

**Newton Aycliffe, County
Durham**

**Historic Environment
Desk Based
Assessment**

Client: WILLMOTT DIXON HOUSING LIMITED

AB Heritage Project No:10773

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Newton Aycliffe, County Durham Historic Environment Desk Based Assessment

Client Willmott Dixon Housing Limited
Project Number 10773
Prepared By Zoe Edwards
Illustrated By Zoe Edwards
Approved By Hannah Rose

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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



CONTENTS

1.	Introduction.....	2
1.1	Project Background	2
1.2	Site Location & Description.....	2
1.3	Geology & Topography.....	2
1.4	Proposed Development	3
2.	Aims & Methodology	4
2.1	Aims of Works	4
2.2	Methodology of Works	4
2.3	Assessment of the Cultural Heritage Resource	5
2.4	Impact Assessment Criteria.....	6
2.5	Limitations	8
3.	Planning & Legislative Framework	9
3.1	Introduction.....	9
3.2	Statutory Protection for Heritage Assets.....	9
3.3	National Planning Policy.....	9
3.4	County Durham Plan Submission Draft (April 2014).....	10
3.5	Sedgefield Borough Local Plan (1996) (saved policies 2007)	10
4.	Archaeological Resource Baseline.....	11
4.1	Statutory Designated Features	11
4.2	Non Statutory Designated Features	11
4.3	Previous Archaeological Works in the Study Area.....	11
4.4	Archaeology & History Background	12
4.5	Historic Maps & Aerial Photographic Sources	13
4.6	Site Visit.....	14
5.	Archaeological Potential & Mitigation	17
5.1	Known Heritage Resource	17
5.2	Past Impacts within the Site Boundary	17
5.3	Potential Archaeological Resource	17
5.4	Predicted Impact of Proposed Development	18
5.5	Outline Recommendations	18
6.	References.....	19

FIGURES

Figure 1: Site Location

Figure 2: Map of Cultural Heritage Features

PLATES

Plate 1: The 1898 OS Map of Durham, Sheet XLIII.SW, showing the area of the proposed development site in red

PHOTOS

Photo 1: The view northwards from the middle of the proposed development site

Photo 2: Concrete base at the location of the former Woodham Burn Farm [AB 7], in the west of the proposed development site

Photo 3: Looking west towards the former Woodham Burn Farm [AB 7]

Photo 4: The view of Woodham deserted medieval village [AB 2] from the north-east of the proposed development site

APPENDICES

Appendix 1 Gazetteer of Cultural Heritage Features 21

EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Willmott Dixon Housing Limited to produce a Historic Environment Desk Based Assessment to cover the site of a proposed housing development in Newton Aycliffe, County Durham.

This assessment has reviewed all of the known cultural heritage features within a 1km study area around the proposed development site in order to gain an understanding of the potential for the survival of archaeological features within the site boundary. The known archaeological resource within the site boundary includes remains of medieval – post medieval ridge and furrow [**AB 3**], and undated mounds and platforms [**AB 9**] which may relate to the former Woodham Burn Farm [**AB 7**] in the west of the proposed development site. Evidence of prehistoric activity [**AB 1**] and medieval settlement [**AB 2**] is also evident within 100m of the site boundary.

Based on the known archaeological resource and the past impacts within the site boundary, it has been concluded that there is a low -medium potential for the presence of previously unrecorded archaeological finds and features within the site boundary. This may date to any period, and may be of local or regional importance (see Table 1).

It has therefore been recommended that a geophysical survey is undertaken across the extent of the proposed development site which may guide need for, and the extent of any further investigative works.

All recommendations are subject to the approval of the County Durham Archaeologist.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Willmott Dixon Housing Limited to produce an Historic Environment Desk-Based Assessment to ahead of a proposed housing development at Newton Aycliffe, County Durham.
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such a works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site is centred at approximately NZ 28676 26270, and consists of c. 20ha of fields between Woodham Village and the A167, to the north of Newton Aycliffe, Sedgefield, County Durham (Figure 1). The land beyond the route of the A167 along the eastern boundary of the proposed development site is arable for c. 10km, while the land to the north, south, and west is occupied by dense modern residential development.
- 1.2.2 The majority of the proposed development site is grassland which covers three fields of variable terrain, including an area of rough grassland located to the north of the Woodham Burn river which passes through the proposed development site in the north and west. Two trackways are labelled on the OS map which lead east – west and north - south through the site. In addition, a pipeline of c. 90m is also noted in the south-eastern corner of the proposed development site, in a north-south orientation.
- 1.2.3 To the south of the proposed development site is the Woodham running track and allotments, and Woodham Academy lies beyond the south-western site boundary.

1.3 Geology & Topography

- 1.3.1 The proposed development site is situated upon a sedimentary bedrock geology of Dolostone, from the Form Formation. This was formed approximately 251 to 271 million years ago in the Permian Period, in a local environment dominated by shallow carbonate seas.
- 1.3.2 The superficial deposits have also been recorded within the boundary of the proposed development site, which primarily consist of Devensian – Diamicton glacial Till, formed up to 2 million years ago in the Quaternary Period. An area of clay, silt, sand and gravel floodplain alluvium forms an additional superficial deposit recorded in the north and north-west of the proposed development site, which follows the route of the Woodham Burn river. This deposit was formed up to 2 million years ago in the Quaternary Period in a local environment dominated by rivers.

1.4 Proposed Development

- 1.4.1 There are no proposed development plans which have been made available to AB Heritage at the time of writing. However, it is understood that the proposal will consist of a residential development including 400 – 450 new homes.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation of the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the proposed development site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (1994, latest revision 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Durham Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 21st March 2016
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Durham HER
 - Readily accessible information on the proposed development site's history from readily available historic maps and photographs

- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the proposed development site boundary
- The impact of the proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The Historic Environment Desk-Based Assessment has examined heritage records within 1km of the centre point of the proposed development site. This was agreed during consultation between Nick Boldrini (Historic Environment Record Officer, Durham County Council Historic Environment Record) and Zoe Edwards (Assistant Heritage Consultant, AB Heritage) on 8th March 2016.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Willmott Dixon Housing Limited, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 County Durham Plan Submission Draft (April 2014)

- 3.4.1 Under planning legislation, all applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Emerging policy can be one such material consideration.
- 3.4.2 The emerging County Durham Plan sets out the new development planning policies and strategies for the county and was submitted to the Secretary of State for examination in April 2014. The Plan is currently still undergoing Judicial Review following an interim findings report submitted by the Planning Inspector. Policy 44 of the plan sets out the measures for the protection and enhancement of the natural, built and historic environment. This policy conforms with the NPPF but can only be given limited weight until the Plan is adopted and until this date, applications will continue to be determined against the saved Local Plan policies and the NPPF.

3.5 Sedgefield Borough Local Plan (1996) (saved policies 2007)

- 3.5.1 The Sedgefield Borough Local Plan (1996) saved policies (2007) is the adopted local plan until such time that the County Durham Plan comes into effect.
- 3.5.2 There are no saved policies relating to archaeology or listed buildings.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no statutory designated features within the boundary of the proposed development site.

Within the Study Area

- 4.1.2 There are no statutory designated features within the study area.

4.2 Non Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 There are five known cultural heritage features recorded on the HER within the boundary of the proposed development site. These consist of:

- Undated mounds and platforms [AB 10] in the south-west of the site;
- The former site of Woodham Burn Farm [AB 7];
- Remains of medieval – post medieval ridge and furrow [AB 3]; and
- Three Historic Landscape Character Areas (HLCs) [AB 4 – 6] which characterise the proposed development site as primarily piecemeal enclosure with fossilised post medieval strips [AB 5].

Within the Study Area

- 4.2.2 There are an additional four cultural heritage features within the surrounding study area [AB 1, 2, 9 & 10]. These include cropmark and earthwork remains of prehistoric [AB 1] and medieval features [AB 2], and two features of uncertain date [AB 9 & 10].

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 A previous desk based assessment was undertaken within the boundary of the proposed development site in 2006. This report was not readily available to review for the purposes of this assessment, but the Durham HER has recorded that the assessment identified an area of platforms and mounds in the west of the proposed development site [AB 10].
- 4.3.2 Additional works in the study area include an earthwork survey of Woodham deserted medieval village [AB 2] c. 40m north-east of the proposed development site.

4.4 Archaeology & History Background

Prehistoric (c. 500, 000 BC – AD 43)

- 4.4.1 There is evidence of prehistoric activity in north-east England from the Palaeolithic onwards, although the evidence of early prehistoric activity is more elusive in County Durham. Evidence from the later prehistoric includes sites of farming and settlement in the uplands such as the North Pennines and the Cheviots. It was also at this time that funerary monuments appeared in the landscape, followed by more substantial settlements, some of which have been recorded within hillforts (Durham County Council and Northumberland County Council 2014).
- 4.4.2 Evidence of prehistoric activity within the study area consists of a group of cropmarks **[AB 1]** recorded c. 100m east of the proposed development site boundary, including partial linears of a square enclosure and a curvilinear enclosure. While the form of these features is indicative of a prehistoric date, their function currently remains unknown.
- 4.4.3 No known features of prehistoric date have been recorded within the boundary of the proposed development site.

Roman (AD 43 – AD 410)

- 4.4.4 With Hadrian's Wall c. 50km north of Newton Aycliffe, the landscape surrounding the proposed development site was occupied by Romans who came to defend the empire from north of the wall.
- 4.4.5 This defensive landscape included the fort at *Vinovia*, which is now better known as Bicester Roman Fort which survives as ruins at c. 8.5km north-west of the proposed development site. However, no known evidence of Roman activity has yet been discovered within the boundary of the proposed development site, or within the study area.

Medieval (AD 410 – AD 1536)

- 4.4.6 Newcastle became the most important town in the region during the medieval period. Evidence of early settlement has also been found in Darlington and Durham; both of which become more substantial towns through the medieval (Durham County Council and Northumberland County Council 2014).
- 4.4.7 More minor settlements dispersed across the lowlands and highlands of the landscape surrounding these major towns. One such settlement survives as the earthwork remains of banks and crofts, at the deserted medieval village of Woodham **[AB 2]** c. 40m north-east of the proposed development site boundary. Cropmark and levelled earthwork remains of ridge and furrow **[AB 3]** within the study area and within the proposed development site is likely to represent the associated working of the land by the inhabitants of Woodham before it was deserted, most likely following famines or the plagues of the 14th century.

Post Medieval (AD 1537 – AD 1800)

- 4.4.8 Post medieval England is characterised primarily by the rise of industry, which in the north-east was dominated by coal mining in south-east Northumberland and east Durham (Durham

County Council and Northumberland County Council 2014). Transport links improved to allow for the export of goods, and towns such as Durham and Newcastle expanded to accommodate workers and their families.

- 4.4.9 This industrial activity centred on the established towns, and did not extend to the location of the study area, where the landscape was more rural and agriculture is dominant. Evidence of post medieval activity within the study area represents an area of piecemeal enclosure and fossilised strip fields of this date, as characterised by the Historic Landscape Character Area [AB 4] which covers the majority of the proposed development site. This agricultural landscape is further reinforced by the aforementioned remains of ridge and furrow [AB 3] which encompasses much of the proposed development site and the study area.

Modern (AD 1801 – Present)

- 4.4.10 More recent use of the land within the study area is evident from the modern development to the west and south of the proposed development site, however, activity within the proposed development site since 1801 appears to have been limited to public footpaths.
- 4.4.11 Two additional Historic Landscape Character Areas [AB 5 & 6] which occupy small areas of the proposed development site (see Figure 2) characterise these areas primarily as woodland.

Undated

- 4.4.12 There are three features of unknown date within the study area [AB 8 - 10]. This includes an area of mounds and platforms [AB 10] was noted during a previous desk based assessment undertaken within the proposed development site (Faber Maunsell 2006).
- 4.4.13 The additional undated features consist of a ditch [AB 8] and enclosure [AB 9] in close proximity to the prehistoric enclosures c. 100m east of the proposed development site. It remains uncertain whether these records relate to the enclosures dated to the prehistoric period, or whether these represent additional features which are indeed undated.

4.5 Historic Maps & Aerial Photographic Sources

- 4.5.1 The earliest available map viewed showing the area of the proposed development site was the 1839 Tithe Map of Woodham. This showed that the proposed development site was at this time divided into four large fields, all recorded in the tithe apportionment as under arable use. None of the field boundaries shown on the Tithe Map exist to the present day as hedgerow boundaries.
- 4.5.2 The 1898 OS map of the area shows the proposed development site has remained as large fields since the time of the Tithe Map. Woodham is marked on the map where the Great North Road (A167) crossed Woodham Burn, but it unclear whether this is a very small Hamlet or just a farm. This layout is closely comparable to the modern layout of the fields within the proposed development site, although partial sections of some of the field boundaries have since been removed to create larger fields.

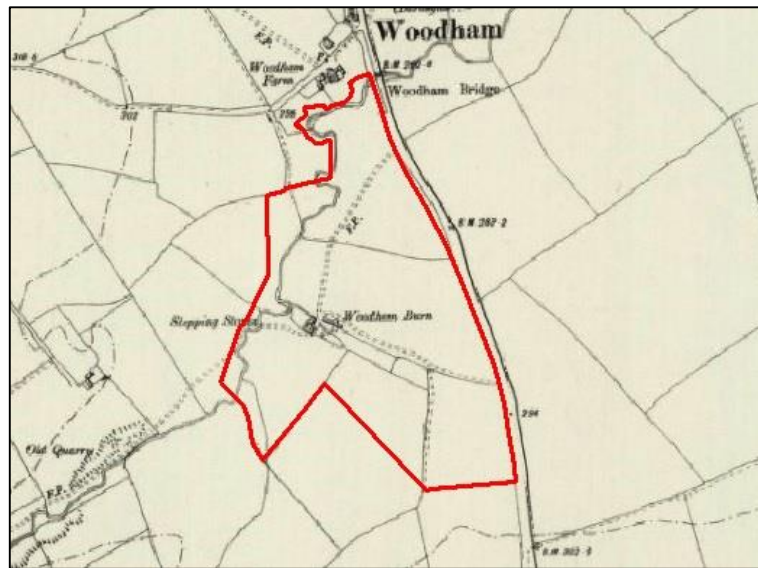


Plate 1: The 1898 OS Map of Durham, Sheet XLIII.SW, showing the area of the proposed development site in red

- 4.5.3 A former farm marked Woodham Burn [AB 7] is noted is the west of the proposed development site on the 1898 OS. This may explain the platforms and mounds recorded in the previous desk based assessment undertaken within the proposed development site (Faber Maunsell 2006).
- 4.5.4 This farm [AB 7] is also shown on the 1923 OS map, by which time it has taken the name Woodham South Farm. It was linked to the Great North Road by two tracks identified on the mapping, one to the north-east, and one to the east. The tracks shown on the modern OS map (see Figure 1) largely reflect the route of the tracks from the Woodham South Farm [AB 7]. However, the farm [AB 7] is no longer marked on the OS maps from 1990 onwards.
- 4.5.5 Residential development in the area is evident from the 1950s onwards, when the New Town of Newton Aycliffe appears in the OS series.

4.6 Site Visit

- 4.6.1 A site visit was undertaken at Newton Aycliffe on 21st March 2016, by Dan Dodds (Senior Heritage Consultant; AB Heritage). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.6.2 The northern most part of the site is relatively low lying and uneven under-foot, and is made up of scrub ground and immature trees. This area is criss-crossed with dog walking tracks leading from the neighbouring housing estate, and a modern Sewerage Pumping Station is located where the A167 meets Woodham Burn.
- 4.6.3 The majority of the remainder of the site is more open in aspect, with a more level terrain of short grass which is also frequented with walkers. The mid-part of the site has 2 or 3 overgrown concrete tracks and concrete bases in amongst some large, scrubby mounds [AB 9]. These may be what remains of the former Woodham Burn Farm [AB 7] within the proposed development site, as noted from historic maps (see Section 4.6).



Photo 1: The view northwards from the middle of the proposed development site



Photo 2: Concrete base at the location of the former Woodham Burn Farm [AB 7], in the west of the proposed development site



Photo 3: Looking west towards the former Woodham Burn Farm [AB 7]

- 4.6.4 The southern third of the site is land that was south of the former farm and separated from it by a still extant field boundary. The north side of the boundary was the main metalled road to the A167. This southern part of the site is crossed by open drainage ditches.
- 4.6.5 The view of the earthworks of Woodham deserted medieval village [AB 2] c. 40m north-east of the proposed development site was restricted, but it could be determined that the earthworks remain to be substantial and do not appear to cross the Woodham Burn to the south of the features.



Photo 4: The view of Woodham deserted medieval village [AB 2] from the north-east of the proposed development site

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

Within the Proposed Development Site

- 5.1.1 There are six known cultural heritage features within the boundary of the proposed development site. These consist of:
- Remains of medieval – post medieval ridge and furrow [AB 3];
 - The former site of Woodham Burn Farm [AB 7];
 - Undated mounds and platforms [AB 9] in the south-west of the site; and
 - Three Historic Landscape Character Areas (HLCs) [AB 4 – 6] which characterise the proposed development site as primarily piecemeal enclosure with fossilised post medieval strip fields [AB 5].

Within the Study Area

- 5.1.2 There are an additional four cultural heritage features within the surrounding study area [AB 1, 2, 9 & 10].
- 5.1.3 These include cropmark and earthwork remains of prehistoric [AB 1] enclosures at c. 100m east of the proposed development site, earthwork remains of a deserted medieval village c. 40m north-east of the site [AB 2], and two features of uncertain date [AB 9 & 10].
- 5.1.4 Historic maps show that this area has remained rural for centuries and was been little influenced by industry and development until the 20th century.

5.2 Past Impacts within the Site Boundary

- 5.2.1 Past impacts within the boundary of the proposed development site are limited due to the lack of development within the site boundary. Impacts which have been noted include an area of concrete slab which may relate to the former location of Woodham Burn Farm [AB 7] in the west of the site, a metalled road in the south of the site, a modern Sewerage Pumping Station where the A167 meets Woodham Burn, and a pipe in the south-eastern corner of the site which is visible on modern OS maps (see Figure 1).
- 5.2.2 Other impacts may include those caused by the destructive nature of medieval – post medieval ploughing within the site boundary, which is evident from ridge and furrow [AB 3], and the tracks present leading from the site of the former Woodham Burn Farm [AB 7] shown on historic and modern maps.

5.3 Potential Archaeological Resource

- 5.3.1 The limited past impacts within the site boundary imply that there is a potential for surviving archaeology on site. Based on the known heritage resource within the site and the surrounding study area, it is perceived that there is a low -medium potential for the presence of previously unrecorded archaeological finds and features to be present within the site

boundary, dating to all periods. Such remains may be of local or regional importance (see Table 1).

5.3.2 This may include prehistoric enclosures similar to those recorded c. 100m to the east of the proposed development site [AB 1], and/or agricultural features of medieval – post medieval date which are also present in areas of the proposed development site, and in the surrounding study area [AB 4]. It is also possible that features relating to the Woodham deserted medieval village [AB 2] at c. 40m north-east of the proposed development site are present within the site boundary.

5.3.3 Modern features may include the remnants of the former Woodham Burn Farm [AB 7] in the west of the site, as seen on historic OS maps.

5.4 Predicted Impact of Proposed Development

5.4.1 No formal proposed development plans were available to AB Heritage at the time of writing this assessment, but it is understood that the proposal will consist of a residential development including 400 – 450 new homes.

5.4.2 The construction of the dwellings and any ground levelling required for this will cause substantial below-ground impacts in the construction of foundations and services.

5.4.3 Should these impacts be located directly on the site of previously unrecorded archaeological features, it is possible that this will cause high impacts upon the features (see Table 2), which may result in a moderate - major Significance of Effect (Table 3).

5.5 Outline Recommendations

5.5.1 Based on the potential archaeological resource, the known past impacts within the site boundary, and the predicted impacts of the proposed development, it is recommended that an appropriately worded planning condition be added which ensures further investigation in the form of a geophysical survey of the site. This may guide need for, and the extent of any further investigative works.

6. REFERENCES

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OS Maps of Durham, 1898, 1923, 1980 & 1990

Tithe Map of Woodham, 1839

Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

This gazetteer incorporates all archaeological and historical sites identified on the Durham Historic Environment Record, and other sources within the 1km study area.

Abbreviations

NGR National Grid Reference

HLC Historic Landscape Character Area

AB No.	Period	Monument Type	Name/Description	NGR	Reference No.
1	Prehistoric	Monument	Prehistoric cropmark enclosure	NZ 29059 26088	1494, 876850
2	Medieval	Monument	Earthwork remains of crofts and banks from the deserted medieval village of Woodham.	NZ 288 267	1497, 23916
3	Medieval - Post Medieval	Monument	Ridge and furrow identified in aerial photographs as cropmarks and levelled earthworks.	AREA	1443460 - 461
4	Post Medieval	HLC	Historic Landscape Character area characterised by an area of piecemeal enclosure and fossilised strips of probable post-medieval date, as it was Common Land in 1625.	AREA	3762
5	Modern	HLC	Historic Landscape Character area characterised primarily by woodland, high forest, and modern plantation.	AREA	3720
6	Modern	HLC	Historic Landscape Character area of Woodham burn and woodland	AREA	3722
7	Modern	Monument	The site of a former farm named Woodham Burn Farm, then Woodham South Farm on historic mapping, in the west of the proposed development site	NZ 28557 26168	-
8	Undated	Monument	An undated ditch at Aycliffe, Low Copelaw	NZ 290 261	1495
9	Undated	Monument	An undated enclosure at Aycliffe, Low Copelaw	NZ 2907 2601	1496
10	Undated	Monument	Platforms and mounds noted on a 2006 desk based assessment in the west of the proposed development site	NZ 28557 26168	9629

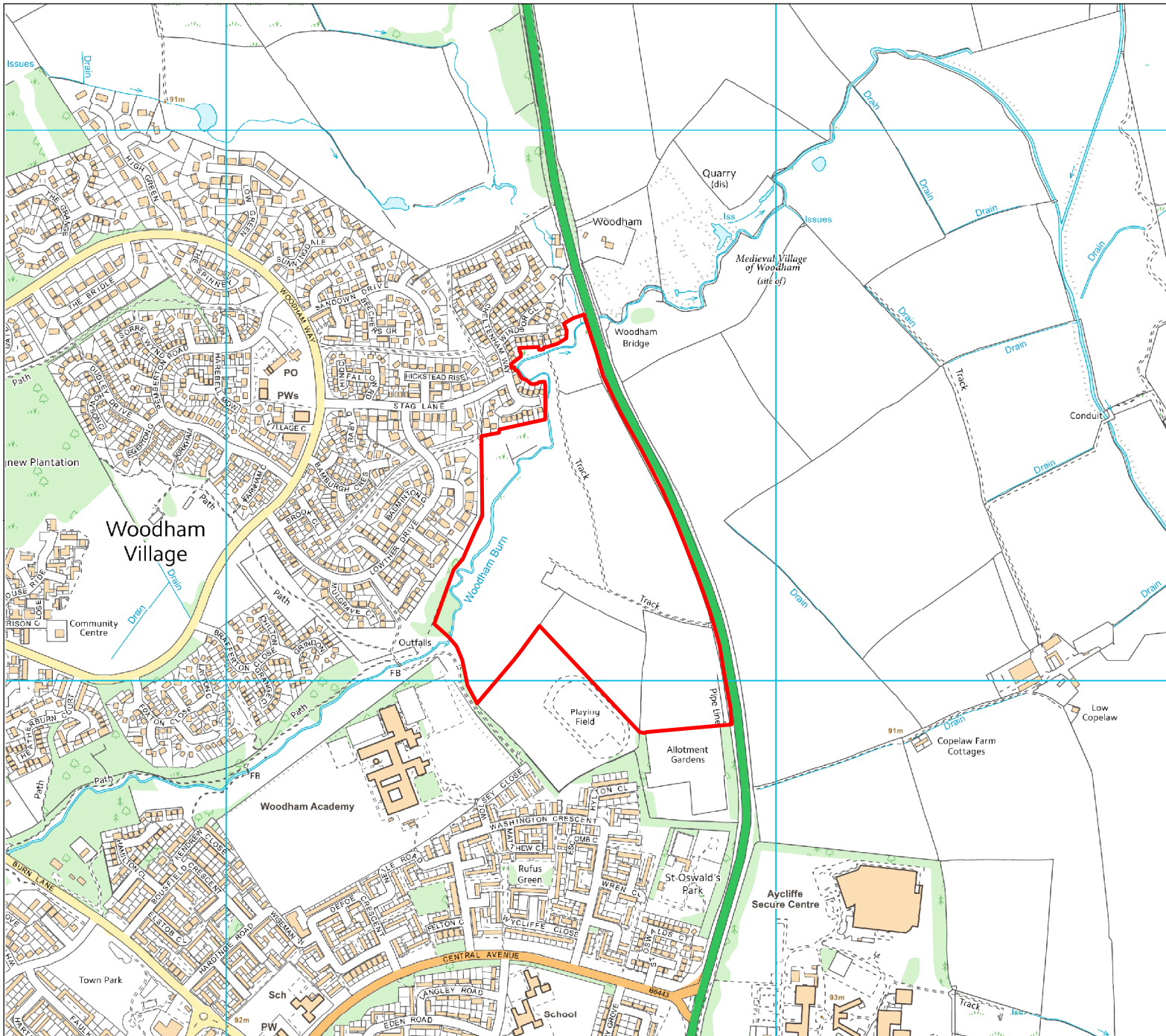
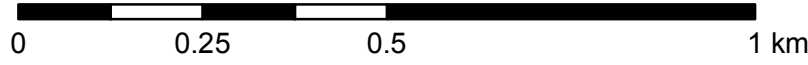


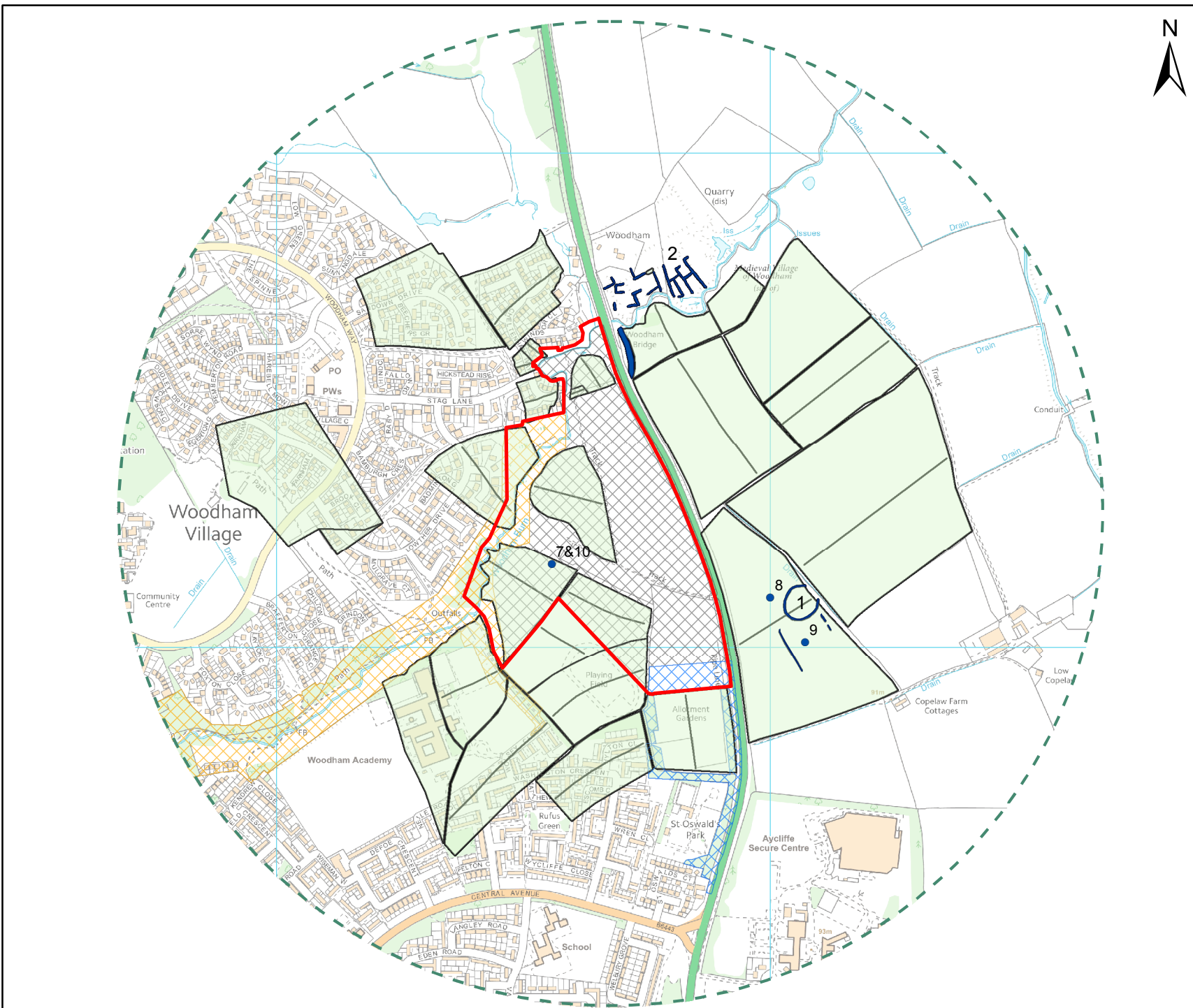
Figure 1: Site Location

Project: Newton Aycliffe, County Durham

Date: 16/03/16 Job Number: 10773

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Legend

- Monument Point
- Monument Area
- Ridge and Furrow [AB 3]
- Site Boundary
- 1km Study Area

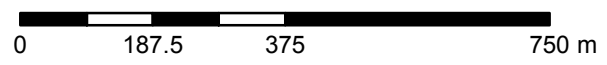
Historic Landscape Character Areas

- Woodland, High Forest & Modern Plantation HLC [AB 5]
- Woodham Burn & Woodland HLC [AB 6]
- Peicemeal Enclosure & Fossilised Strips HLC [AB 4]

Figure 2: Map of Cultural Heritage Features

Project: Newton Aycliffe, County Durham

Date: 22/03/16	Job Number: 10773
Drawn by: ZE	Approved by: HR





AB Heritage Limited
Caerus Suite, 150 Priorswood Road
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk