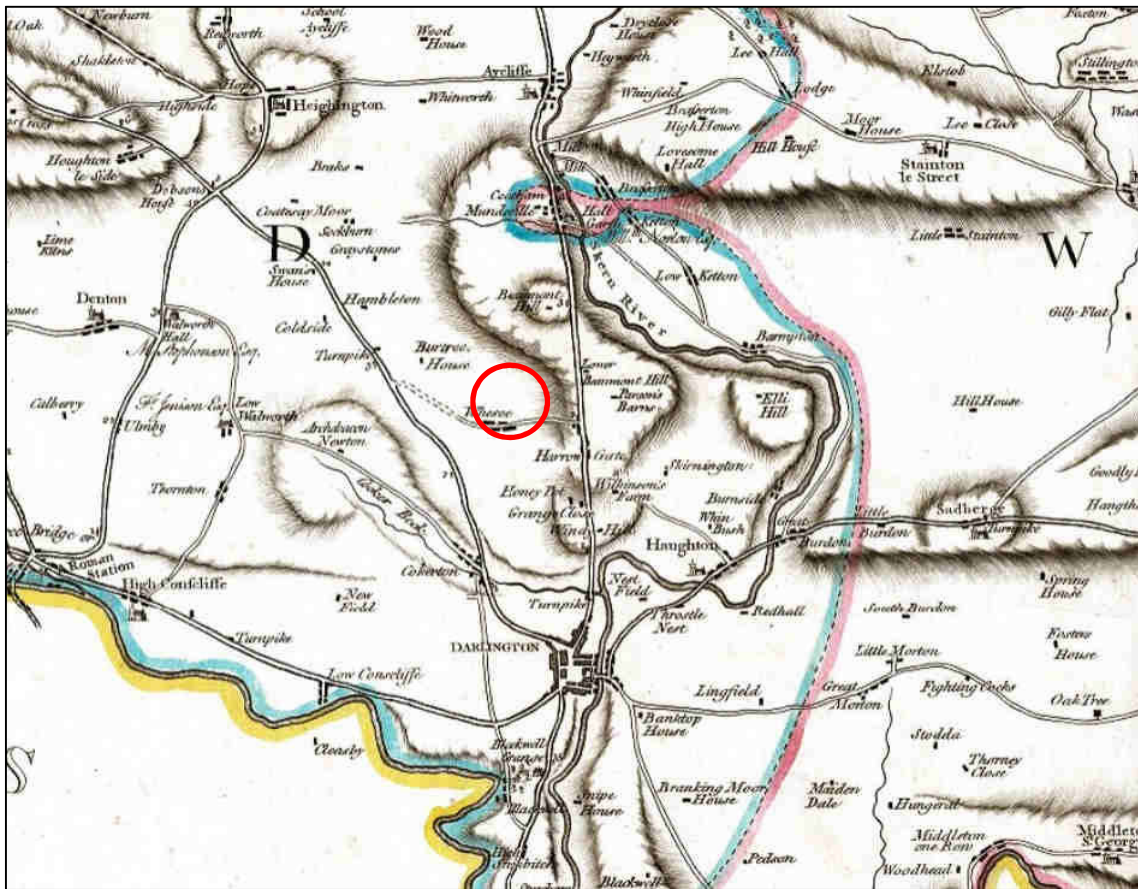


Plate 3: Jeffery's County map of 1768

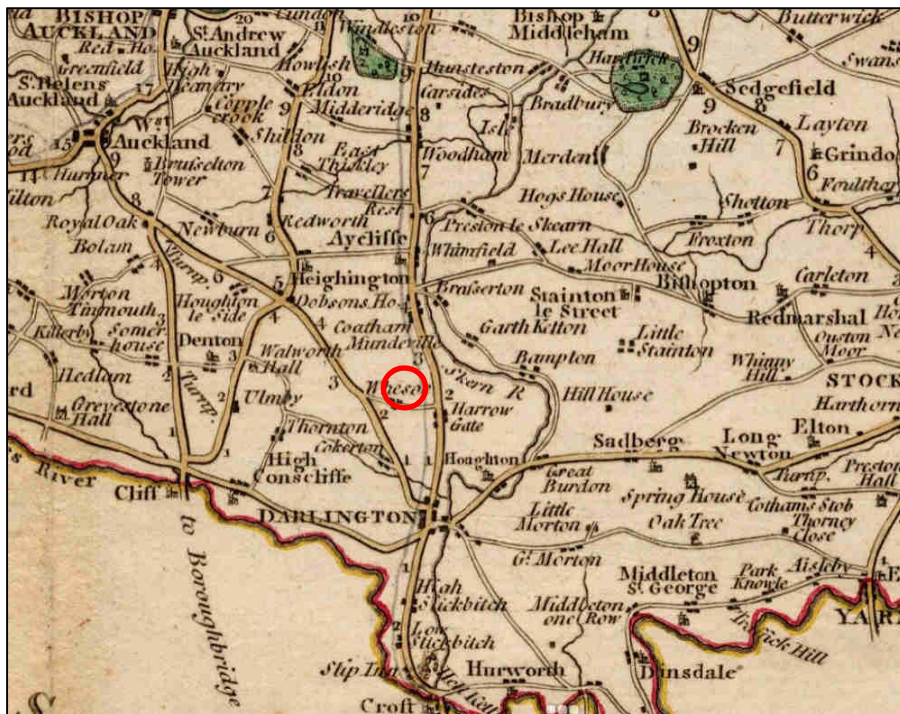


Plate 4: Carey's County map of 1787

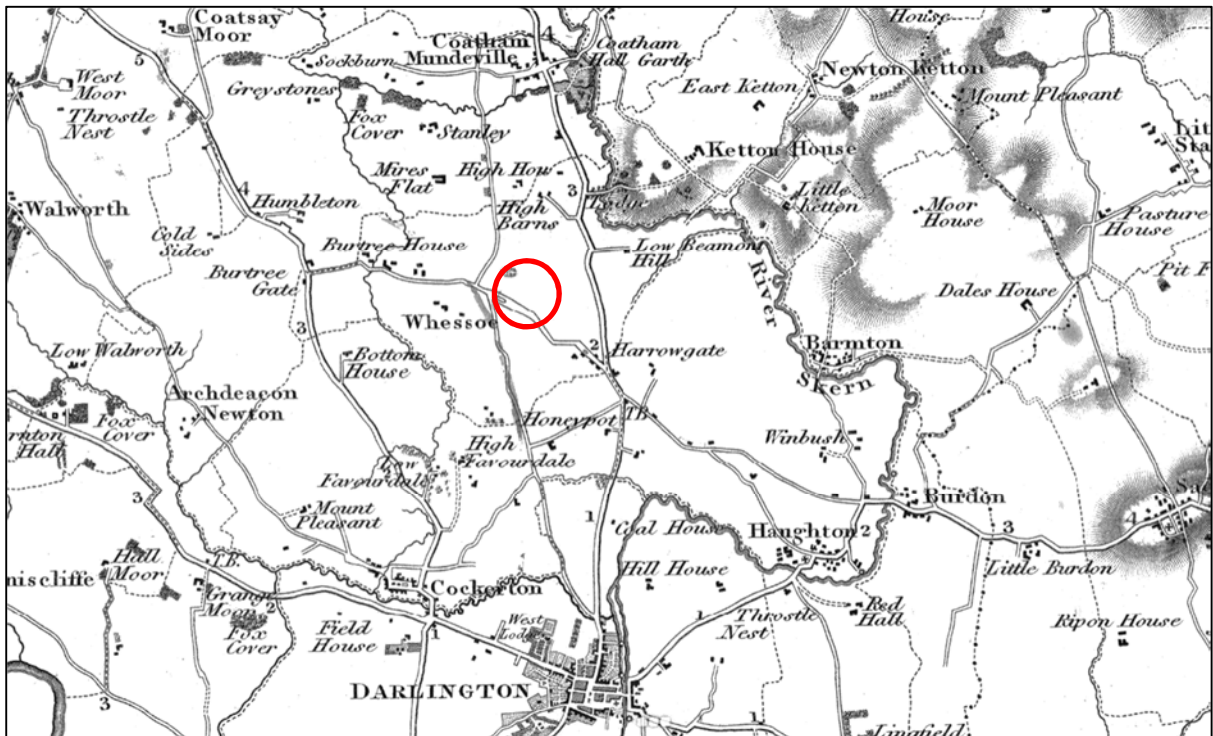


Plate 5: Greenwood's County map of 1820



Plate 6: Google Earth imagery, 1945



Plate 7: Google Earth imagery, 2008



Plate 8: Google Earth imagery, 2018



Plate 9: North-eastern boundary, facing north-west



Plate 10: North-eastern boundary, facing south-east



Plate 11: North-western boundary, facing north-west



Plate 12: South-western boundary, facing south-east



Plate 13: General view of proposed development site, facing south-east



Plate 14: General view of proposed development site, facing west



Plate 15: General view of proposed development site, facing north-west



Plate 16: General view of proposed development site, facing west



Plate 17: Present layby in vicinity of former garth (Asset 40), facing north-west



Plate 18: Former field boundary (Asset 39), facing south-west



Plate 19: Former field boundary (Asset 39), facing south-east



Plate 20: Former field boundary (Asset 42), facing south-west



Plate 21: Former field boundary (Asset 42), facing north-east



Plate 22: Former pond (Asset 44), facing south-east

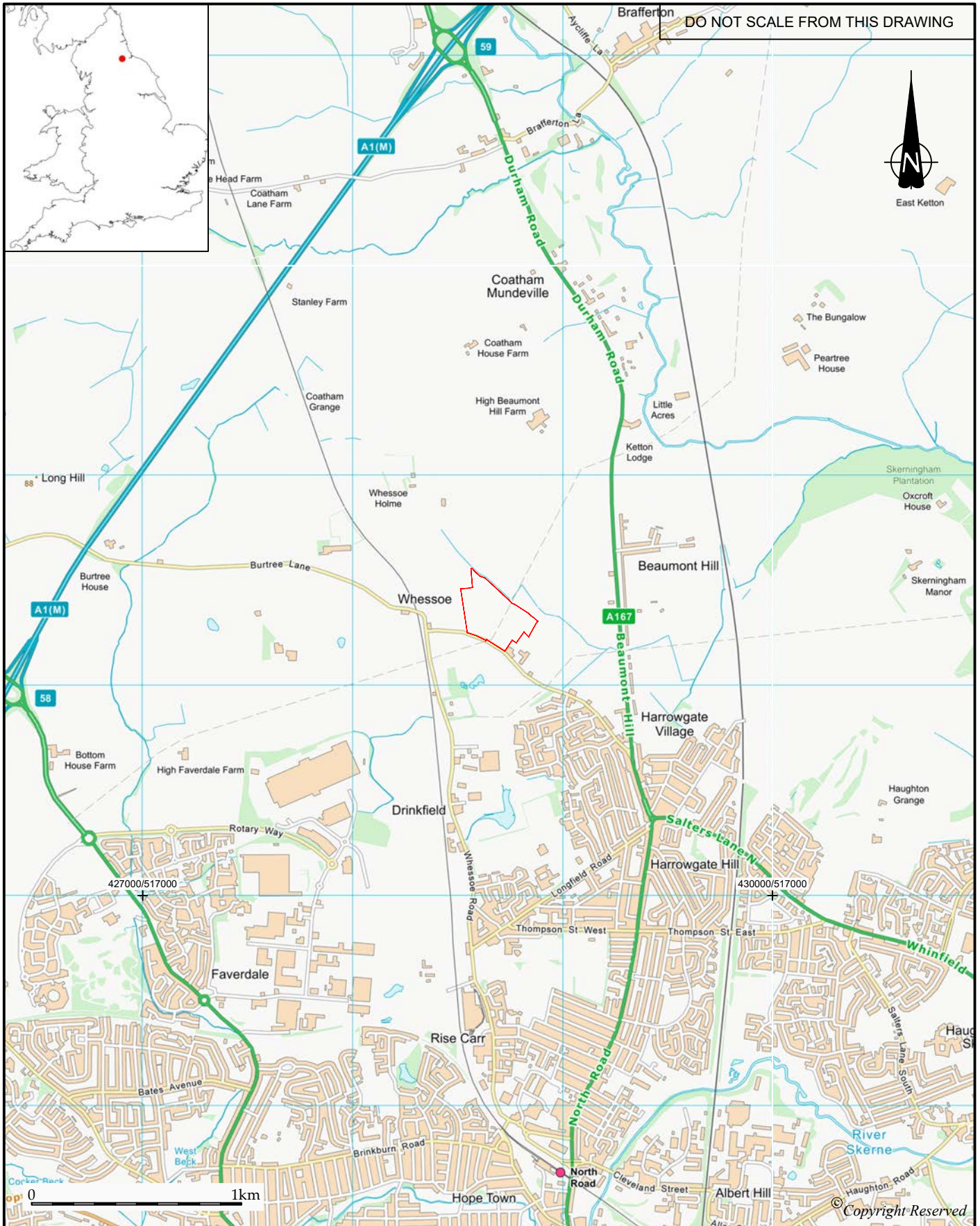


Plate 23: View towards listed structures (Assets 3 and 4) north-westwards from site



Plate 24: View towards listed structures (Assets 3 and 4) northwards from site

APPENDIX 4: FIGURES



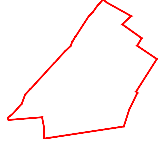
CLIENT	Bellway Homes		DRG No.	NT14089-101		REV	A	
PROJECT	Land at Burtree Lane, Darlington		SIZE	A4	SCALE	1:25,000	DATE	Oct 2019
DRAWING TITLE	Figure 1: Site location		DRAWN BY	CP	CHECKED BY	HP	APPROVED BY	DJ



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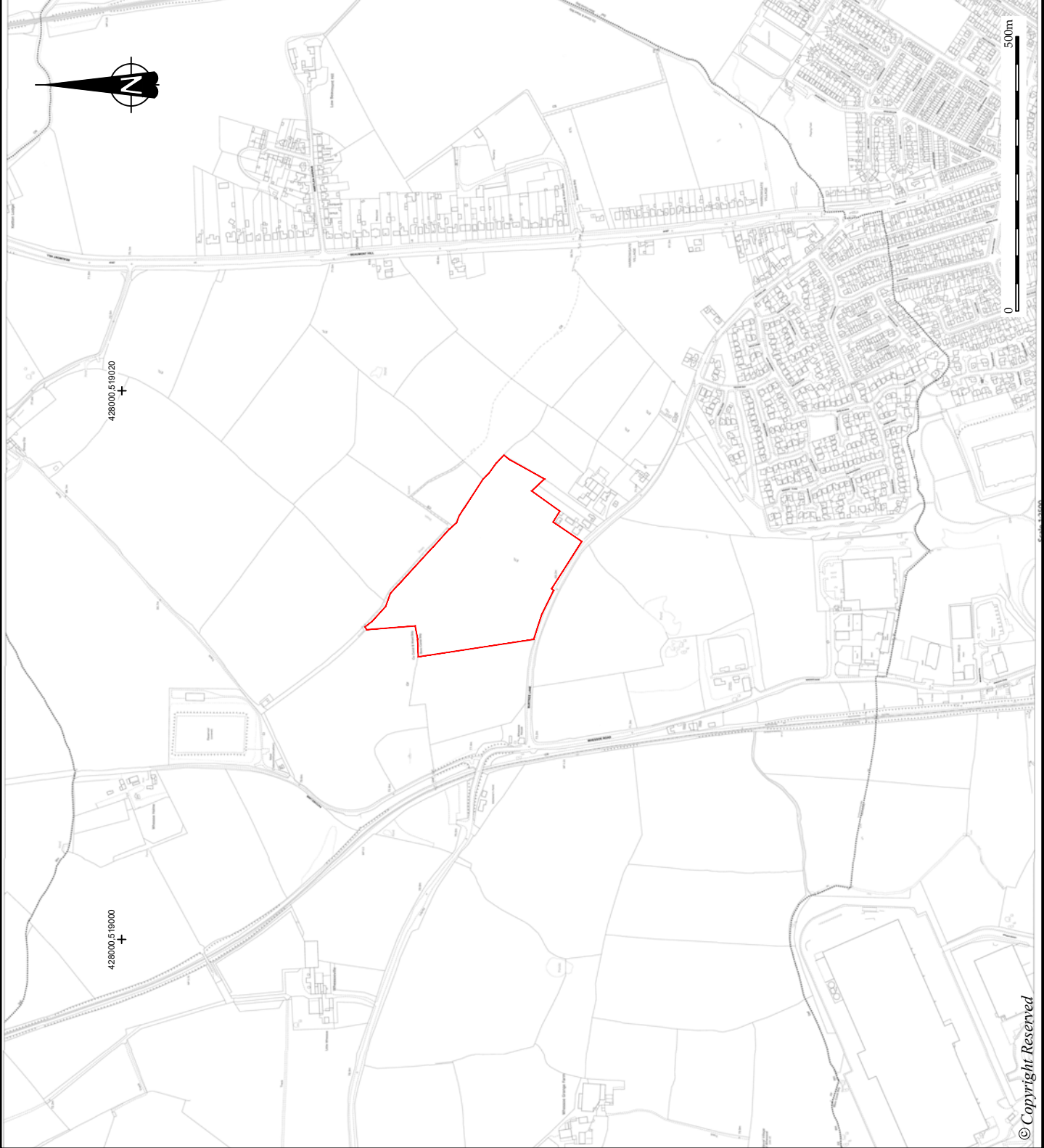
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Figure 2:
Detailed site location

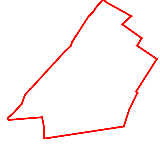
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Non designated heritage assets

1



Designated heritage assets

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**Figure 3:
Location of heritage assets within
study area**

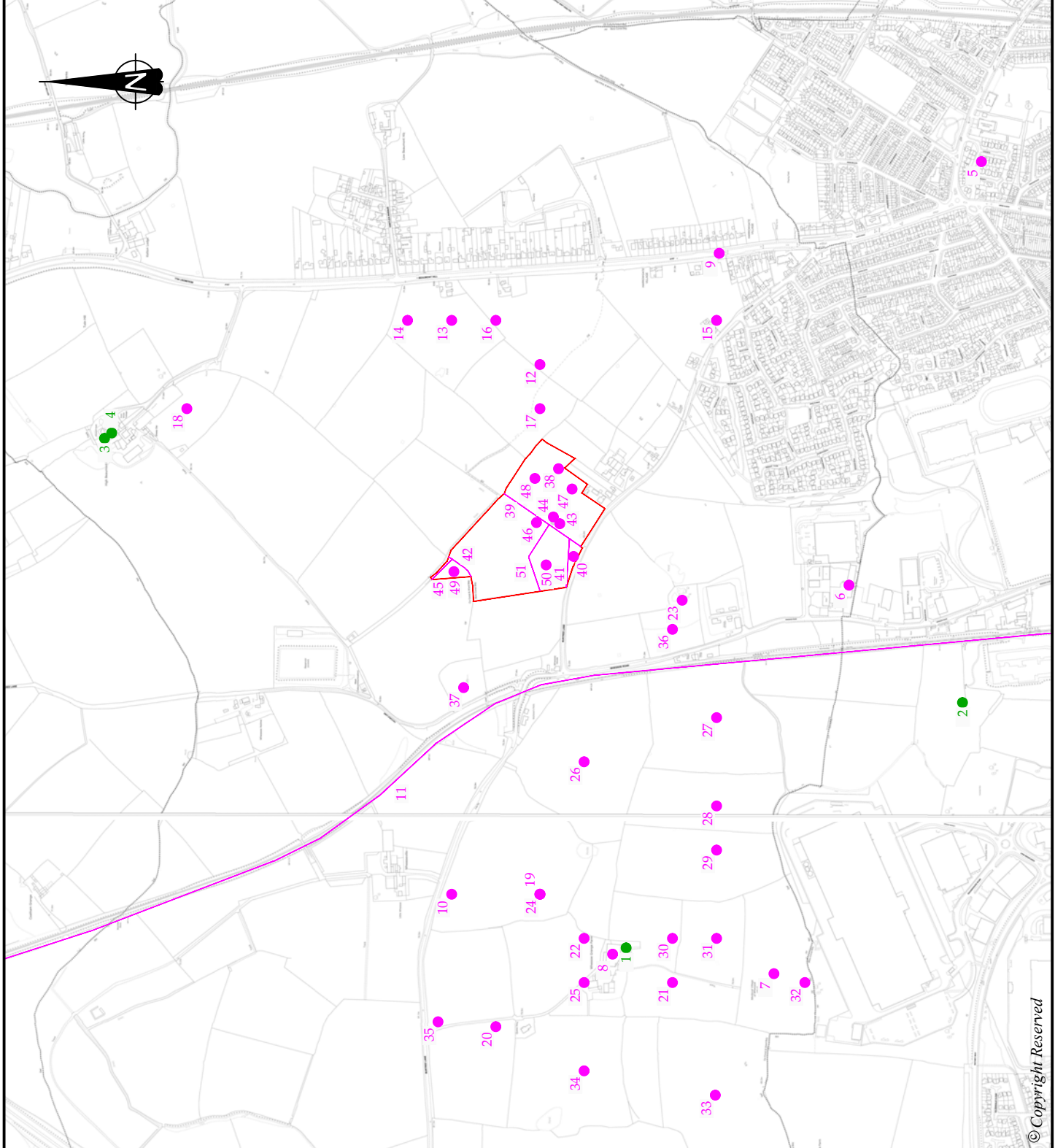
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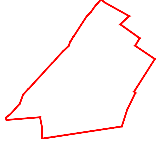
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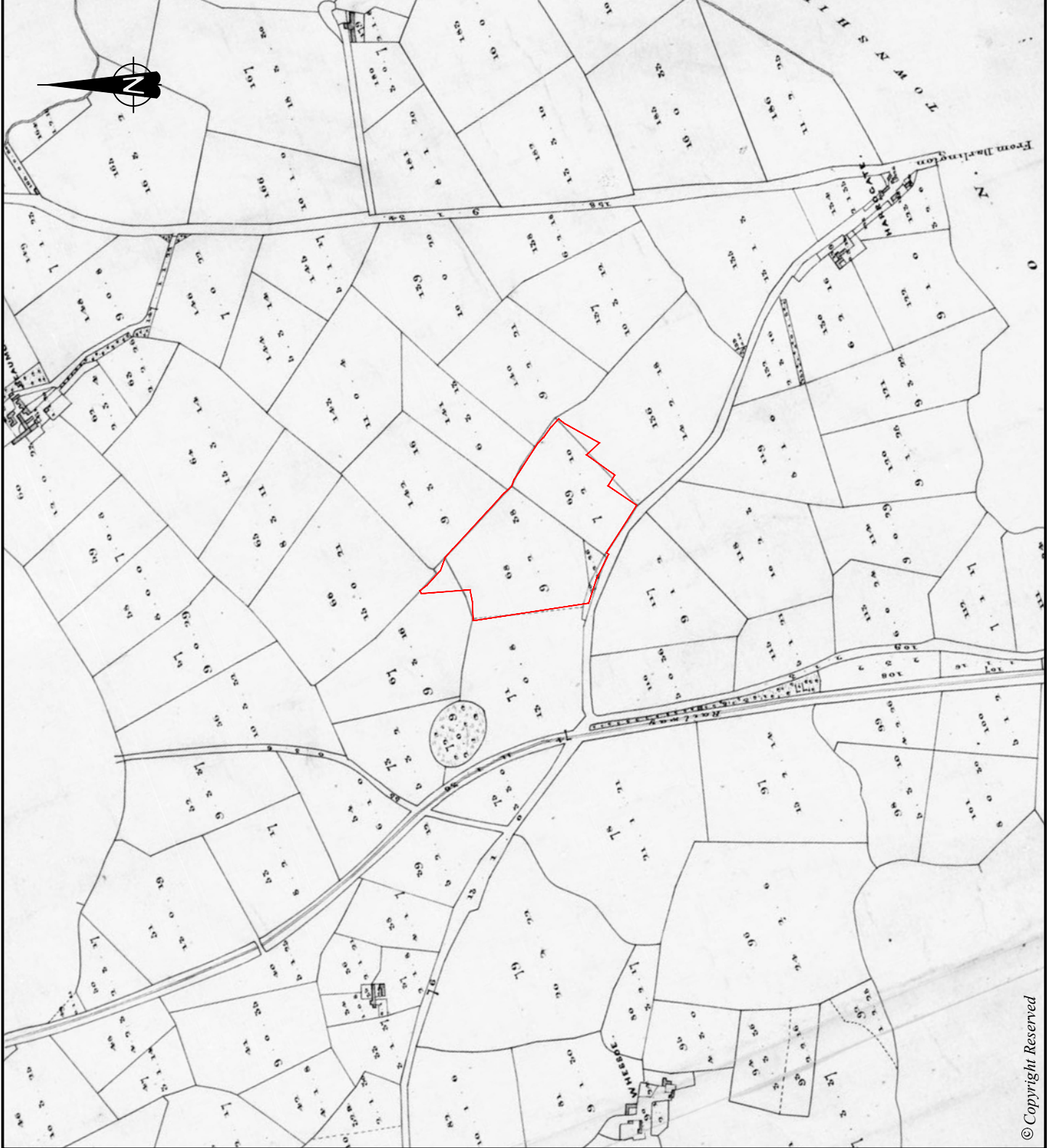
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Figure 4:
Tithe Award Plan of the Township of Whessoe
1838

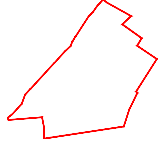
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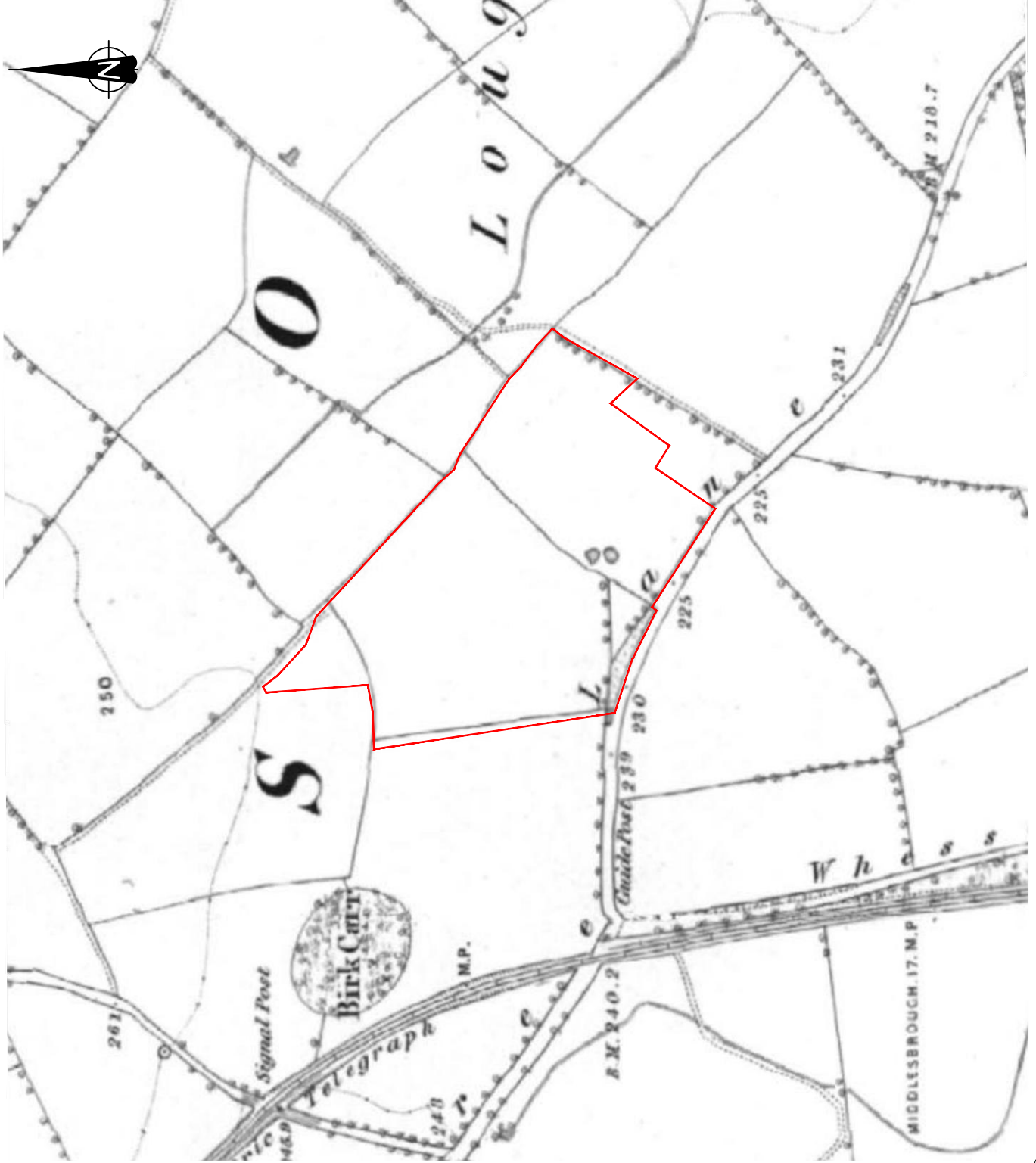
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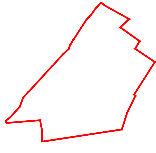
Figure 5:
First Edition Ordnance Survey map, 1857
(6 inches to 1 mile scale)

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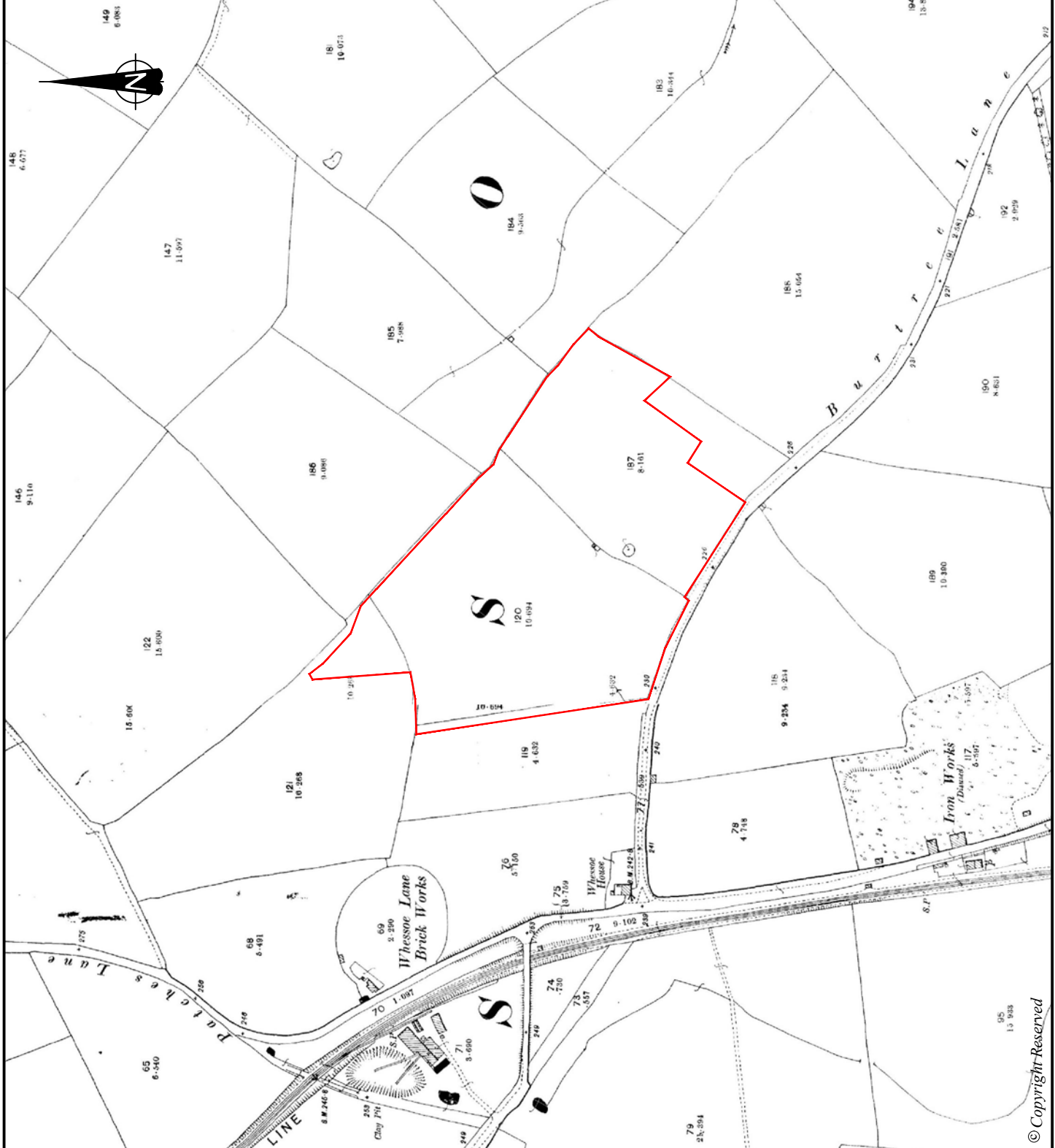
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DRAWING TITLE: **Figure 6:
First Edition Ordnance Survey map, 1897
(25 inches to 1 mile scale)**

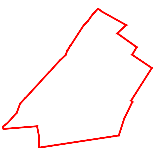
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SIZE	A4	SCALE	1:5,000
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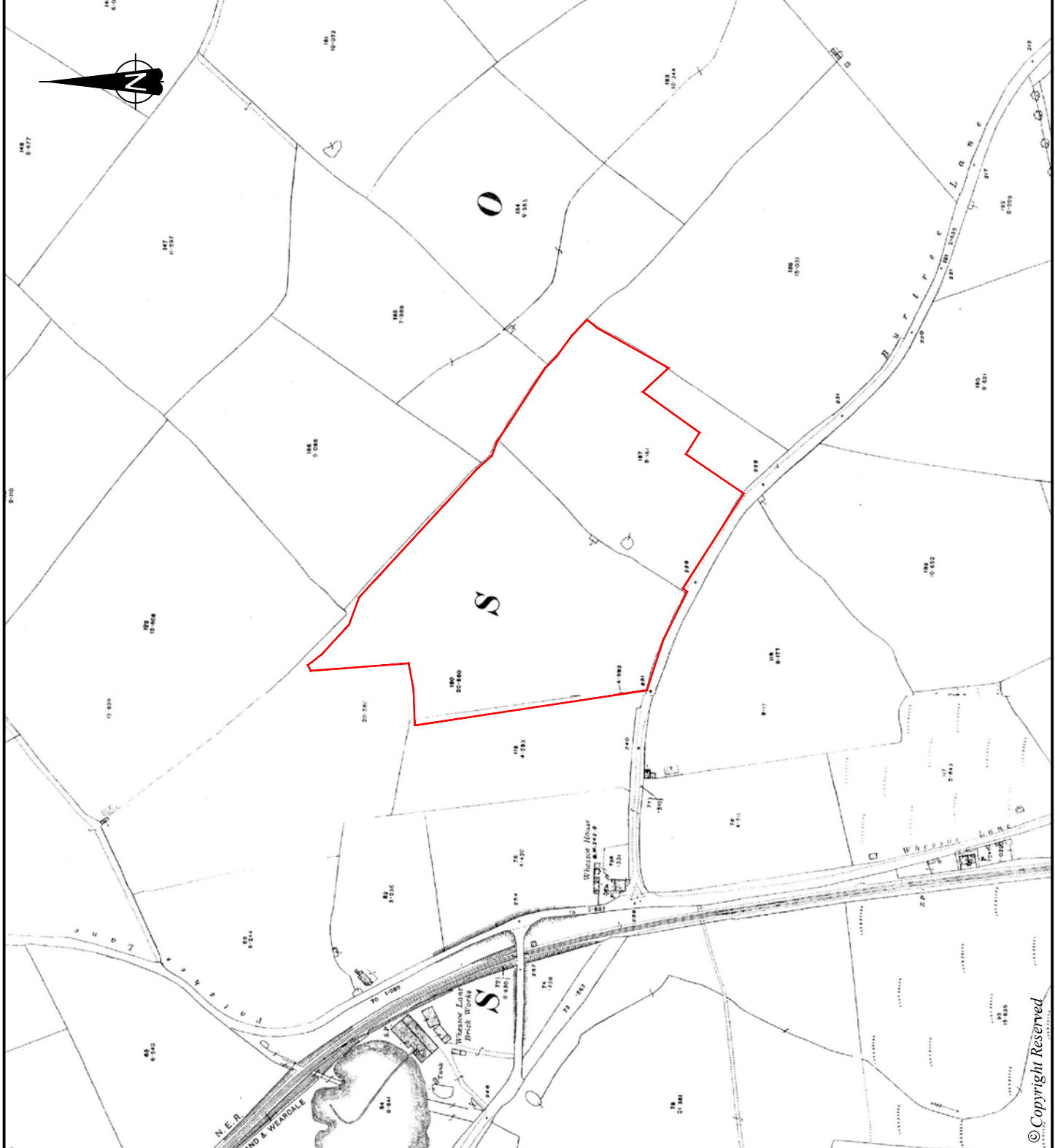
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DRAWING TITLE: **Figure 7:
Second Edition Ordnance Survey map, 1915
(25 inches to 1 mile scale)**

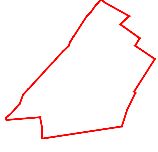
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SIZE	A4	SCALE	1:5,000
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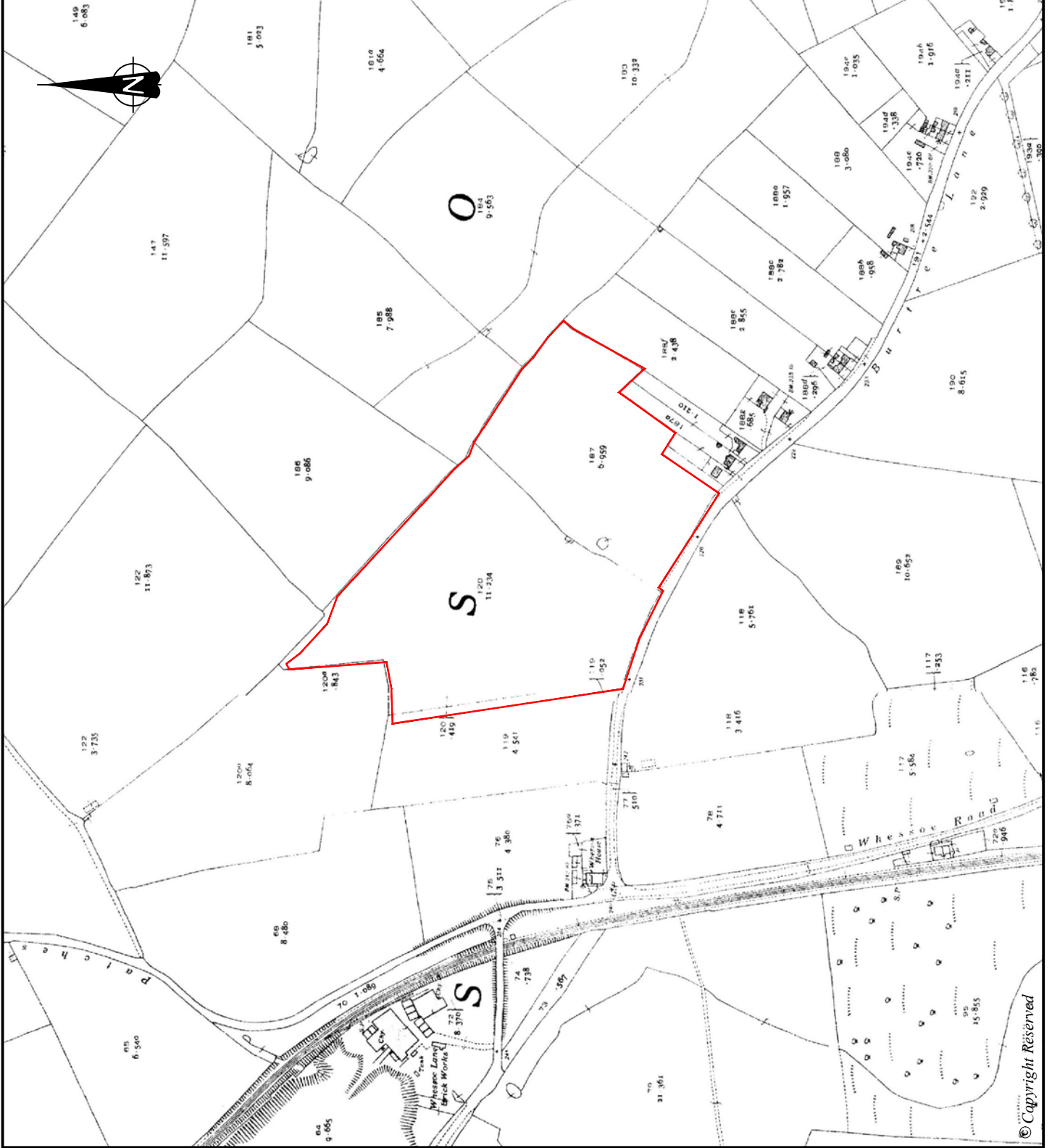



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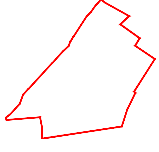
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Figure 8:
Third Edition Ordnance Survey map, 1939
(25 inches to 1 mile scale)

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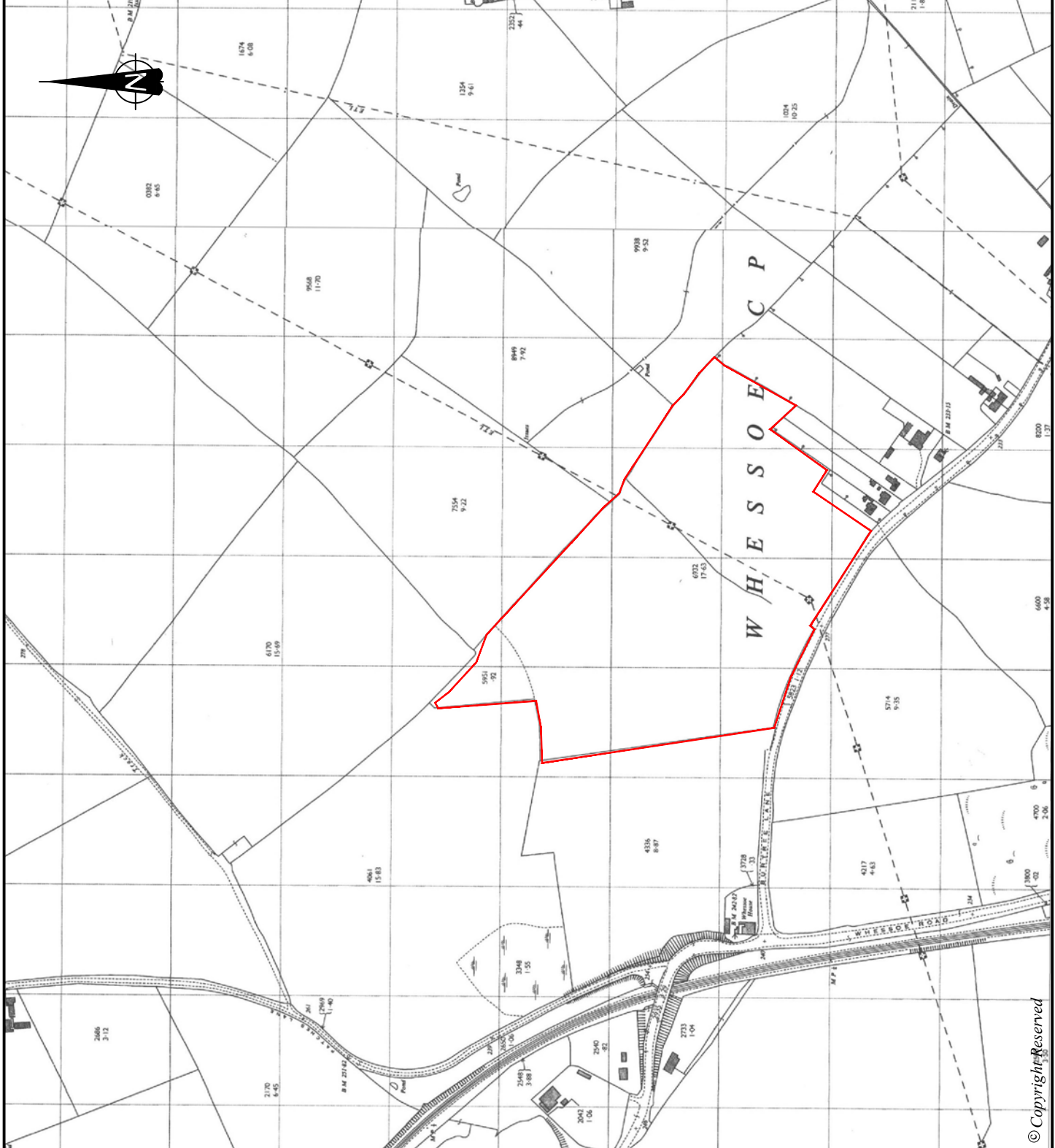
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**Figure 9:
1967 Ordnance Survey map
(25 inches to 1 mile scale)**

DRG No	NTT10489-109	REV	A
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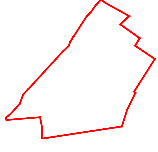
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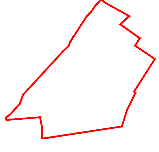
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Figure 10:
LiDAR (1m digital surface model data)

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**Figure 11:
Proposed development plan**

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