

7.10 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Equally, constraints can take the form of sites of archaeological potential which could have a considerable impact on the location and viability of certain kinds of development. Opportunities to introduce change can often be found in areas which currently detract from the significance of a heritage asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. In addition, opportunities can also often be found to augment underappreciated elements of a heritage asset through sympathetic development or works accompanying that development. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

7.10.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should consider the elevated position of the Grade II listed Skerningham Farmhouse and its original intended views south within its immediate designed landscape.
The isolated rural landscape setting of the non-designated pillbox, an important contributor to its significance, should be preserved. Any development should seek to avoid building within the immediate vicinity of the site, preserving a buffer of arable or grassland field and therefore this component of its setting.
The development will need to consider the potential for remains pertaining to the demolished buildings of Haughton Moor House, Muscar House, and Uplands to survive archaeologically within the site.
The development should consider the potential for remains pertaining to the Skerningham DMV to survive within the vicinity of Skerningham Farmhouse .
The development should aim to preserve the rural landscape setting of the area around Mill Batts and Great Burdon, which form a strong component of their significance.

Table 7.5 Summary of historic environment constraints

7.10.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to retain surviving historic field boundaries, as identified above, and incorporate them into the design for a new development.
There is an opportunity to improve interpretation of the pillbox within the site, as well as to preserve some, if not all, of the originally intended open views around it.

Table 7.6 Summary of opportunities to maximise enhancement and avoid harm

7.11 CONCLUSION

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- It is considered that the southern part of the site is the most suitable area for development both in terms of visual impact and setting impacts. The introduction of appropriately designed and scaled built form

in this part of the site would preclude any meaningful views from the listed buildings within the site and those immediately beyond the boundary to the north and north-east due to intervening topography. Focusing development within this part of the site, which is itself already bounded by urban development, would allow the northern part of the site and those assets within to retain their rural landscape setting.

- There is potential for archaeological remains to survive within the site relating to the Skerningham DMV, previously demolished historic buildings, and other earthworks as identified in the HER. As such, any proposed development will need to consider an appropriate programme of archaeological mitigation to ensure these are properly identified and recorded in advance of and throughout development works.
- Historic field boundaries as identified above should, where possible, be maintained.
- Any development is encouraged to retain and incorporate the Second World War pillbox in the south-west area of the site, as well as preserve some, if not all, of its original intended views within the landscape. In doing so and providing improved interpretation, such as signage and information boards, development within this area could contribute to making the site more well-known and accessible, increasing its overall communal value and resulting in a positive impact to its significance.

8. WIDER FAVERDALE (SITE REF: 185)

8.1 INTRODUCTION

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Wider Faverdale from a historic environment perspective in accordance with extant legislation, policy and guidance.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Wider Faverdale, what contribution the site in its current form makes to the significance of that resource, and to assess any potential impacts of development on that resource. This assessment may also be used to inform the extent, scale and design of future proposed developments within the site.

Throughout this assessment, assets will be referred to either by their National Heritage List for England (NHLE) Entry number, if applicable, or their Primary Reference Number, the unique HER number assigned to each record by Durham County Council, as follows:

- Designated heritage assets – NHLE number
- Non-designated heritage assets – PRN number, prefixed by 'H'
- Previous archaeological events – PRN number, prefixed by 'E'

Features and/or assets identified throughout the course of work have been assigned a unique identifier (i.e. SK001) and are listed below in Table 8.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

8.2 SITE LOCATION AND DESCRIPTION

The proposed allocation site comprising 177.8 ha is a greenfield site located to the north-west of Darlington centred at NGR NZ 27319 18007. The site is bounded by the A68 and A1(M) to the west, Burtree Lane to the north, Rotary Way and the Faverdale Industrial Estate to the south, and the live line of the former Stockton and Darlington Railway to the east.

8.3 AIMS OF THE STUDY

The aims of the study are:

- To provide an overview and description of the heritage interest within and around the proposed allocation site.
- To assess the suitability and soundness of the site for development.
- To provide recommendations on heritage-based constraints and opportunities within the site.

8.4 PLANNING FRAMEWORK

Paragraph 35 of the *National Planning Policy Framework* (NPPF) (MHCLG 2019) outlines a series of tests to determine whether local plans are sound. Plans are considered to meet these tests of soundness if they are:

- 'Positively prepared – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- Justified – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- Effective – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

- Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework.’ (MHCLG 2019, 12)

In terms of assessing allocation sites for soundness from a perspective of heritage, the two most important aspects of these tests are whether such sites have been considered on the merits of proportionate evidence and whether the delivery of development on such sites would be consistent with national policy. The assessment presented within this site assessment represents the evidence base required to address the first of these. The conclusions presented at the end of this document will draw together that evidence base to provide a statement on whether development within the proposed allocation site is considered consistent with national policy and legislation.

8.5 SUMMARY OF METHODOLOGY

8.5.1 DEFINING SIGNIFICANCE

Significance is the principal measure of what makes a historic place (normally given as ‘heritage asset’) special and worthy of conservation. It can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four ‘values’ contributing to significance: <ul style="list-style-type: none"> • Evidential • Historical • Aesthetic • Communal
NPPF (MHCLG 2019)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four ‘interests’ and their relative ‘importance’: <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 8.1 Criteria for assessment of significance

8.5.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the *Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute

- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

8.5.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting NPPF) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

8.5.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial consideration of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the proposed allocation site
- Scheduled monuments, listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the landscape surrounding the proposed allocation site.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset's significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.

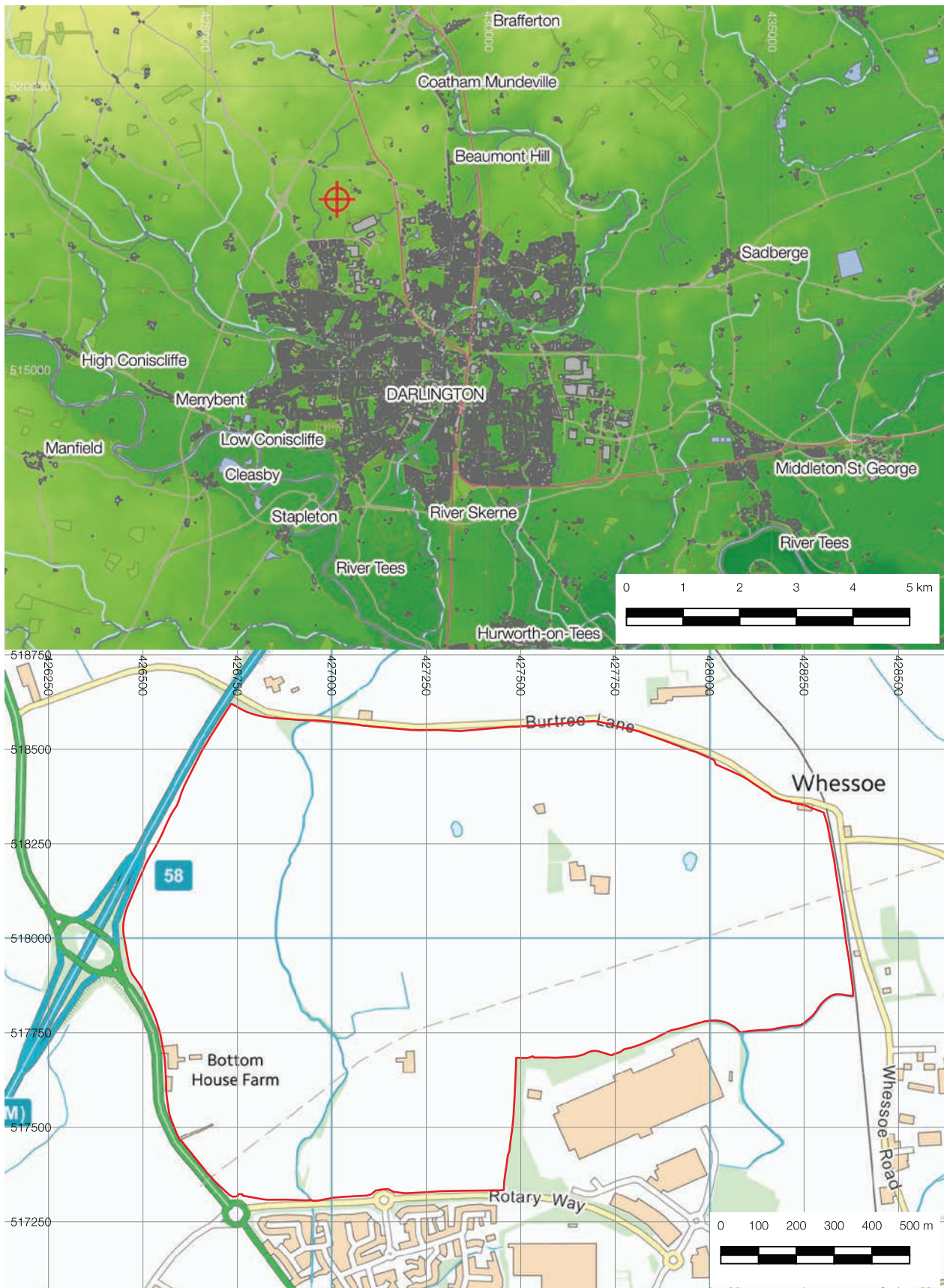


Figure 8.1 Location and extent of the Wider Faverdale proposed allocation site

8.6 ASSESSMENT OF SIGNIFICANCE

Outlined below are the results of desk-based research and a site walkover undertaken on 4th April in clear and bright conditions. This process has formed the basis for our assessment of significance and value for all previously known and newly identified heritage assets within the proposed allocation site and the wider 1 km study area.

8.6.1 GEOLOGY AND GEOMORPHOLOGY

The proposed development site sits within the 'Tees Lowlands' National Character Area (NCA). This landscape is defined as 'a broad, open plain dominated by the meandering lower reaches of the River Tees and its tributaries' (NE 2014, 3). In comparison to the dynamic coastline and large Teeside conurbation, the area around the proposed development site is typically rural: 'agricultural land is intensively farmed, with large fields and sparse woodland, and a settlement pattern influenced both by the river and by past agricultural practices' (ibid. 3).

The Tees Lowlands, as with the Vale of Mowbray to the south, sits on a bedrock geology which straddles the divide between the Carboniferous, Permian and Triassic periods.

The proposed allocation site sits on Dolostone of the Ford Formation (BGs 2019). For the purposes of this assessment, however, the more dominant geological influence is that of the overlying superficial deposits which include primarily glacially derived glacially derived diamicton (till), as well as smaller areas of Hummocky glacial deposits (gravel, sand and silt) and alluvium (clay, silt, sand and gravel) (ibid. 2019).

Online mapping provided by the UK Soil Observatory (2019) characterises the soils across the development site as 'slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils'.

8.6.2 HERITAGE ASSETS WITHIN THE ALLOCATION AREA

8.6.2.1 DESIGNATED

Grade II listed Manor House Ruins and Wall, 70 metres south-east of Whessoe Grange Farmhouse (NHLE 1121179)

The Grade II listed Manor House Ruins and Wall (NHLE 1121179) is the only designated heritage asset within the allocation area. The listing description comprises the remains of 16th-century buildings including a Manor House with a surviving single storey and ruinous second storey (Historic England 2019). It originally may have been a 12th-century chapel which was later converted into a house in the mid-16th century (*ibid.*). To the south of the larger manor building is a north-south-oriented single-storey range, also dating to the 16th century, forming part of a semi-enclosed courtyard and featuring a number of elements of historic fabric including an off-centre boarded doorway with round-arched oak head and the remains of a brick beehive oven at its northern extent (Historic England 2019). It is considered that the site itself may have been formerly moated, supported by the presence of a substantial north-south-oriented ditch to the west of the 16th-century buildings adjacent to the later farmhouse (Ryder 1986, 97).

During the site visit, it was noted that the two-storey Manor House element of the listed building has been demolished and replaced with a modern breezeblock shed along the same footprint. Elements of the wall to the south have also been demolished, in particular the northern extent where the former brick beehive oven would have originally been.

8.6.2.2 NON-DESIGNATED

There is a total of 33 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site, one of which duplicates the designated heritage asset noted above. The vast majority of these are earthworks related to the Whessoe deserted medieval village (DMV), particularly those focused in and around Village Field to the immediate north of the Faverdale Industrial Estate. Elsewhere within the proposed allocation site, the remaining non-designated heritage assets include substantial areas of ridge and furrow, all of which are clearly visible on freely available LiDAR data of the site and represent significant time depth within the site (Environment Agency 2019). Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, are often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8). Those ridge and furrow earthworks in the vicinity of the site of the



Figure 8.2 View of listed complex, facing north/north-east



Figure 8.3 South range of Manor House, south-east of Whessoe Grange Farm. Note modern shed



Figure 8.4 South range of Whessoe Grange, facing north-east



Figure 8.5 South range of Whessoe Grange. Note breezeblock alterations at northern extent

DMV are therefore considered to be of greater significance than those in the fringes of the site, as they are likely to be associated with the medieval settlement. Generally speaking, those features not within the vicinity of the DMV, although they may represent considerable time depth within the proposed allocation site, are likely to be of low significance. Aside from these earthworks, the only other non-designated asset within the site is a World War II pillbox (H7874); however, it is not labelled on any historic mapping, nor was it observed during the site visit and is therefore presumed lost.

High Faverdale Farm

Although not recorded within the HER, High Faverdale Farm is a farmstead situated in the southern part of the proposed allocation site in a prominent position overlooking the surrounding landscape. For the purposes of this assessment, it is considered to be a non-designated heritage asset. The farmhouse itself is of some age, dating from the early to mid-19th century as visible on historic mapping, with later alterations, constructed in brown brick with a slate roof and featuring dentilled corncicing beneath the eaves. Its southern façade features two projecting bays as well as a dormer window. The principal west-facing façade also features a dormer window and several later alterations, including an inserted window and modern porch extension. Some of the buildings within the farmstead are historic, constructed in brick with a clay pantiled roof, although a series of large modern sheds dominate views. The fields to either side of the trackway approaching the farm contain extensive ridge and furrow earthwork features (H60678–H60681). Ridge and furrow earthworks are also visible between High Faverdale Farm and Bottom House Farm to the west.

Whessoe DMV and associated earthworks

The first reference to a settlement at Whessoe is recorded in the Boldon Book, compiled in 1183, which refers to 'lands at Quosshur', an earlier form of 'Whessoe' (Proctor 2012, 15). The main medieval settlement at Whessoe (H1529) is believed to have extended south of the surviving buildings into what was known as 'Village Field' (Ryder 1986, 97). A series of earthworks here, once posited as the site of a moat, were destroyed in 1952 by a bulldozer following previous damage due to ploughing (Robinson 1994).



Figure 8.6 View looking west across ploughed fields towards site of pillbox, which is no longer extant



Figure 8.7 High Faverdale Farm, looking north-east



Figure 8.8 View of High Faverdale Farm looking south-east



Figure 8.9 Ridge and furrow looking north towards High Faverdale Farm



Figure 8.10 View looking north-east across the site



Figure 8.11 View looking south across 'Village Field' towards Faverdale Industrial Estate



Figure 8.12 Disturbed earthworks looking east

Today, the area considered to form part of the DMV primarily comprises grassland. During the site visit it was noted that much of this area has been disturbed by modern farming, including ploughing and other interventions. As such, no distinct earthworks were visible although areas of disturbed earthworks were clearly noted. Surrounding fields are arable and those to the west and east have been substantially ploughed with no visible surface expression of earthworks. However, as mentioned above, consultation of freely available LiDAR data (Environment Agency 2019) has identified extensive areas of surviving ridge and furrow throughout the site, some of which are likely to be related to the DMV. Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, are often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8).

8.6.3 HERITAGE ASSETS IN WIDER STUDY AREA

8.6.3.1 DESIGNATED

Beyond the proposed allocation site but within the wider 1 km study area there are:

- One scheduled monument
- One Grade II listed buildings

Archdeacon Newton moated site, deserted manorial settlement and section of ridge and furrow (NHLE 1015841)

The moated site at Archdeacon Newton comprises the site of a medieval manorial settlement where the Archdeacon of Durham had a manor (Robinson 1994). The site features partial remains of its associated ditch and earthworks, as well as areas of ridge and furrow, indicating the presence of cultivated land. In common with most similar moated manorial sites in Britain, it was probably constructed sometime between 1250 and 1350 and used as an administrative centre for local agriculture rather than a serious defensive position (Historic England 2019). Historic documentation indicates that a small chapel was present on the site in 1414, but this is not recorded in a later document of 1570 which states the site possessed a Hall, a Parlour above the Hall, a chamber over the Hall, The New Chamber, The Little Chamber, a loft beneath the doors, a Buttery, a Kitchen and a Stable (Historic England 2019). The majority of this complex is no longer extant, except for a medieval section of the building's service wing known as the 'Old Hall' which is listed separately.

The surviving section of ridge and furrow to the west of the site is further evidence of the site's probable role as the centre of a large agricultural area although it is thought that they may have formed later than the Hall described above. The modern site comprises farm buildings from the 18th, 19th and 20th centuries, modern sheds and other agricultural features such as hard standing as well as hedges and fences. In spite of this, the original earthworks are still clearly visible, particularly in the north-west and south-west of the site, with surviving ridge and furrow earthworks also extending westward beyond the village (Robinson 1994).

Grade II listed Huntershaw (NHLE 1322945)

The Grade II listed Huntershaw (NHLE 1322945) is a mid-18th-century farmhouse featuring two storeys and three wide bays constructed in dark rubble stone with a high-pitched pantiled roof (Historic England 2019). A long, single-storey barn is described as projecting to the south of the main farmhouse (*ibid.*). Consultation of freely available satellite imagery has identified that the listed building has been demolished, although its footprint is still visible. It was noted that a small section of stone walling may still survive at its north-western extent; however, lack of access on the ground during the site visit meant this could not be confirmed.

8.6.3.2 NON-DESIGNATED

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 27 records within the HER relating to historical/archaeological sites or findspots, some of which are duplicates of designated heritage assets already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include further areas of ridge and furrow to the east of the site and various farmsteads and other historic buildings within the surrounding landscape including: Humbleton Farm, Burtree Gate (H63758 and H63759) to the north-west; Stag House Farmstead (H65045) to the south-west; Middle Faverdale Farm (H5749), Faverdale Hall (H5748), and Cockerton Grange Farm (H5750) to the south; and the site of Drinkfield Iron Company Iron Works (H60593) to the east.

Most pertinent to this assessment are the live line of the former Stockton and Darlington Railway, which runs north-south along the eastern boundary of the site, and the Roman site of Faverdale to the immediate south.

Stockton and Darlington Railway Heritage Action Zone (HAZ)

The historic line of the Stockton and Darlington Railway bounds the proposed allocation site, running north to south at its eastern extent, still in use a live line. Originally built to transport coal in 1822, it became the first steam-operated railway line in the world (AIBC 1877). Three years later, in 1825, the main line was opened to passengers as a potentially lucrative venture which enabled further world firsts, including the first passenger coach and the building of Bank Top, Darlington, the first railway station (McDougall 1975). This resulted in rapid railway expansion, including the creation of multiple transport links between towns as well as a goods transport line between Darlington and York established in 1841 (Emett 2007). The line eventually merged with the North Eastern Railway in 1863 after just 18 years of independent operation. No early infrastructure associated with the railway has been identified throughout this assessment.

Roman Site of Faverdale

A programme of archaeological investigations in advance of the development of the Faverdale Industrial Estate, which bounds the proposed allocation site at its southern/south-eastern extent, identified the first evidence for Roman settlement around Darlington, occupied until at least the 3rd and 4th centuries AD (Proctor 2012, 1). Village Field and the site of the Whessoe DMV is situated to the immediate north. Excavations within the site yielded significant artefactual evidence which has furthered understanding of indigenous settlement sites and societal functions in the northern frontier zone of Roman Britain (*ibid.*, 177). Evidence uncovered during excavations within the Roman site of Faverdale changed perceptions of what life in the northern frontier zone was like, making this one of the most important excavated Roman sites in the Tees Valley. Its close proximity to the site and notable lack of evidence for significant medieval activity (except for ridge and furrow ploughing) combined with a history of misinterpretation of DMVs in County Durham puts the posited date of the remains in Village Field and Whessoe DMV to question (Proctor 2012, 16). It is therefore possible that the earthworks within the proposed allocation may relate to an earlier settlement, perhaps an extension of the Roman-period site of Faverdale.

8.6.4 CARTOGRAPHIC SOURCES

Consultation of historic mapping showed that whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the proposed allocation site. John Micheson's map of 1601 provides the earliest map reference of the site, showing that it comprised primarily open fields with the buildings forming part of a small disused manorial settlement at Whessoe visible in the centre. Historical mapping does not show the site in any great detail until the 1838 tithe map for the township of Whessoe (IR 29/11/278), which covers the northern part of the allocation site. The majority of the site at this time is shown as arable and grassland fields, with the Whessoe Grange farm buildings and Grade II listed manor house ruins also visible. Plot 95, to the immediate east of the manor house, is labelled as 'Chapel Garth', providing at the very least place-name evidence to support the origins of the later manor house as an earlier chapel. The 1847 tithe map for the township of Cockerton (IR 29/11/55), covering the southern part of the site, also shows most of the area as open farmland, including arable and grassland fields. Both High Faverdale Farm and Bottom House Farm are visible to the south but not labelled.

The 1st edition Ordnance Survey map of 1856 shows further subdivision of fields, particularly to the south of the manor house—which itself is now labelled 'chapel'—in the area of the DMV, one of which features a pond. Several hedgerows are marked to the south, adjacent to the now labelled High Faverdale Farm and Bottom House Farm. By the time of the 1896 Ordnance Survey map, both Whessoe Grange Farm and High Faverdale Farm have expanded with additional buildings. A former track following the line of existing field boundaries has been replaced with a direct trackway leading from Whessoe Grange Farm to the live trackway at the site's eastern extent.

The 'chapel' building shown on previous mapping has, by the 1913 Ordnance Survey map, been replaced with the label 'Manor House (remains of)'. The area of the DMV has been labelled 'Village Field', with the associated earthworks annotated as a 'Moated Site'. A trackway leading north from the earthworks to the previously noted pond is also visible. The buildings at High Faverdale Farm have also been altered and the site further expanded. One of the easternmost fields is now shown as marshland. No notable changes are visible on the 1939 Ordnance Survey map, apart from further alterations to Bottom House Farm and the addition of trees within the

previously noted area of marshland.

The 1948 Ordnance Survey mapping shows little change apart from the addition of a sheepwash at Whessoe Grange Farm and alterations to the trackway that originally led east towards the railway, shown as terminating in one of the adjacent fields. It is also worth mentioning that although a World War II pillbox is recorded in the HER (H7874), it does not appear on this or any subsequent mapping. Further alterations to High Faverdale Farm and Bottom House Farm are noted in the 1968 Ordnance Survey map as is the addition of a large structure, to the immediate north of the manor house ruins most likely one of the sheds noted during the site visit. As previously mentioned, much of the earthworks associated with the DMV marked on earlier historic mapping were bulldozed in the early 1950s and therefore no longer shown on this map, although the site of the DMV is still labelled. The most notable change in the 1985 Ordnance Survey map is the apparent demolition of the manor house to the south-east of Whessoe Grange and its replacement by a modern shed, as confirmed during the site visit. The exact date of demolition, however, is unclear as the manor house was extant in 1986 as described in Peter Ryder's survey (Ryder 1986). Consultation of aerial photography has confirmed that by 2001 the manor house had in fact been demolished, suggesting this took place sometime between 1986 and 2001. The only other notable change in this and the subsequent 1991 Ordnance Survey map is that there had been alterations to High Faverdale Farm.

Due to copyright restrictions, some of the earlier maps have been consulted but not reproduced within this assessment. The historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1576	Saxton	Atlas of England and Wales
1601	John Micheson	
1776	Armstrong	
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1838	Tithe Map	Township of Whessoe - IR 29/11/278
1847	Tithe Map	Township of Cockerton – IR 29/11/55
1856	1 st Edition Ordnance Survey	
1896	Ordnance Survey	
1899	Ordnance Survey	
1913	Ordnance Survey	
1939	Ordnance Survey	
1948	Ordnance Survey	
1968	Ordnance Survey	
1985	Ordnance Survey	
1991	Ordnance Survey	

Table 8.2 Historic Ordnance Survey mapping consulted

8.6.5 REVIEW OF LiDAR COVERAGE

A review of freely available LiDAR data (Environment Agency 2019) has been highly instructive in both identifying features not visible during the site walkover due to the surface disturbance and depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. As previously mentioned, there are extensive areas of ridge and furrow within the proposed allocation site as well as evidence for historic field boundaries discussed further below.



Figure 8.13 1856 Ordnance Survey mapping showing proposed allocation site

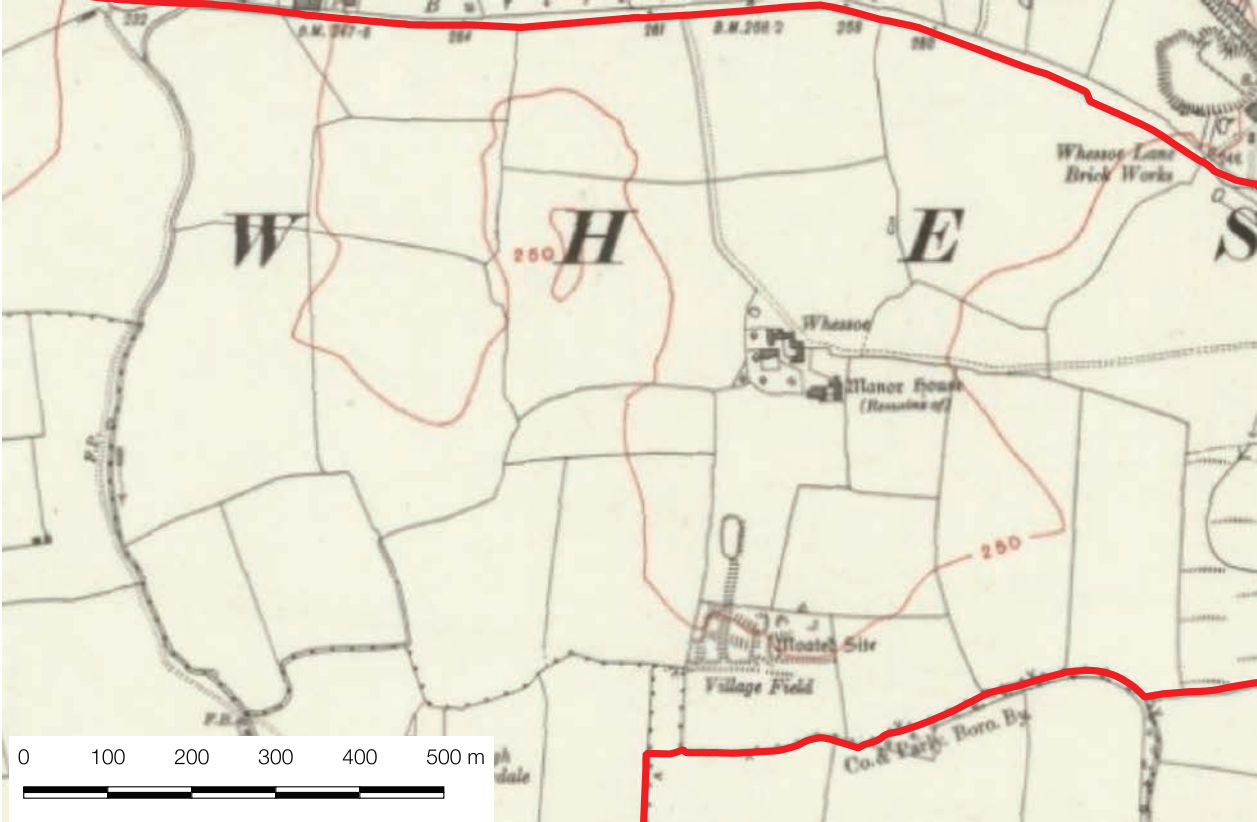
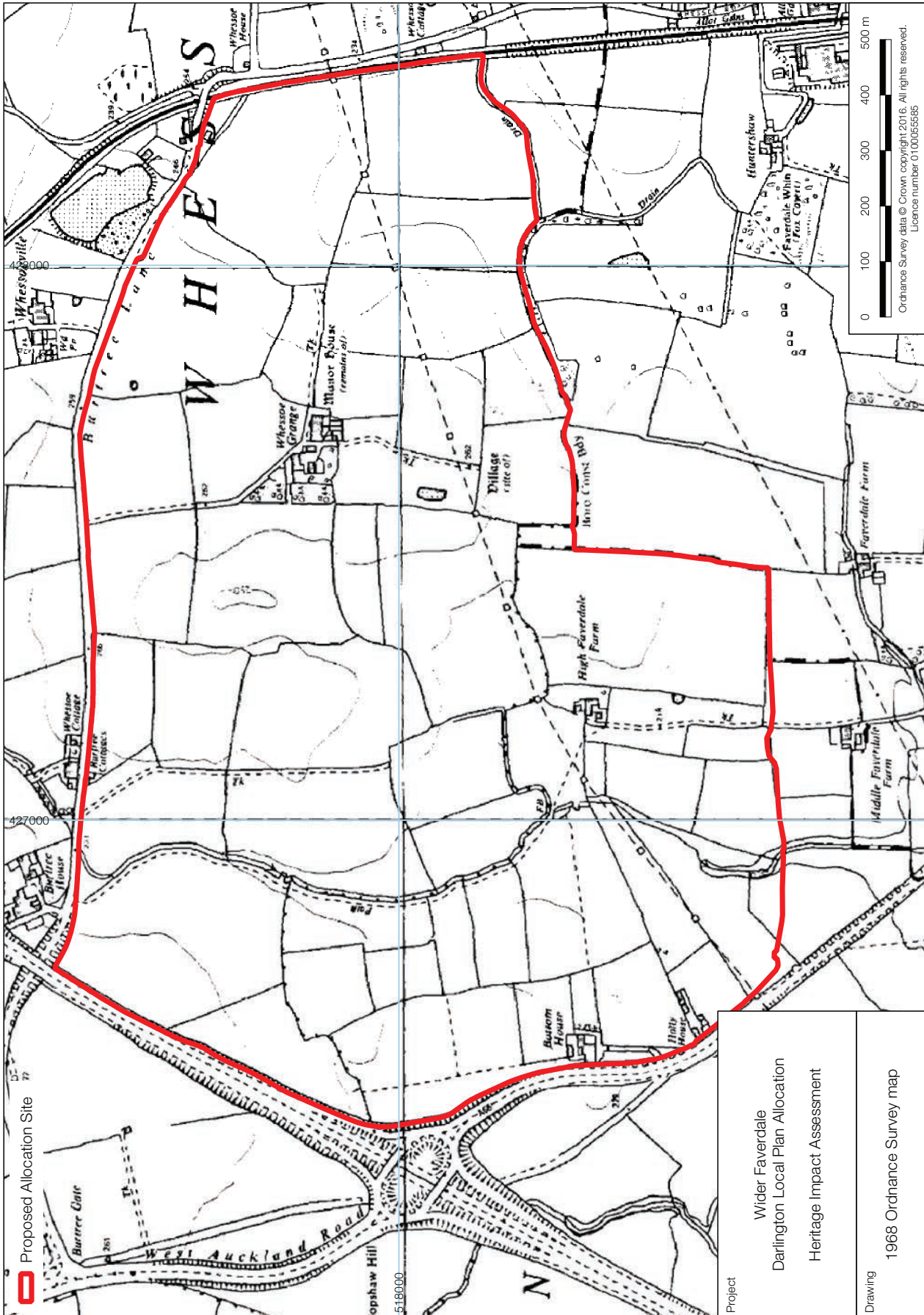
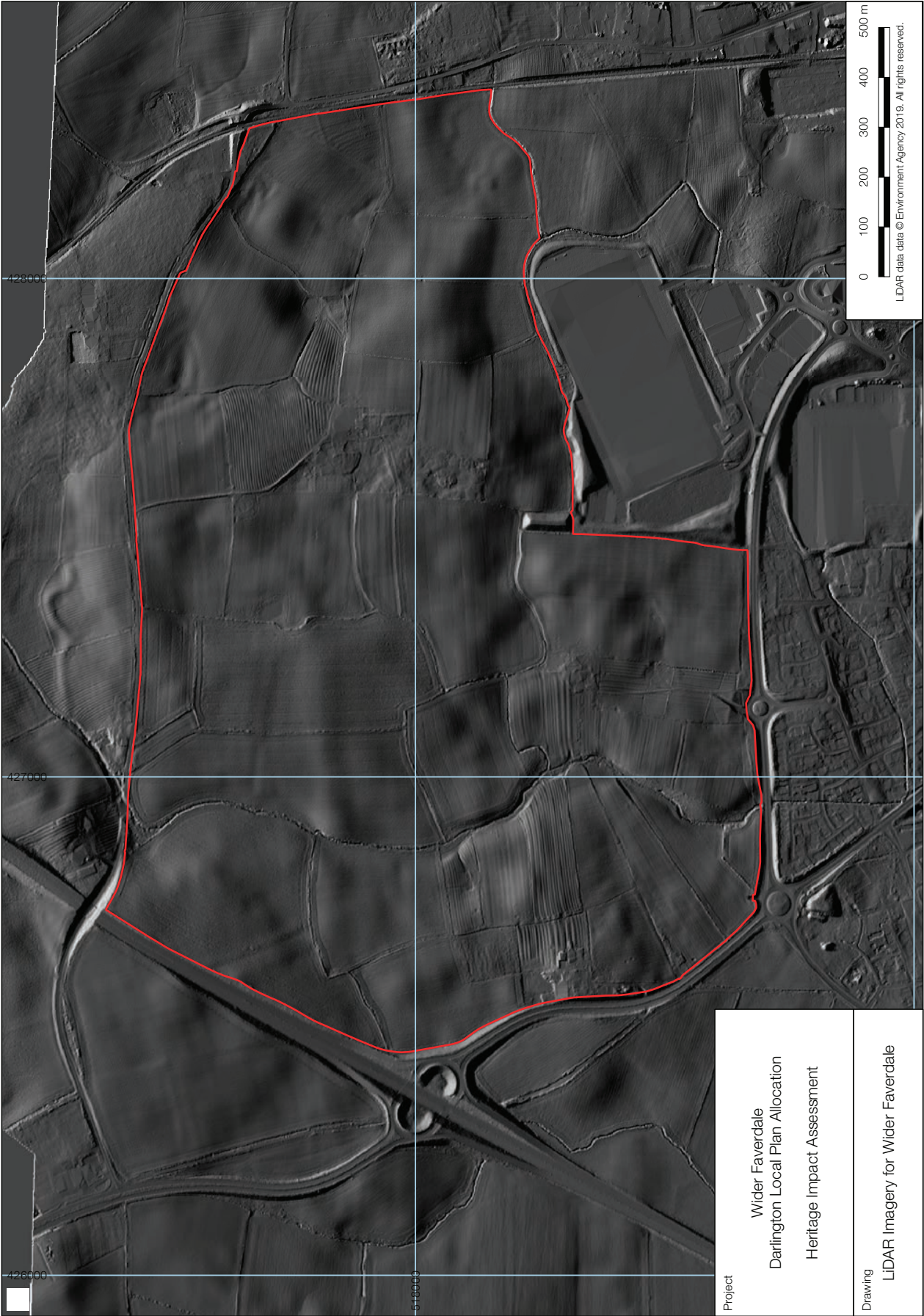


Figure 8.14 1913 Ordnance Survey mapping showing proposed allocation site





8.6.6 AERIAL PHOTOGRAPHY

An exhaustive search of modern digital vertical aerial photography was undertaken. The most pertinent of these has been reproduced below, showing several visible landscape features, including the location of the former pond, as well as the manor house remains still fully extant (Aerial Photograph County Durham HER A5757). It also confirms that the surface expression of former earthworks has been greatly reduced as a result of bulldozing in the 1950s and modern ploughing, with only faint traces of ridge and furrow visible.



Figure 8.17 Aerial photograph A5757 held by County Durham HER showing the core earthworks around the Manor House

8.6.7 IDENTIFIED FEATURES

Feature No.	Basic Description	Approximate Date
WF001	Field boundary 1	Late medieval/early post-medieval (pre-enclosure)
WF002	Field boundary 2	Late medieval/early post-medieval (pre-enclosure)
WF003	Field boundary 3	Late medieval/early post-medieval (pre-enclosure)
WF004	Field boundary 4	Late medieval/early post-medieval (pre-enclosure)
WF005	Pond	Late medieval/early post-medieval

Table 8.3 Features Identified from LiDAR, historical mapping and previous archaeological investigations

8.6.8 HISTORIC LANDSCAPE CHARACTERISATION

The proposed allocation site of Wider Faverdale is characterised as post-medieval enclosed farmland by Durham County Council's Historic Landscape Characterisation (HLC) classification (HLC ID: 11629).

8.6.9 PREVIOUS WORK

There is a total of 40 records within the HER relating to previous archaeological projects or events within the 1 km study area, several of which fall within the proposed allocation site. The most pertinent of these relate to works undertaken at Whessoe Grange Farm, discussed in more detail below.

PRN	Name	Description
E8892	Geophysical Survey at Faverdale, 2004	A geophysical survey was undertaken by Pre-Construct Geophysics on approximately 10 ha across six fields using a fluxgate gradiometer. Anomalies pertaining to former buildings were identified in Areas 6-8 (all within the proposed allocation site); however, it is unclear whether these relate to medieval activity within the Whessoe DMV or earlier Iron Age/Roman features.
E8891	Desk-Based Assessment on High Faverdale and Whessoe Grange Farms, 2004	A desk-based assessment of land around Faverdale and Whessoe Grange was undertaken by Pre-Construct Archaeology, further investigating remains found at the Faverdale East Business Park to test the viability of potential future development within the area. Preliminary trial trenching was recommended to sample the remains and provide further evidence of the archaeological potential in the area.
E60553	Geophysical Survey on Land at Whessoe Grange Farm (Area A), Darlington, 2010	A geophysical survey was undertaken by Archaeological Services University of Durham (ASUD) on land at Whessoe Grange Farm (Area A) comprising 19 fields across 80 ha. Ridge and furrow was detected along with former field boundaries, a possible rectilinear enclosure with possible ring ditches, and other associated ditches.
E60556	Watching Brief on Geotechnical Pits, on land at Whessoe Grange Farm, Darlington, 2010	A watching brief was carried out by Pre-Construct Archaeology on geotechnical pits at Whessoe Grange Farm. A total of 68 pits were monitored, and no archaeological features were recorded.
E60558	Desk-Based Assessment on Land at Whessoe Grange Farm, Darlington, 2010	A desk-based assessment on land at Whessoe Grange Farm was undertaken by CgMs which concluded that the site is considered to have an archaeological potential for the later prehistoric, Roman, medieval and post-medieval periods.
E60551	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington, 2010	A magnetometry survey was undertaken by Pre-Construct Geophysics on land at Whessoe Grange Farm (Area B) across thirteen fields totalling 60 ha. Ridge and furrow remains were recorded, as well as more recent features.
E60634	Geophysical Survey on Land at Whessoe Grange Farm (Area B), Darlington, 2010	A resistivity survey was undertaken by Pre-Construct Geophysics on land at Whessoe Grange Farm (Area B) on five areas which were targeted to further investigate features detected by previous magnetometry survey.

PRN	Name	Description
E60516	Evaluation at Whessoe Grange Farm, Whessoe, Darlington, 2010	<p>A trial trenching evaluation was carried out by Pre-Construct Archaeology at Whessoe Grange Farm comprising 26 trenches in which various archaeological features were identified including:</p> <p>A series of undated linear features, probably representing boundaries and drainage ditches</p> <p>A developed subsoil across the majority of trenches, assumed to be medieval or earlier</p> <p>Evidence of medieval activity including 14th-century pottery assemblage and iron objects in Trench 17 (south of Whessoe Grange Farm)</p> <p>Assemblage of faunal remains and a fragment of human long bone, suggesting possibility of nearby burial site/cemetery</p> <p>Evidence of medieval and post-medieval ridge and furrow ploughing (Goode and Taylor-Wilson 2010, 27-28).</p>

Table 8.4 Previous archaeological events within 1 km of the proposed allocation site

The results of the most recent investigations within the site including the resistivity survey (E60634) and later evaluation (E60516) are of particular interest to this assessment. The resistivity survey identified several features, including historic field boundaries, pits with evidence for burning, and former ponds, among areas of cultivation (predominantly ridge and furrow). The most pertinent of these features have been mapped as non-designated heritage assets and given a unique reference number, which are listed above in the Identified Features section. The evaluation trenching (E60516) yielded further information about the archaeological potential within the site, particularly the confirmation of medieval activity within the field to the immediate south of Whessoe Grange Farm. The discovery of a human bone also raises the potential for a burial site, or previously unknown cemetery, possibly associated with the posited 12th-century chapel that once stood on the site of the Grade II listed Manor house and ruins (NHLE 1121179)

8.7 KEY ASSOCIATIONS AND ASSESSMENT OF POTENTIAL IMPACTS

Following a review of historic environment data, historic mapping and the site walkover, it is considered that development within the proposed allocation site would result in no level of harm or impact upon several of the assets discussed above. The rest of this assessment will therefore focus on key heritage assets where there is potential for impact.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Grade II listed Manor House Ruins and Wall, 70 Metres South-East of Whessoe Grange Farmhouse (NHLE 1121179)	<p>Setting: The surviving elements of the manor house derive an important contribution to their significance from their rural surroundings, which provides its context as a rural manorial settlement site. The adjacent modern agricultural sheds, which are constructed in breezeblock, detract from this setting as they dominate views towards the asset.</p> <p>Evidential: The surviving south range contains limited evidential value, especially as it has been divorced from its original spatial association to the demolished manor house structure. There is, however, some potential for the archaeological remains of ancillary or associated structures to survive in the immediate vicinity.</p> <p>Historical: The historical illustrative value lies within its ability to demonstrate a 16th-century manorial site; however, the loss of the manor house structure itself limits this contribution to its significance as its legibility as a site has been significantly altered.</p> <p>Aesthetic: It is considered that the site has very limited aesthetic value in the form of the south range, which is the only surviving element of the original complex. Later modern alterations and adjacent development have further impacted and limited this element of its contribution to significance.</p> <p>Communal: Due to the current level of access within private land, the site contains limited communal value.</p>	<p>As the surviving south range is protected by its Grade II listed status, there is no potential for any physical impact upon the structure. There is, however, some potential for groundworks within the immediate vicinity to impact features relating to the demolished manor house or earlier structures within the site, although it is likely that these will have been truncated as a result of later development and modern farming.</p>	<p>Infilling this landscape with prominent or dense development within the immediate vicinity of the asset has the potential to detract from its significance, divorcing it further from its original context as a rural manorial settlement. This impact, however, is lessened by the fact that its legibility as a manorial settlement has already been substantially compromised resulting from the demolition of the manor house and erection of a breezeblock shed in its place.</p>
Stockton and Darlington Railway	<p>Setting: The original landscape setting of this portion of the railway line has been partially altered, comprising primarily industrial development within a wider rural landscape. It is considered that views of these wider rural landscapes make a relatively low to moderate contribution to its significance.</p> <p>Evidential: Considering that the original railway track has been substantially altered after its incorporation into the GNER, it is considered that the surviving elements of the Stockton and Darlington Railway line hold limited evidential value, although there is some potential for earlier infrastructure to survive below ground.</p> <p>Historical: This portion of the Stockton and Darlington Railway holds inherent historical value given its importance as the first steam-operated railway in the world. Its historical illustrative value lies in the preservation of this original routeway as live line still currently in use.</p> <p>Aesthetic: It is not considered that this section of the railway line holds any aesthetic value.</p> <p>Communal: It is considered that the line of the former railway holds some communal value, although this element of its significance is intangible, and its experience is limited since it continues to operate as a live line.</p>	<p>Given the close proximity of the line of the former railway to the eastern extent of the proposed allocation site, there is some potential for early infrastructure associated with the railway to survive archaeologically. Groundworks associated with any development could impact upon these remains and detract from its significance.</p>	<p>Completely infilling the rural landscape around the asset has a potential to further divorce it from its original landscape setting; however, as it still operates as a live line, the overall potential for impact is considered to be low.</p>



Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
High Faverdale Farm	<p>As a non-designated 19th-century brick farmhouse with associated farm buildings, this set of buildings has inherent historical illustrative value as a historic farmstead with several elements of fabric that hold architectural interest/aesthetic value.</p> <p>Setting: The farm derives an important contribution to its significance from its setting, being situated in a prominent position overlooking the surrounding landscape, particularly to the south, west and east. Views to the north are primarily screened by modern agricultural sheds.</p>	<p>It is not considered that development within the proposed allocation site has the potential to result in any physical impacts upon the significance of the historic fabric at High Faverdale Farm.</p> <p>There is, however, potential for physical impacts to the extensive ridge and furrow earthworks to the south and west as a result of groundworks associated with development in the vicinity of the farm.</p>	<p>Given the asset's prominent position overlooking the landscape, infilling this landscape with dense development has a strong potential to result in a negative impact upon its predominantly rural setting.</p>
Whessoe Designated Medieval Village (H1529)	<p>Setting: Although the site is primarily below ground, it does derive some contribution from its predominantly rural landscape setting. However, with such limited knowledge of its extent, survival, and layout, it is difficult to experience the site in the context of this setting. Its spatial association to other nearby DMVs, including the scheduled Archdeacon Newton site (NHLE 1015841), also provides strong group value.</p> <p>Evidential: The site of the DMV is considered to hold inherent evidential value with strong potential for remains relating to medieval, or possibly earlier, settlement in the North East of England. Although the destruction of the vast majority of earthworks relating to the DMV in the latter half of the 20th century limits this element of contribution to its significance, the site still has the potential to yield evidence about the origins of the site and whether or not it developed as an extension of the Roman Faverdale site to the immediate south.</p> <p>Historical: The site of the DMV contains some historical associative value in the form of documentary references to the site dating as early as the 12th century.</p> <p>Aesthetic: Given the nature of the asset, it is not considered that the site of the DMV holds any aesthetic value.</p> <p>Communal: It is not considered that the site of the DMV holds any meaningful communal value.</p>	<p>Depending on the nature and extent of groundworks associated with any development within the immediate vicinity of the core area of the DMV to the south of Whessoe Grange Farm, there is a moderate to high potential for any surviving remains to be impacted as a result. This impact may be limited due to previous substantial damage within the site and the likely truncated nature of any surviving remains, but it would still likely require substantial archaeological investigation and mitigation.</p>	<p>Infilling the area immediately around the DMV would inevitably alter its existing rural setting; however, the below-ground nature of this asset limits the scale of impact upon this element of its significance.</p>

Table 8.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

8.8 ASSESSMENT OF POTENTIAL CUMULATIVE IMPACT

Within the vicinity of the proposed allocation area at Wider Faverdale, it is considered that there are several areas of permitted or potential development that could result in a cumulative impact. The site south of Burtree Lane, which bounds the Wider Faverdale site at its eastern extent, has outline planning permission (15/01150-OUT) for the construction of 380 dwellings. A second site at Berrymead Farm, which is situated between the Wider Faverdale and Skerningham (ref: 251) allocation sites, also has outline planning permission (15/00804-OUT) for the construction of 370 dwellings. These developments, combined with potential development within the eastern extent of Wider Faverdale and western extent of the Skerningham allocation site, would effectively create a link of development across what is currently a defined rural landscape north of Darlington. Removing this rural aspect of the setting of current heritage assets within this area of potentially dense development would result in a negative cumulative impact upon their setting, and therefore their significance.

8.9 IDENTIFIED CONSTRAINTS AND OPPORTUNITIES

Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of change that preserves and enhances the site or structure's setting and significance. Constraints are most often represented by significant views and elements of architectural form which, if disrupted, would cease to provide key facets of the special interest of the historic asset or enable that special interest to be appreciated. Opportunities to introduce change can often be found in areas which currently detract from the significance of the asset or within parts of a site that have no place within the key views or spaces that help to appreciate its function or associations. With regards to the proposed allocation site in question, an assessment of constraints and opportunities is presented in this section.

8.9.1 CONSTRAINTS

The table below summarises the key identified historic environment constraints in relation to any potential future development of the proposed allocation site:

Constraints
The development should consider the strong potential for remains relating to the medieval—or possibly earlier—settlement at Whessoe to survive within the site, particularly to the south of Whessoe Grange Farm in Village Field.
The development should consider the close proximity of the extensive Roman remains at the Faverdale site to the south, suggesting the potential for a northern extension of this settlement into the allocation site.
The development should consider the potential for the eastern part of the site to host remains relating to the earlier infrastructure of the Stockton and Darlington Railway.
The development should consider the permissioned developments to the east of the allocation site and aim to avoid creating a continuous area of urban development in a predominantly rural setting.
The rural landscape setting of the Grade II listed Manor house ruins (NHLE 1121179), an important contributor to its significance, should be preserved. Any development should seek to avoid building within the immediate vicinity of the site, preserving a buffer of arable or grassland field and therefore this component of its setting.

Table 8.6 Summary of historic environment constraints

8.9.2 MAXIMISING ENHANCEMENT AND AVOIDING HARM / OPPORTUNITIES

The table below summarises the key identified historic environment opportunities in relation to any potential future development of the proposed allocation site:

Opportunities
There is an opportunity to retain surviving historic field boundaries, as identified above, and incorporate them into the design for a new development.
The development should consider improving access and interpretation of the Grade II listed Manor House and ruins, as well as the Whessoe DMV site.

Opportunities

Considering the ambiguity surrounding the date, development, and level of survival at the Whessoe DMV site, there is an opportunity to investigate and definitively inform whether or not the posited medieval settlement has earlier Iron Age or Romano-British origins. Such investigative work would represent a substantial knowledge gain about the early development of settlement in the Darlington area and could be used to drive a heritage-led and nuanced design for siting development within the proposed allocation site.

Table 8.7 Summary of opportunities to maximise enhancement and avoid harm

8.10 CONCLUSION

Considering the above constraints, it is considered that the scale of impact a development will have on archaeological remains within the site is dependent on the nature and extent of proposed construction and associated groundworks in the vicinity of Whessoe Grange Farm and the site of the DMV to the south. Historic field boundaries as identified above should, where possible, be maintained.

It is considered that the proposed allocation is sound and meets the tests outlined in NPPE, subject to identified constraints and provided that any forthcoming development proposals consider the following criteria to avoid and/or mitigate harm to heritage assets and maximise opportunities for enhancement:

- Infilling the area around the Grade II listed Manor house ruins (NHLE 1121179) with dense development within the immediate vicinity of the site would be considered inappropriate, as it would divorce the site from its original rural landscape context and have a negative impact upon its significance. The scale and position of any proposed development should respect a sizeable buffer around the ruins as well as consider the opportunity to improve accessibility to and interpretation of the site as part of the development whilst preserving the most significant elements of its setting.
- The area to the south of Whessoe Grange Farm forms part of the site of the posited Whessoe DMV which is itself adjacent to the extensive Roman Faverdale site. As such, any proposed development will require an appropriate mitigation strategy comprising archaeological evaluation and recording, as a minimum, in advance of groundworks to identify and record the extent, survival, and date of any associated remains prior to redevelopment.
- The development should also consider the potential for remains pertaining to the early infrastructure of the Stockton and Darlington Railway to survive at its eastern extent, which will require some form of mitigation, most likely archaeological monitoring during any groundworks in this area.
- In order to prevent a large concentration of urban development in a predominantly rural landscape, the proposed development should avoid developing the eastern extent of the site where it bounds areas of permitted development.
- Given the prominent views possible from High Faverdale Farm, the development should consider avoiding areas of dense development to the immediate south and east of the asset. This would minimise the impact to its significance as a result of substantially altered views.

9. SOURCES

9.1 BIBLIOGRAPHY

- Archaeological Services Durham University. 2015. *Berrymead Farm, Harrowgate Hill, Darlington. Archaeological Desk-Based Assessment*. Unpublished archaeological report 3332rev.
- Archaeological Services Durham University. 2015. *Berrymead Farm, Harrowgate Hill, Darlington. Geophysical and Landscape Surveys*. Unpublished archaeological report by Archaeological Services Durham University, report ref: 3703.
- Archaeological Services Durham University. 2018. *Ingenium Parc, Firth Moor, Darlington. Archaeological Evaluation*. Unpublished archaeological report by Archaeological Services Durham University, report ref: 4581r.
- Archaeological Services Durham University. 2019. *Habitat Creation, Ingenium Parc, Firth Moor, Darlington. Archaeological Evaluation*. Unpublished archaeological report by Archaeological Services Durham University, report ref: 5053.
- Bunn, D. 2010. *Geophysical Survey of Land at Whessoe Grange Farm (Area B), Darlington, County Durham*. Unpublished archaeological report by Pre-Construct Geophysics.
- Chartered Institute for Archaeologists (CIfA). 2009. *Code of Conduct*. Reading, Chartered Institute for Archaeologists.
- Chartered Institute for Archaeologists (CIfA). 2014a. *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment*. Reading, Chartered Institute for Archaeologists.
- Chartered Institute for Archaeologists (CIfA). 2014b. *Standard and Guidance for Historic Environment Desk-Based Assessments*. Reading, Chartered Institute for Archaeologists.
- Chrystal, P. 2017. *Darlington Through Time*. Stroud, Amberley Publishing.
- Clack, P.A.G. and Pearson, N.F. 1978. *Darlington: A Topographic Study*. Durham, Durham University.
- Cookson, G. 2003. *The Townscape of Darlington*. Gateshead, Athenaeum Press Ltd.
- Darlington Borough Council. 2007. *Northgate Conservation Area Character Appraisal*. Darlington, Darlington Borough Council.
- Darlington Borough Council. 2007. *Victoria Embankment Conservation Area Character Appraisal*. Darlington, Darlington Borough Council.
- Darlington Borough Council. 2010. *Darlington Town Centre Conservation Area Character Appraisal*. Darlington, Darlington Borough Council.
- Darlington Borough Council. 2010. *Darlington West End Conservation Area Character Appraisal*. Darlington, Darlington Borough Council.
- Darlington Borough Council. 2014. *Haughton-le-Skerne Conservation Area Character Appraisal and Management Plan*. Darlington, Darlington Borough Council.
- Darlington Borough Council. 2014. *Darlington Town Centre Fringe Masterplan*. Darlington, Darlington Town Centre.
- Delve, K. 2006. *The Military Airfields of Britain, Northern England: County Durham, Cumbria, Isle of Man, Lancashire, Merseyside, Manchester, Northumberland, Tyne and Wear, Yorkshire*. Marlborough, Crowood Press.
- Emett, C. 2007. *Darlington: Past and Present*. Stroud, The History Press.
- Goode, A. and Taylor-Wilson, R. 2010. *An archaeological evaluation at Whessoe Grange Farm and adjacent land, Whessoe, Darlington*. Unpublished archaeological report by Pre-Construct Archaeology.
- Historic England. 2003. *Twentieth-Century Military Sites. Current Approaches to their Recording and Conservation*. London, Historic England.

- Historic England. 2008. *Conservation Principles, Policies and Guidance*. London, English Heritage.
- Historic England. 2015a. *Historic Environment Good Practice Advice in Planning. Note 1: The Historic Environment and Site Allocations in Local Plans*. London, Historic England.
- Historic England. 2015b. *Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment*. London, Historic England.
- Historic England. 2016a. *Historic Military Aviation Sites. Conservation Guidance*. London, Historic England.
- Historic England. 2016b. *Understanding Historic Buildings: A Guide to Good Recording Practice*. London, Historic England.
- Historic England. 2017. *Historic Environment Good Practice Advice in Planning. Note 3: The Setting of Heritage Assets (2nd Edition)*. London, Historic England.
- Jenkins, C. 2008. *Archaeological Survey, Monitoring, Excavation and Recording: Darlington Eastern Transport Corridor, County Durham*. Unpublished archaeological report by Northern Archaeological Associates.
- MacNab, N. 2004. *Durham Tees Valley Airport Environmental Statement*. Unpublished report by Tulley Associates and Scott Wilson.
- Mason, I. 2005. *Durham Tees Valley Airport Building Recording and Assessment*. Unpublished archaeological report by Scott Wilson.
- McDougall, C.A. 1975. *The Stockton & Darlington Railway 1821-1863*. Durham, Durham County Council.
- Ministry of Housing, Communities and Local Government (MHCLG). 2018. *National Planning Practice Guidance*. London, Ministry of Housing, Communities and Local Government.
- Ministry of Housing, Communities and Local Government (MHCLG). 2019. *National Planning Policy Framework*. London, Ministry of Housing, Communities and Local Government.
- Muncaster, W. 2017. *Land north of Sparrow Hall Drive, Darlington, County Durham. Archaeological Geophysical Survey*. Unpublished archaeological report by AD Archaeology Ltd, report ref: AD250.
- Natural England. 2014. *National Character Area Profile 23: Tees Lowlands*. London, Natural England.
- North of England Civic Trust. 2017. *Bank Top Station, Darlington – Statement of Significance*. Newcastle, North of England Civic Trust.
- Peters, C. 2015. *Land East of A167, Harrowgate Hill, Darlington. Heritage Impact Assessment*. Unpublished archaeological report by Wardell Armstrong Archaeology.
- Proctor, J. 2018. A late Roman settlement at Symmetry park, Darlington. *Hadrian's Wall Archaeology* 9.
- Ryder, P. 1986. A 16th-Century House at Whessoe Grange, Darlington. *Durham Archaeological Journal* 2: 97–104.
- Stenton, M. 2013. *Great Burdon, Darlington, County Durham: Desk-Based Assessment*. Unpublished archaeological report by ArcHeritage.
- Still, D. 2005. *Darlington Eastern Transport Corridor – Archaeological Assessment (Aerial Photographs)*. Unpublished archaeological report by Archaeological Services University of Durham (ASUD), Report 1140.
- Still, L. and Pallister, A.F. 1978. Excavations of a moated site at East Red Hall, Haughton- Le-Skerne, Darlington. *Transactions of the Architectural and Archaeological Society of Durham and Northumberland* Ser. 4 (4): 85–100.
- Tweddell, G.M. 1869. *The History of the Stockton and Darlington Railway and its Various Branches from its Commencement to the Present Time*. Stokesley, Tweddell and Sons.
- Villis, R. 2014. *Land at Great Burdon Geophysical Survey*. Unpublished archaeological report by Archaeological Services Durham University.

Villis, R. 2016. *Land at Red Hall estate, Darlington. Geophysical Survey*. Unpublished Report 4312. Archaeological Services, Durham University.

9.2 WEB SOURCES

Backhouse Rossie Estate. 2019. *How it all Began*. Available from: <<https://www.backhouserossie.co.uk/backhouse-family/backhouses-botanists-bankers/>>. [15th May 2019].

British Geological Survey (BGS). 2019. *Geology of Britain Viewer*. Available from: <<http://mapapps.bgs.ac.uk/geology-ofbritain/home.html>>. [16th April 2019].

Commonwealth War Graves Commission. 2019. *Middleton St George (St George) Churchyard*. Available from: <[https://www.cwgc.org/find-a-cemetery/cemetery/38151/middleton-st-george-\(st.-george\)-churchyard/](https://www.cwgc.org/find-a-cemetery/cemetery/38151/middleton-st-george-(st.-george)-churchyard/)>. [24th May 2019].

Environment Agency. 2019. *DEFRA Survey Data Download*. Available from: <<https://environment.data.gov.uk/Defra-DataDownload/?Mode=survey>>. [17th April 2019].

Historic England. 2019. *National Heritage List for England (NHLE)*. Available from: <<https://historicengland.org.uk/listing/the-list/>>. [10th April 2019].

Quakers in the World. 2019. *The Backhouse Family*. Available from: <<http://www.quakersintheworld.org/quakers-in-action/318/The-Backhouse-Family>>. [15th May 2019].

The Guardian. 2008. *Diana Barnato Walker*. Available from: <<https://www.theguardian.com/uk/2008/may/08/military.gender>>. [24th May 2019].

The Wartime Memories Project. 2019. *RAF Middleton St George during the Second World War*. Available from: <<https://wartimememoriesproject.com/ww2/airfields/airfield.php?pid=1804>>. [24th May 2019].

APPENDIX 1 – ADDITIONAL FIGURES

