Figure 4.15 Church of St George

Figure 4.16 View from churchyard facing north-east towards the proposed allocation site which is invisible beyond the mature planting along the hedgeline

Figure 4.17 View from within the allocation site looking south-west towards the church, note spire in the distance

Figure 4.18 British and Canadian RAF gravestones

4.6.3.2 Non-Designated

Beyond the footprint of the proposed allocation site but within the wider 1 km study area there is a total of 18 records within the HER relating to historical/archaeological sites or findspots, one of which is a duplicate of the designated heritage asset already noted above. The most pertinent of these in terms of proximity to the proposed allocation site include:

- Air-to-air guided weapon site (H7994)
- Middleton St George Airfield, also known as Teeside airport and Durham Tees Valley Airport (H39388)

The air-to-air guided weapon site (H7994) is noted as of importance in connection with the V-bomber dispersal area within the Middleton St George Airfield, discussed in more detail above (H39388).

4.6.4 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 development site. Information gleaned from this mapping does not show the site in any great detail until the 1857 1st Edition Ordnance Survey mapping at which time the site comprises open fields with an unnamed farmstead later labelled as Middleton St George Farm. To the south-west of the allocation site, the Church of St George is also clearly visible. By the 1899 Ordnance Survey mapping, Middleton St George Farm is labelled and has undergone minor extensions. The most notable difference to the previous mapping is the addition of several footpaths which now cross through the site.

There are no changes noted within the proposed allocation site until the 1940 Ordnance Survey map, at which time the area is shown as being blank, suggesting that the area has been cleared for the construction of the airfield. The previously noted Middleton St George Farm has also been demolished. By the 1954 Ordnance Survey map, the site is clearly labelled as an airfield, but no buildings are shown until the 1969 Ordnance Survey map, after the site became a civilian airport (Tees-Side Middleton Airport). The ancillary Second World War and Cold War structures are clearly visible, apart from the bunker noted during the site visit which does not appear on the map. No further changes are noted in the subsequent mapping, and the site remains much as it did in the late 20th century, although the layout of the site now only survives in plan following the demolition of most of the upstanding structures.

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
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1856	1st Edition Ordnance Survey	
1895	Ordnance Survey	
1914	Ordnance Survey	
1920	Ordnance Survey	
1948	Ordnance Survey	
1954	Ordnance Survey	
1971	Ordnance Survey	
1988	Ordnance Survey	
1991	Ordnance Survey	

Table 4.2 Historic Ordnance Survey mapping consulted

4.6.5 Review of LiDAR Coverage

A review of freely available LiDAR data (Environment Agency 2019) has been useful in both identifying features not visible during the site walkover due to the depth of crop cover and in helping to provide further evidence regarding the development of the site. Most notably, the two features identified during the site visit are clearly visible and have been given unique reference numbers below.

4.6.6 Aerial Photography

An exhaustive search of modern digital vertical aerial photography was undertaken. The form and layout of the airfield as well as its upstanding structures are clearly visible on images taken in 1963. The previously identified air raid shelter/bunker and loading bay are also visible.

Figure 4.19 Aerial Photograph 543/RAF/2335 held by County Durham HER showing the site

4.6.7 Identified Assets

Feature No.	Basic Description	Approximate Date
DTVA001	Cold War-period bunker	Mid-20th century
DTVA002	Loading bays	Mid-20th century

Table 4.3 Features Identified from LiDAR, historical mapping and site survey

4.6.8 Historic Landscape Characterisation

The proposed allocation site of DTVA South is characterised by Durham County Council's Historic Landscape Characterisation (HLC) classification as an airfield forming part of infrastructure for Durham Tees Valley International Airport (HLC ID: 11846).

4.6.9 Previous Work

There is a total of eight records within the HER relating to previous archaeological projects or events within the 1 km study area, two of which fall within the proposed allocation site. The most pertinent of these in terms of proximity is are:

PRN	Name	Description
E8060	Desk Based Assessment for Durham Tees Valley Airport 2004	An environmental statement including a desk-based assessment of part of the proposed allocation site was undertaken in 2004. The report concluded that many of the surviving Second World War and Cold War RAF structures were run-down or altered for modern uses and therefore assessed as being of local significance (MacNab 2004). The only recommendation made for mitigation prior to development was that an archaeological survey of the site be undertaken.
E49838	Building recording and assessment, Durham Tees Valley Airport 2005	Following the recommendations of the previous desk-based assessment, a building recording and assessment of the Second World War and Cold War structures was undertaken in 2005. The report surveyed the 19 structures within County Durham as recorded on the HER, with a further four sites recorded in the adjacent authority of Stockton-on-Tees, creating a record of former use, photographs and measured floor plans (Mason 2005).

Table 4.4 Previous archaeological events within 1 km of the proposed allocation site

It is considered that the initial desk-based assessment undertaken in 2004 paved the way for the buildings' subsequent demolition by erroneously assessing the site as merely of local significance. As noted above, despite the demolition of the majority of the structures, the site retains a complete plan of the airfield in the form of their preserved footings. This is unusual as many similar sites have been incorporated into larger modern airfields or were demolished or adapted for other purposes (Historic England 2016, 8). This gives the site considerable rarity value, alongside its equally high historical illustrative and associative value, clear evidential value in the potential for archaeological remains associated with the airfield and high communal value in the association that people hold with the highly emotive nature of its historical use.

In addition, the building recording report is considered to fall short of the standard required of such work as set out in the version of *Understanding Historic Buildings: A Guide to Good Recording Practice* which was current at the time of the work. The demolition of almost all surviving historic built fabric at the site has had a considerable detrimental effect on the significance of the landscape, and it is considered that a comprehensive assessment of significance in advance of these works may have prevented what has turned out to be unnecessary loss.

4.7 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.

4.7.1 Historic Military Airfields

Historic military airfields in Britain are an extremely diverse class of military infrastructure that cover a wide variety of roles and functions across the full spectrum of military aviation since its advent immediately prior to the First World War. This can include squadron bases for any and all kinds of aircraft as well as sites designed for maintenance, training, administration and control, defence, accommodation or a mixture of the above. It is also common to identify sites that have had several different uses throughout their operation, reflecting the changing military needs of the country at large (Historic England 2003, 9).

Historic England produced guidance which establishes a series of criteria for assessing the significance of a site which highly values both the current legibility of the site, the rarity of the site as a surviving example of its type and the overall prominence of the site in the historic narrative that it represents (Historic England 2003, 11). Sites that retain examples of, or obvious evidence of, a coherent set of buildings that are typical of an airfield of its type are highly valued. This is because, due to their continued utility at various points in history, many such sites have been extensively adapted to the point that this legibility is lost. Sites that are rare because they were doctrinally or regionally specific, and thus created in limited numbers at the time, are also highly valued because their significance is tied to the relationship they have with other similar sites, and all these sites' significance is

threatened as their numbers decrease over time (*ibid*.). This, combined with their original intention as a temporary structure, gives surviving sites of this type a high amount of rarity value. The Historic England guidance also highly values sites that retain clear evidence of a thread of purpose that runs through an airfield as it changes over time. Military airfields with a long service history will often bear the signs of the many different roles they have had to play which reflect the wider geopolitical realities of the world they served in, and sites that can demonstrate this narrative clearly are considered to be especially significant (Historic England 2003, 12). Overall, and despite the harm deriving from the demolition of built fabric following inadequate level of recording, the site is considered to represent a coherent 20th-century military landscape of demonstrably high significance.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
RAF Middleton St George Airfield Remains dating to the Second World War and Cold War	Setting: The former airfield derives a strong component of its significance from its rural landscape setting and clear spatial association to the operational infrastructure of the current Durham Tees Valley Airport. Its setting, situated adjacent to an existing airport, allows its historical use, purpose, and longevity as a site to be better understood. Its close proximity to the Church of St George, the churchyard of which is registered with the Commonwealth War Graves Commission featuring six RAF and RCAF burials of soldiers based at Middleton St George, provides a further intangible link which adds to the overall experience and appreciation of the airfield. Evidential: The former RAF Middleton St George airfield contains inherent evidential value linked to the potential for mid- to late 20th-century remains to survive archaeologically as well as the potential for associated archival evidence pertaining to the site to yield further information about Britain's defences at the time. Historical: The site derives an important contribution to its significance from its historical illustrative value as a well-preserved example of a Second World War and Cold War airfield. Its continuity of use as a site which still operates as an airport today, as well as the coherence of the surviving plan with some spatial alterations relating to changes of use contributes to the site's overall legibility and therefore, its significance. Aesthetic: The remains themselves hold little aesthetic value as a contributor to its significance, forming part of a primarily utilitarian site. This is especially the case since the demolition of the majority of the built fabric, though there is some small measure of architectural interest in the few surviving structures, most notably the cast-concrete bunker. Communal: The site holds inherent commemorative value through its association with two major conflicts; however, its overall communal value is considered to currently be relatively low as a result of the current level of access.	There is a strong potential for physical impacts to the surviving remains of the RAF Middleton St George airfield as a result of any proposed development. By removing the footings for the former buildings, their legibility—which is completely preserved in plan—would be lost, resulting in a high negative impact to its significance. Furthermore, any remains surviving archaeologically would also be negatively impacted as a result of invasive groundworks.	Infilling this landscape with any unrelated development would disrupt or remove the legibility of the site altogether, impacting its ability to be experienced and resulting an overall high negative impact to its significance.

Table 4.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

4.8 Assessment of Potential Cumulative Impact

The proposed allocation site of DTVA South is situated immediately adjacent to the permitted development of a business park on land to the south of the airport within Stockton-on-Tees (planning ref: 08/0728/FUL), which bounds the site at its eastern extent. There is, therefore, potential for low cumulative impact should a wider area of infrastructure be introduced within a primarily rural landscape.

4.9 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 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.

4.9.1 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 site is considered to be a well-preserved example of an airfield which is still able to be experienced in terms of its form and layout. As per Historic England guidance, indicators of such a site's significance depend on the current legibility of the site, the rarity of the site as a surviving example of its type, and the overall prominence of the site in the historic narrative that it represents (Historic England 2003, 11). Based on these criteria, the site is therefore considered to be of high or potentially very high significance.
The development should consider the strong potential for further, not yet identified infrastructure associated with the RAF airfield to survive within the site.
The development should consider the potential for remains pertaining to the former Middleton St George Farm to survive archaeologically within the site.

Table 4.6 Summary of historic environment constraints

4.9.2 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 improve public access and interpretation of the site in order to realise its potential for strong communal and historical (illustrative) value. Improvements to accessibility and interpretation would result in a positive impact upon the experience of the site and therefore, its significance. It is considered, however, that such an approach may not be compatible with large-scale redevelopment of the site given its landscape scale.
There is an opportunity to retain the form and layout of the site by introducing sympathetic small-scale development which respects the footprint and layout of the surviving concrete footings in its design and maintains the existing access plan.

Table 4.7 Summary of opportunities to maximise enhancement and avoid harm

4.10 Conclusion

The site of the former RAF Middleton St George is a well-preserved example of British military infrastructure that encompasses two pivotal periods in national and local history; the Second World War and the Cold War. The main contributors to the site's significance are the well-preserved footings, earthworks and trackways which provide coherent evidence of the airfield's use both in the Second World War and the Cold War. Such evidence of continuous use is rare in structures that were only intended to be temporary when they were built and were often significantly altered for later purposes. It also provides a narrative thread of evidence that demonstrates how the uses of the airfield changes, whilst still leaving the earlier evidence intact.

Not only are the heritage assets within the airfield site significant in and of themselves, their place in the narrative of local and national history means they have a wider significance beyond the fabric of the site. In the case of RAF Middleton St George, the significance is increased because it is evidence of several different phases of British history and the military doctrines that accompanied them; the defence of the skies during the Battle of Britain and the subsequent campaigns against German cities, the development of modern jet aircraft after the war and the Cold War doctrine of mutually assured destruction that kept the base operational as a V-Bomber dispersal site into the 1960s.

As outlined in NPPF, as a non-designated heritage asset of high archaeological interest which could be considered of equal significance to a scheduled monument, the site should be assessed 'subject to the policies for designated heritage assets' (MHCLG 2019, 56).

It is considered that the proposed allocation does not meet the tests outlined in NPPF. As per paragraph 194 of NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55). As noted above, since the site could be of equal significance to a designated site, any such justification would need to be either 'exceptional' or 'wholly exceptional' depending on the extent of any proposed impact.

Given the site's level of preservation in plan and its rarity value as a coherent 20th-century military site, any harm upon the physical fabric of its remains or its setting as a result of development is not considered to be justified nor is it consistent with national policy relating to the conservation of heritage assets. There is a clear opportunity for the site to be made more accessible with interpretation as a way of considerably increasing its significance, particularly its communal value. In such a circumstance, there would be space for sympathetically designed and sited visitor facilities, however; overall, it is considered to be incompatible with large-scale commercial development.

5. Great Burdon (Site Ref: 20)

5.1 Introduction

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Great Burdon from a historic environment perspective in accordance with extant legislation, policy and guidance. The proposed allocation site is named after the nearby village of Great Burdon. Throughout this document, the shorthand of 'Great Burdon' will be used to refer to the allocation site. Where reference is made to the settlement, this will be made clear within that section.

The purpose of this HIA is to provide baseline information on the cultural heritage resource within and around Great Burdon, 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. GB001) and are listed below in Table 5.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

5.2 Site Location and Description

The proposed allocation site, encompassing a total area of 88.39 ha, is a greenfield site located to the east of Darlington near the villages of Great Burdon and Haughton-le-Skerne, and centred at NGR NZ 32164 15813. The site is bounded by the River Skerne to the west, the A1150 to the north, the A66 to the east, and the B6279 to the south.

5.3 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.

5.4 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 com-

mon 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.

5.5 Summary of Methodology

5.5.1 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: • Evidential • Historical • Aesthetic • Communal
NPPF (MCHLG 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': • 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: • 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 5.1 Criteria for assessment of significance

5.5.2 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.

5.5.3 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.

5.5.4 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.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

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.

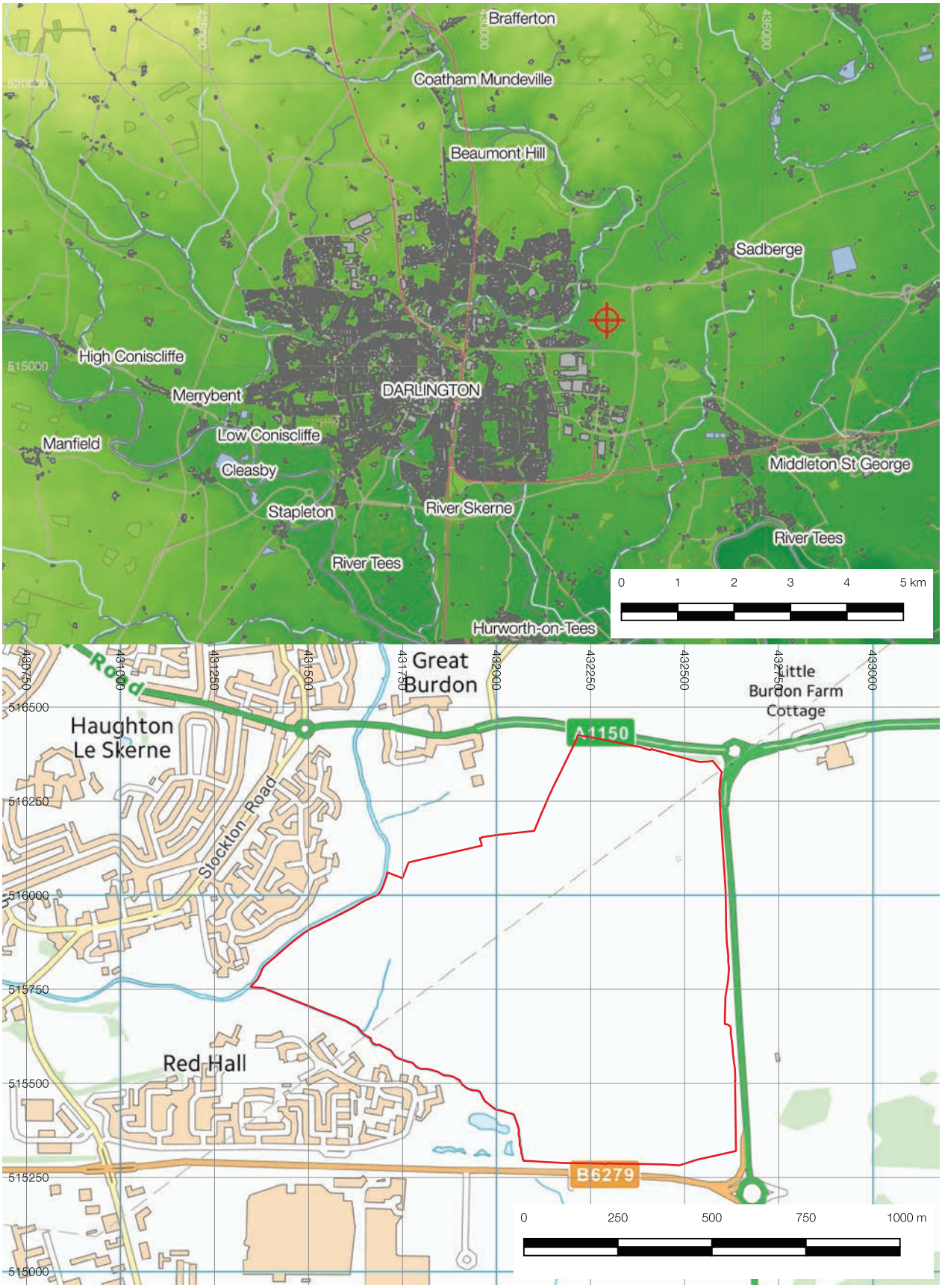


Figure 5.1 Location and extent of the Great Burdon proposed allocation site

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 5.2 Looking east towards the control shelter from Buess Lane

Figure 5.3 East-facing façade, looking west

5.6 Assessment of Significance

Outlined below are the results of desk-based research and a series of site visits undertaken on 10th April and 12th April 2019 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.

5.6.1 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 calcareous mudstone of the Roxby 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 diamicton (till) deposits, as well as smaller areas of glaciofluvial deposits (sand and gravel), river terrace deposits (sand and gravel), 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'.

5.6.2 Heritage Assets within the Allocation Area

5.6.2.1 Designated

The scheduled World War II bombing decoy control shelter 600 m south-east of Great Burdon Farm (NHLE 1020759) is the only designated heritage asset within the allocation area. The monument comprises remains of the control shelter for a World War II bombing decoy site and the base of an associated structure, as well as a surrounding 2 m buffer to protect the site (Historic England 2019). Its function during World War II was to divert enemy bombers, protecting the important industrial and transport centre at Darlington by remotely lighting fires replicating successful bomb damage from the control centre (*ibid*. 2019). This type of site was often referred to as a Starfish decoy site and forms part of a wider network of defensive measures across the north-east of England (Historic England 2019). This particular decoy site would have included a control building, a Nissen hut providing storage/accommodation and a guard house, of which only the control building and the footings for the Nissen hut survive. The location of the decoy fires and their safety enclosures is currently unknown.

Today, the site sits in relative isolation within an agricultural field on private land offering no public access, although landowner access is possible via Buess Lane. The surviving shelter itself, which is surrounded by an earth mound, is a single-storey rectangular, brick-built structure standing on a concrete base with a reinforced concrete roof and a central entrance passage on its east-facing elevation. The building has minimal aesthetic value and, as a result of its poor accessibility, limited communal value. The strongest contributors to its overall significance include its setting within an isolated rural landscape and its strong historical value being associated with World War II and the 'Blitz spirit', which is an integral part of modern British history. Regionally, as one of the few surviving control shelters in the North East, it also provides some evidential value considering there is potential for the location of the decoy fires and their safety enclosures to be identified.

5.6.2.2 Non-Designated

There is a total of 11 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation area, one of which duplicates the designated heritage asset noted above.

These include three sets of medieval ridge and furrow earthworks (H8899–H8901) in the fields to the immediate east of Buess Lane, which runs north-south along the eastern portion of the site, as identified in historic aerial photography (Still 2005, 9). Review of later aerial photography indicated that many of these earthworks have been impacted or lost as a result of modern farming, which is confirmed to be the case according to recent Li-

Figure 5.4 View looking south-east from the rear of Great Burdon Farm

Figure 5.5 View from Burdon Hill looking north-west towards Great Burdon

Figure 5.6 Little Burdon farmstead complex

Figure 5.7 Principal north-facing façade of Little Burdon Farmhouse

Figure 5.8 Principal north-facing façade of Little Burdon Cottage

Figure 5.9 View from Little Burdon looking south/south-west

Figure 5.10 View from Haughton-le-Skerne Conservation Area looking east towards the site.
Burdon Hill is the rising ground with yellow crop in the centre-left distance

Figure 5.11 View from Burdon Hill looking west towards Haughton-le-Skerne

DAR data (Environment Agency 2019). Ridge and furrow, one of the most recognisable features of regular open-field and enclosed field systems, is often curved in form, like that of a reverse 'S', particularly those dating to the medieval period (McOmish 2018, 8). Any surviving ridge and furrow earthworks, although they may represent considerable time depth within the proposed allocation area, are likely to be of low significance.

A further group of five earthwork features was also recorded throughout the site (H652–H656). These include a range of linear, rectilinear, and curved cropmarks identified during a topographic survey of Darlington undertaken in the late 1970s (Clack and Pearson 1978, 78–79). The date of these features is not known, although it is noted that H654 may date from the Iron Age to Romano-British period (ibid.). Although much of the site was under crop at the time of inspection, there was no visible surface expression of these features nor were they visible on consultation of LiDAR data of the area (Environment Agency 2019).

5.6.3 Heritage Assets in Wider Study Area

5.6.3.1 Designated

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

- One conservation area
- Two Grade I listed buildings
- 36 Grade II listed buildings

These assets have been grouped by spatial association and are discussed below

Great Burdon Farm and Associated Buildings

This group of assets is formed by Great Burdon Farmhouse (NHLE 1185907) and Farm Buildings on the left of Great Burdon Farmhouse (NHLE 1299446) both of which are listed at Grade II.

The late 18th-century farmhouse and adjacent farm buildings are situated approximately 250 m to the north-north-west of the proposed allocation site. The surrounding rural landscape setting makes a strong contribution to their significance as it is still in use as a farm today. Views looking south and south-east are of open grassland fields although the prominent topographical rise of Burdon Hill precludes any wider or longer views beyond.

Listed Buildings in Great Burdon Village

There is a total of eight Grade II listed buildings within the core of Great Burdon village. The historical grain of development within the village—set around and focused on a central green—precludes any long or meaningful views. Any possible views are largely screened, except perhaps those from the rear of Ivy Cottage (NHLE 1299355) and Burdon House (NHLE 1185905) looking south-east to the northern portion of the proposed allocation site. Here again, the prominence of Burdon Hill precludes any views beyond to the south of the site. Extensive views of Great Burdon village from within the site are possible, however, particularly from the top of Burdon Hill looking north-west.

Listed Buildings in Little Burdon

The small settlement at Little Burdon, which is situated c. 175 m east of the proposed allocation site, features the Grade II listed mid-18th-century Little Burdon Farmhouse (NHLE 1185936) and the Grade II listed Little Burdon Cottage (NHLE 1320019). The buildings themselves were in a state of considerable dereliction and unoccupied at the time of the site visit; however, although some elements of its historic fabric have been lost, what remains is of high significance. Furthermore, its overall preservation in terms of its layout as a coherent post-medieval farmstead within an isolated rural landscape setting also contribute positively to the significance of the listed buildings. Although access was not possible during the site visit, the only possible views looking west/south-west towards the site would be from the upper storeys of the buildings though these would be very limited.

Haughton-le-Skerne Conservation Area and Associated Listed Buildings

The Haughton-le Skerne Conservation Area is situated *c*. 100 m from the proposed allocation site, adjacent to its westernmost extent. The low-lying linear village of Haughton-le-Skerne, which features two Grade I and twenty Grade II listed buildings, is situated to the north-east of Darlington along the River Skerne, surrounded by primarily undeveloped green space to the south and east which forms a key component of its overall character (Darlington Borough Council 2014, 5). Views looking east to the westernmost extent of the proposed allocation

site are a contributory positive aspect of the village's landscape setting; however, these views only extend as far as Burdon Hill with no further views to the east/north-east beyond the hill possible. Finally, longer views of the conservation area from within the site, particularly from the top of Burdon Hill facing west, are possible.

5.6.3.2 Non-Designated

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 97 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:

- H3510 and H60735 - Stockton and Darlington Railway Heritage Action Zone (HAZ)
- H311 - Little Burdon Deserted Medieval Village (DMV)
- H308 - Red Hall Moated Site, Haughton-le-Skerne

Stockton and Darlington Railway Heritage Action Zone (HAZ)

The historic line of the Stockton and Darlington Railway bounds the proposed allocation site, running east to west at its southern extent, and is now in use as a public footpath. 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.

Although little infrastructure associated with this disused section of the railway survives on the surface, an excavation carried out in advance of and during construction of the Darlington Eastern Transport Corridor along the same route recorded a section of 150 metres of the line of the original railway comprising a series of rectangular

Figure 5.12 View from S&DR footpath looking north into the site. Note prominence of Burdon Hill

Figure 5.13 View of S&DR public footpath looking west

Figure 5.14 View from S&DR footbridge looking north/north-west into the site

stone track beds and associated revetment wall and culvert (E33431; Jenkins 2008). As noted above, this disused portion of the railway is now in use as a public footpath running parallel to the road. Open views into the site are possible, especially from the elevated footbridge to the east. Although immediate views feature a primarily rural landscape, areas of residential development, particularly looking west and north-west towards Haughton-le-Skerne, are clearly visible.

Little Burdon Deserted Medieval Village (DMV)

The posited site of a deserted medieval village complex at Little Burdon (H311) is located in the fields north and south of the A66. The remains comprise a series of low banks covered by turf, some of which form small enclosures, partially truncated by later ridge and furrow. A survey of the site undertaken in 1994 recorded a series of earthworks including a platform mound surrounded by a ditch in one of the western fields (H8905) and a distinct L-shaped enclosure (H312) surrounded by ridge and furrow (Robinson 1994).

At the time of the site visit, these fields were overgrown and, in some parts, put to crop therefore no visible surface expression of earthworks associated with the DMV were identified. However, consultation of freely available LiDAR data shows a high level of preservation of ridge and furrow earthworks, particularly in the fields north of the A66, likely to be associated with the deserted medieval village. The L-shaped enclosure is also clearly visible and appears to feature a ditch and secondary external bank. Although some ridge and furrow earthworks are also visible in the fields south of the A66, these are less distinct and poorly preserved, likely having been truncated by modern farming. It is evident that the core of the medieval settlement was situated in the fields to the north of the A66 outside both the boundary and immediate visual envelope of the proposed allocation site.

Red Hall Moated Site, Haughton-le-Skerne

Prior to the construction of the Red Hall housing estate, which is extant on the site today, a program of archaeological excavation was undertaken in the late 1960s, which recorded the remains of a medieval moated site, including the remains of two buildings likely occupied from the late 13th to early 15th centuries (Still and Pallister 1978; H308 ; E61868). Further investigations, including an archaeological evaluation in 2008 (E31233) and subsequent excavation in 2010 (E38846), uncovered further evidence of medieval occupation.

Most recently, a geophysical survey of the land at Red Hall Estate undertaken in 2016 identified the lines of the former medieval moat but no features likely to reflect structural remains, although the proximity to strongly magnetically susceptible items and areas of infill within the former moat hindered accurate detection (Villis 2016, 1).

During the site visit, it was noted that the setting has been fundamentally altered as a result of surrounding development. This combined with no visible earthwork expression of the moat or associated features, as well as further landscaping of the site which has most likely truncated much of the surviving archaeology, limits its overall evidential value and archaeological interest.

5.6.4 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 development site. Information gleaned from this mapping does not show the site in any great detail until the 1838 tithe map (IR 29/11/36), at which time the site has been subdivided into a mix of arable and grassland fields. These fields are of a small size and irregularly shaped, suggesting that some of their boundaries were formed through piecemeal enclosure. The farmstead at Great Burdon to the north-west of the site is visible, as is the historic line of the River Skerne along its western boundary. Buess Lane, which is present on the site today, is also shown and labelled as belonging to the Stockton and Darlington Railway Town Waste and Roads Company, suggesting it was possibly used as access for the maintenance of the railway itself. Burdon Hill is labelled as Toft Hill, the place-name 'toft' suggesting an association with a farmstead, most likely Great Burdon Farm which was previously known as Toft Hill Farm (Historic England 2019).

By the 1858 1st Edition Ordnance Survey mapping, the fields have been re-configured to conform to general enclosure patterns and match the existing field boundaries which survive today. To the west of the site, a bridle road running north–south leading to the village of Great Burdon is shown. This survives today as a public footpath. Finally, to the west of the site, a weir and mill race, the latter of which forms the modern course of the River Skerne, are labelled, most likely serving Haughton corn mill which itself was no longer extant by 1899. There

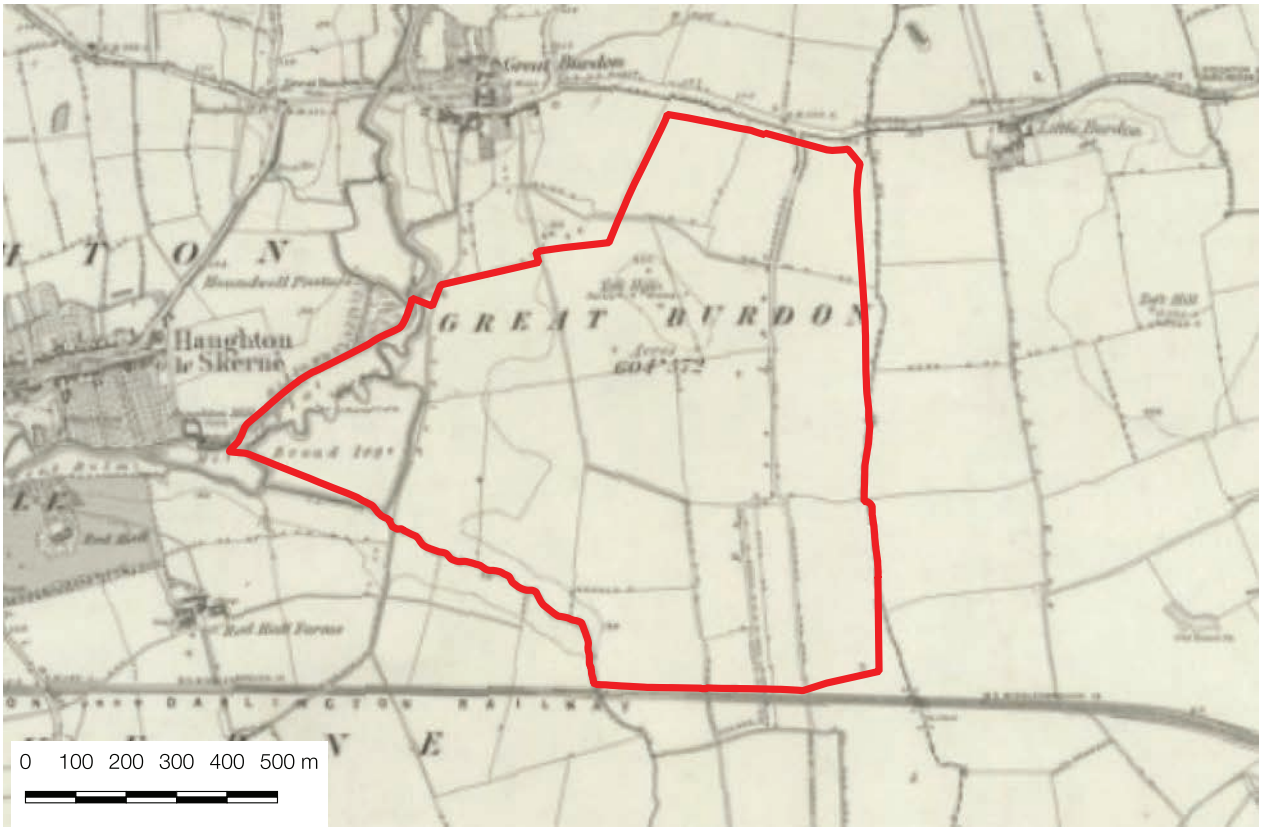


Figure 5.15 1858 Ordnance Survey mapping showing proposed allocation site

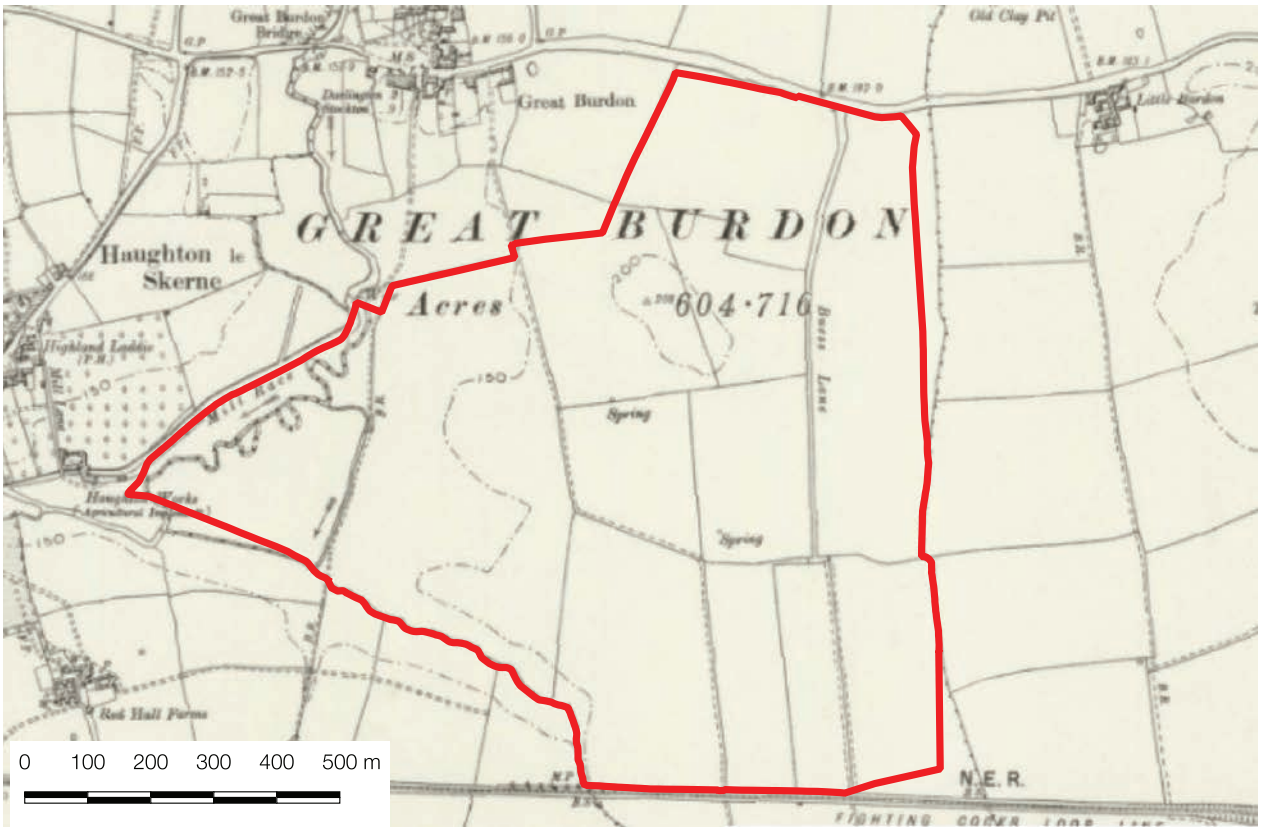


Figure 5.16 1899 Ordnance Survey mapping showing proposed allocation site

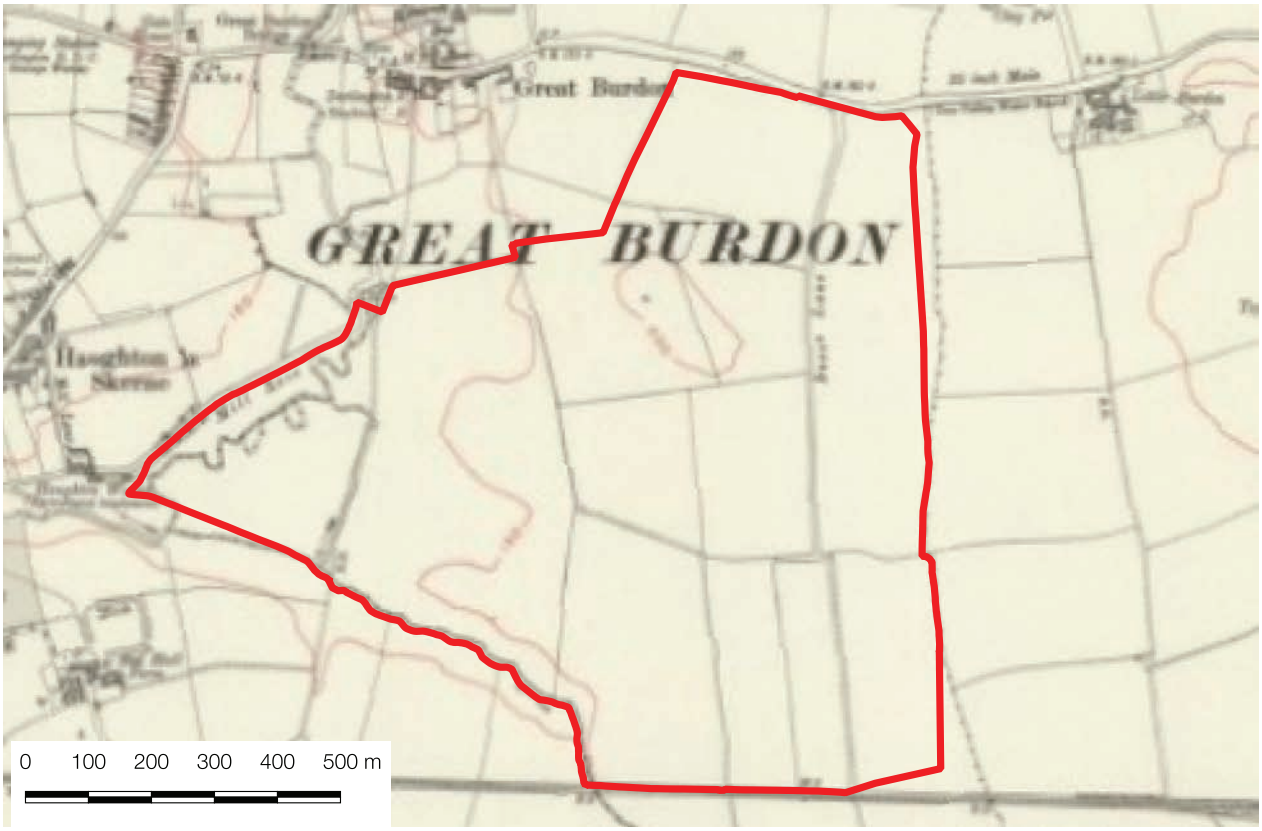


Figure 5.17 1923 Ordnance Survey mapping showing proposed allocation site

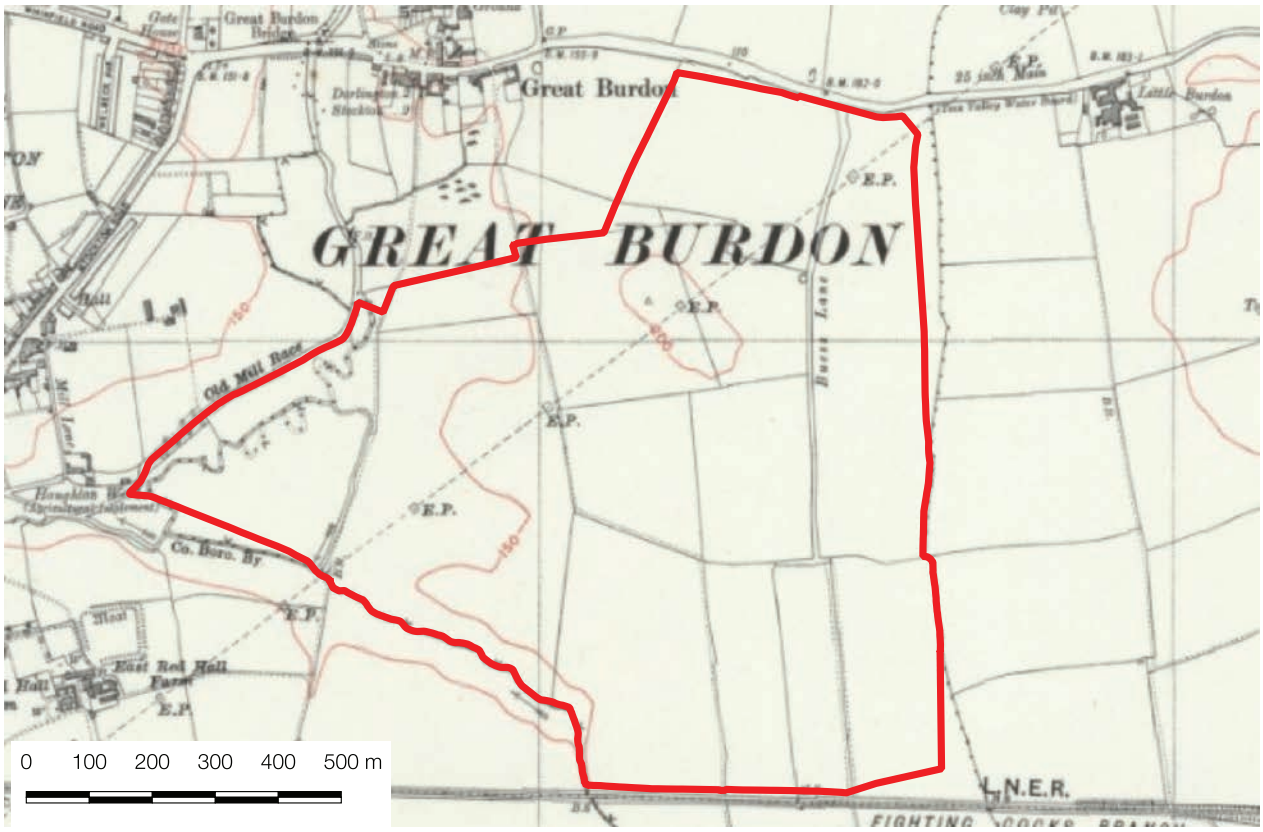


Figure 5.18 1947 Ordnance Survey mapping showing proposed allocation site

is little further change noted in the subsequent 1899 Ordnance Survey map, except for two springs situated to the immediate south of Toft Hill (Burdon Hill). The railway line to the south of the site is now also labelled the 'Fighting Cocks Loop Lane'.

By the 1923 Ordnance Survey map, the two previously identified springs are no longer marked; however, this is the only change noted. Regarding the field systems, aside from minor boundary fluctuations, there is no noticeable difference to their overall form. The 1947 Ordnance Survey map clearly shows that the village of Great Burdon to the north is expanding. The only other changes noted are that the 'Fighting Cocks Branch', formerly of the Stockton and Darlington Railway, is now labelled as forming part of the LNER (London North East Railway), and the previously identified weir is no longer visible. The field enclosure system and lack of development within the site remain the case until the present day. 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
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1838	Tithe Map	IR 29/11/36
1858	1st Edition Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1947	Ordnance Survey	

Table 5.2 Historic Ordnance Survey mapping consulted

5.6.5 Review of LiDAR Coverage

A review of freely available LiDAR data (Environment Agency 2019) has been useful in both identifying features not visible during the site walkover due to the depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. The only newly identified feature is a very distinct field boundary pre-dating those shown in the 1838 tithe map, which provides further evidence of earlier piecemeal enclosure.

5.6.6 Aerial Photography

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

5.6.7 Identified Assets

Feature No.	Basic Description	Approximate Date
GB001	Historic field boundary	Pre-19th century
GB002	Spring	Late 19th century
GB003	Spring	Late 19th century
GB004	Weir	Mid-19th century
GB005	Mill Race	Mid-19th century

Table 5.3 Features Identified from LiDAR, historical mapping and site survey

5.6.8 Historic Landscape Characterisation

The proposed allocation site of Great Burdon is characterised as enclosed land and modern field amalgamation by Durham County Council's Historic Landscape Characterisation (HLC) classification (HLC ID: 11535).

5.6.9 Previous Work

There is a total of 41 records within the HER relating to previous archaeological projects or events within the 1 km study area, five of which fall within the proposed allocation site. The most pertinent of these in terms of proximity are:

PRN	Name	Description
E15712	Desk-Based Assessment for A66 Improvement, Darlington, 2006	A desk-based assessment of land near Great Burdon was undertaken in advance of improvements to the A66 in 2006. The sites recorded as part of the walkover survey element of the work included cropmarks, areas of ridge and furrow, and three mounds, possibly post-medieval spoil heaps.
E57827	Desk-based assessment of land to the south-east of Great Burdon, Darlington 2013	A desk-based assessment carried out on the land south-east of Great Burdon recorded cropmark sites and areas of ridge and furrow (Stenton 2013).
E65349	Geophysical survey on Land at Great Burdon, Darlington, 2014	A geophysical survey consisting of a combination of magnetometry survey and resistivity was carried out on land at Great Burdon within five areas totalling 35 hectares which identified various features of possible archaeological interest, including former field boundaries, probably double-ditched trackways, ridge and furrow cultivation, and features relating to modern agricultural practices (Villis 2014, 1). Anomalies were also detected immediately adjacent to the extant decoy control shelter, including possible associated structural remains and a wall-footing or kerb relating to the former earth mound over the shelter (*ibid*. 9).
E65525	Excavations at Symmetry Park, Darlington 2018	A series of trial-trenching and open area excavation at Symmetry Park in the fields south of the B6279 recorded a late Roman-period rural settlement site comprising extensive remains and artefactual assemblages, particularly pottery (Proctor 2018, 28). Settlement was focused within the southern part of the site, with fewer signs of activity to the north, east and west (ibid., 26). As such, it is considered unlikely that remains associated with this settlement extend north into the proposed allocation site.

Table 5.4 Previous archaeological events within 1 km of the proposed allocation site

5.7 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
Scheduled World War II Decoy Shelter (NHLE 1020759)	Setting: The decoy shelter derives an important contribution to its significance from its isolated rural surroundings, which give meaning and an appreciable functional context to the monument. Its setting, situated far from settlements to draw away enemy fire, allows its historical use and purpose to be better understood. Evidential: The shelter site contains inherent evidential value linked to the potential for location of the currently unknown decoy fires to be identified, if they survive. Historical: The historical illustrative value lies within its association with WWII and its ability to illustrate the 'Blitz spirit', part of Britain's national identity, as well as Darlington's place as a town whose importance warranted such protection from air raids. Aesthetic: The building itself holds little aesthetic value as a contributor to its significance, being primarily a utilitarian structure. Communal: Due to the current level of access, the site contains limited communal value.	The scheduling for the site includes a protected 2 m buffer around the surviving shelter and so there is no potential for any physical impact upon the structure. There is, however, a potential for the unknown location of the decoy fires and their safety enclosures, should they survive, to be impacted by groundworks associated with any development, thereby reducing its evidential value and resulting in a negative impact to its significance.	Infilling this landscape with prominent or dense development within the immediate vicinity of the site has the potential to detract from its significance, divorcing it from its original context as a decoy away from settlements.
Grade II listed Great Burdon Farm (NHLE 1185907) and Grade II listed Farm Buildings on left of Great Burdon Farmhouse (NHLE 1299446)	As a mid-18th-century brick farmhouse with associated farm buildings, including byres and loose-boxes, this set of listed buildings has inherent historical illustrative value as a historic farmstead with several elements of built fabric that hold architectural interest and aesthetic value. Setting: Although immediately adjacent to the village of Great Burdon, and therefore surrounded by residential development, the open fields to the immediate south and east of the buildings provides an important contribution to its semi-rural setting and therefore its significance as a farmstead.	The distance of this group of assets from the proposed allocation site precludes any physical impacts upon their significance as a result of development.	Views to the south and east of the listed assets are of a primarily rural landscape, and infilling it with adjacent development, particularly within the north-western part of the site, would detract from its overall significance as a historic rural farmstead.
Listed Buildings in Great Burdon Village	Setting: Although views from within the village towards the site are mostly screened, the area of open landscape to the north of Burdon Hill makes a contribution to the semi-rural or village-edge setting of some of these listed buildings, particularly those at the eastern end of the village.	The distance of this group of assets from the proposed allocation area precludes any physical impacts upon their significance as a result of development.	As with the Great Burdon Farm listed buildings, infilling the northern extent of the site would impact upon views of the surrounding rural landscape and therefore result in a low negative impact upon the setting of the listed assets.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Haughton-le-Skerne Conservation Area and associated listed buildings	Setting: The surrounding undeveloped green space to the south and east of the conservation area form a key contribution to its significance and legibility as a village settlement separate from the town of Darlington. Much of this distinction as a linear village has already been compromised by later development infilling parts of the immediate landscape.	The distance of this group of assets from the proposed allocation area precludes any physical impacts upon their significance as a result of development.	The western extent of the proposed allocation area is situated immediately adjacent to the conservation area. Consequently, any development within the immediate vicinity would detract from its partially compromised setting as a rural village. Development within this part of the site should be avoided to preserve this key element of its character.
Stockton and Darlington Railway	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 moderate positive contribution to its significance. Evidential: Considering that archaeological investigation within the vicinity of the line of the railway has identified remains pertaining to its early infrastructure, the site derives its evidential value from the opportunity to investigate the line's development should further remains survive. Historical: The site of this portion of the Stockton and Darlington Railway holds considerable 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 in the form of a public footpath. Aesthetic: It is not considered that this section of the railway line holds any aesthetic value. Communal: It is considered that, as a publicly accessible site, the site contains moderate communal value although there is potential for it to be augmented further by the work of the Stockton and Darlington Railway HAZ, particularly with the introduction of interpretation.	Given the close proximity of the line of the former railway to the southern 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.	Completely infilling the rural landscape around the asset has the potential to further divorce it from its original landscape setting. Introducing development of an appropriate design and scale to the north/north-west of the railway would create a link to already developed areas and ensure the preservation of these open views to the east.

Table 5.5 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

5.8 Assessment of Visual Impact

A hypothetical exercise has been undertaken to illustrate the differential effects on visual setting of placing development within different parts of the allocation site as part of this assessment. These have been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

Illustrated below are two potential areas for development within the proposed allocation site – Development 1 and Development 2. Development 1 is based on development running north-south over Burdon Hill whereas Development 2 has concentrated any development to the south/south-east of the site. Given the prominence of Burdon Hill, the visual impact of Development 1 is far higher than that of Development 2, for which views are far more screened by the intervening topography. It is therefore considered that, from a historic environment perspective, the area south of Burdon Hill is more suited to development.

5.9 Assessment of Potential Cumulative Impact

The proposed allocation site at Great Burdon is situated immediately south of the Skerningham site (ref: 251), also being considered for allocation within the forthcoming Local Plan. Although the overall impact of development within Great Burdon upon the setting of surrounding heritage assets is considered to be generally low (subject to a number of specific constraints discussed above and below), should the Skerningham site— particularly the south-east area—be subject to substantial development, the magnitude of this impact will increase. For the designated assets within the village of Great Burdon, which has views to both proposed allocation sites and derives significance from its rural setting, it is considered that infilling those areas forming a strong component of views would result in a moderate cumulative impact upon their setting, and therefore their significance. Such an impact would require considerable justification.

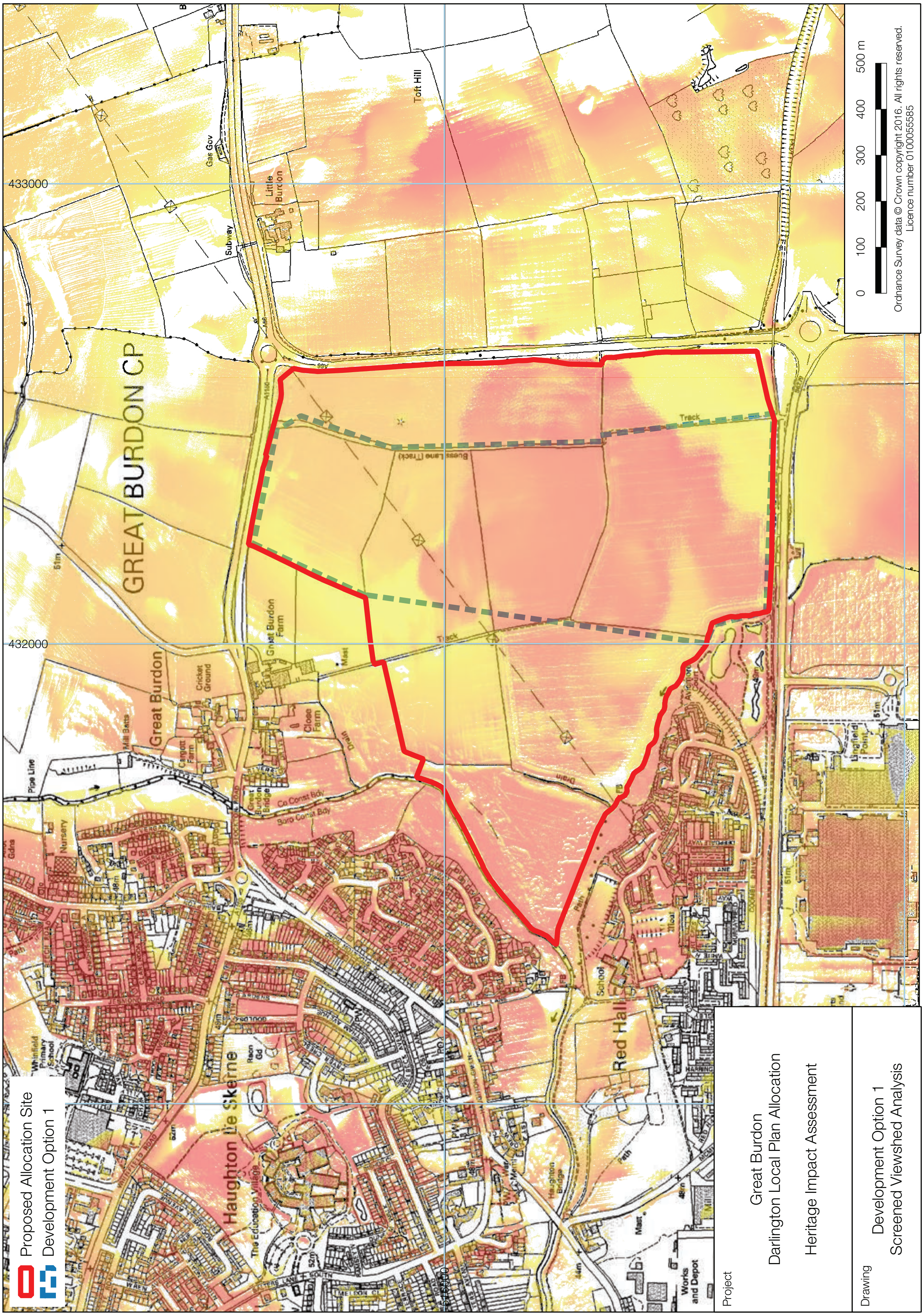
5.10 Identified Constraints and Opportunities

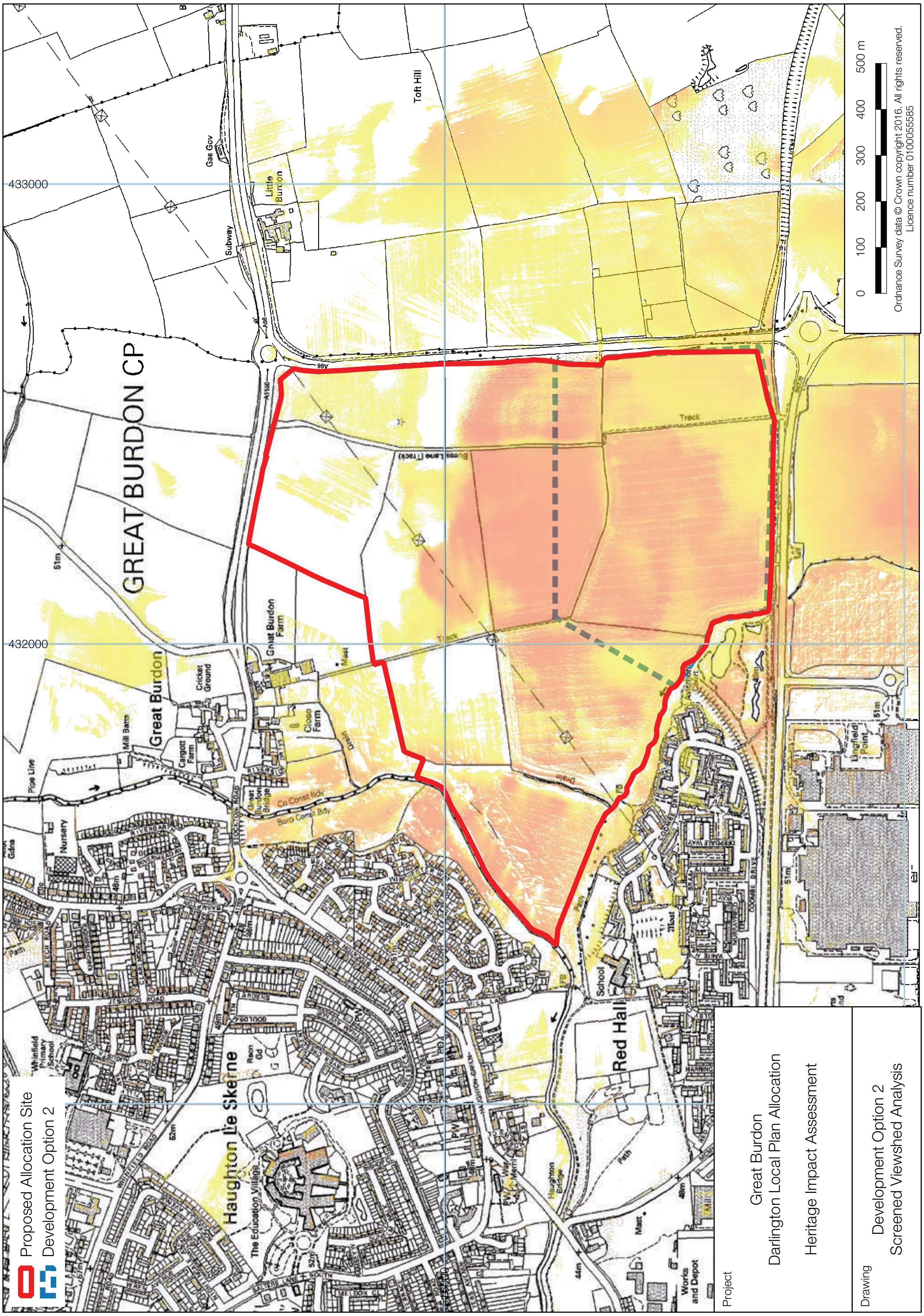
Understanding the opportunities for change, as well as the constraints presented by any site or group of historic structures, is central to the successful integration of that change with the particular values and interests of the surrounding historic environment. Constraints are most often represented 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.

5.10.1 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 elevated area of Burdon Hill, given its prominence within an otherwise low-lying landscape, is a problematic area for development and should be avoided. Introducing built form at such an elevation would detract from the overall rural setting of the surrounding assets. Building to the north and west of the hill would also impact on the rural setting and views from the listed Great Burdon Farm and listed buildings at the east edge of Great Burdon village. Development would therefore be better suited in the south/south-east of the site, for which Burdon Hill would serve as a natural topographic screen when viewed from within the assets to the north and west.


Proposed Allocation Site
Development Option 1
Project
Great Burdon
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
Development Option 1
Screened Viewshed Analysis
0 100 200 300 400 500 m
Ordnance Survey data © Crown copyright 2016. All rights reserved.
Licence number 0100055585
GREAT BURDON CP
Great Burdon
Haughton Le Skerne
Red Hall
433000
432000
Little Burdon
Great Burdon Farm
Close Farm
Toft Hill
Track
A66


Proposed Allocation Site
Development Option 2
GREAT BURDON CP
Great Burdon
Great Burdon Farm
Little Burdon
Toft Hill
Cricket Ground
Close Farm
Haughton Le Skerne
Red Hall
School
433000
432000
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Project
Great Burdon
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
Development Option 2
Screened Viewshed Analysis

Constraints
The isolated rural landscape setting of the scheduled World War II Decoy Shelter (NHLE 1020759), 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 should consider the potential for remains pertaining to the scheduled decoy shelter, particularly the location of the decoy fires and their safety enclosures, to survive within the site.
The development should consider that the results of a previous geophysical survey within the site (E65349; Villis 2014) detected a series of anomalies of potential archaeological interest which will likely require some form of mitigation.

Table 5.6 Summary of historic environment constraints

5.10.2 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 improve public access to the scheduled World War II Decoy Shelter (NHLE 1020759) and introduce some form of interpretation allowing the site to realise its potential for strong communal and historical (illustrative) value. Improvements to accessibility and interpretation would consequently result in a positive impact upon the experience of the site and therefore, its significance.
Similarly, although any development will inevitably infringe upon the site's present rural setting, there is an opportunity to improve public access and interpretation of the Stockton and Darlington Railway Heritage Action Zone (HAZ). Doing so would help support the long-term recognition and conservation of the railway as a world-class heritage attraction and therefore fulfil the criteria outlined within the HAZ delivery plan.

Table 5.7 Summary of opportunities to maximise enhancement and avoid harm

5.11 Conclusion

Considering the above constraints, it is recommended that there should be no development on or immediately around Burdon Hill, within the vicinity of the scheduled World War II Decoy Shelter, and the fields to the west bounded by the River Skerne. Historic field boundaries as identified above should, where possible, be maintained. It is considered that the southern part of the site to the south-east of Burdon Hill is the most suitable area for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the cluster of listed buildings in Great Burdon, including Great Burdon Farm, as well as the Haughton-le-Skerne Conservation Area and listed buildings within, thereby preserving their significance. Development within this area between the historic line of the Stockton and Darlington Railway to the south and the scheduled World War II Decoy Shelter to the north would provide the opportunity to enhance both accessibility and interpretation of these sites.

It is considered that the proposed allocation is sound and meets the tests outlined in NPPF ('positively prepared; justified; effective; and consistent with national policy'), 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 Scheduled World War II Decoy Shelter (NHLE 1020759) 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 shelter 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 location of the World War II decoy fires and safety enclosures associated with the decoy shelter is not known but may fall within the boundary of the allocation site. As such, any proposed development will need to consider an appropriate programme of archaeological evaluation and monitoring during

groundworks to ensure their locations, if present, are identified and recorded.

- Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation/mitigation to determine the presence and level of survival of those features identified during the 2014 geophysical survey (E65349; Villis 2014) and ensure they are suitably investigated and recorded prior to development.
- Any development is encouraged to incorporate the historic route of the Stockton and Darlington Railway, now a public footpath, bounding the site to the south. By providing improved access and interpretation, such as signage and information boards, development within this area would contribute to the long-term goals of the S&DR Heritage Action Zone (HAZ) delivery plan. By making the site more accessible and well-known, development could help establish the railway as a major heritage tourism attraction, thereby contributing to the regeneration and economic growth of the local area.
- It is considered that development is inappropriate on or immediately around Burdon Hill, within the vicinity of the scheduled World War II Decoy Shelter, and the fields to the west bounded by the River Skerne due to the setting impacts on the surrounding listed buildings. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).
- Historic field boundaries as identified above should, where possible, be maintained.
- It is considered that the southern part of the site to the south-east of Burdon Hill is the most suitable area for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the cluster of listed buildings in Great Burdon, including Great Burdon Farm, as well as the Haughton-le-Skerne Conservation Area and listed buildings within, thereby preserving their significance. Development within this area between the historic line of the Stockton and Darlington Railway to the south and the scheduled World War II Decoy Shelter to the north would provide the opportunity to enhance both accessibility and interpretation of these sites.

6. Ingenium Parc (Site Ref: 356)

6.1 Introduction

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Ingenium Parc 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 Ingenium Parc, 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. IP001) and are listed below in Table 6.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

6.2 Site Location and Description

The proposed allocation site comprising 40.8 ha is a greenfield site located to the south-east of Darlington centred at NGR NZ 31369 13328. It is bounded by the railway line to the south, the Cummins Engine Factory complex to the north, an industrial estate to the east and Salters Lane to the west.

6.3 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.

6.4 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.

6.5 Summary of Methodology

6.5.1 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: • Evidential • Historical • Aesthetic • Communal
NPPF (MCHLG 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': • 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: • 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 6.1 Criteria for assessment of significance

6.5.2 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.

6.5.3 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.

6.5.4 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.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

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.

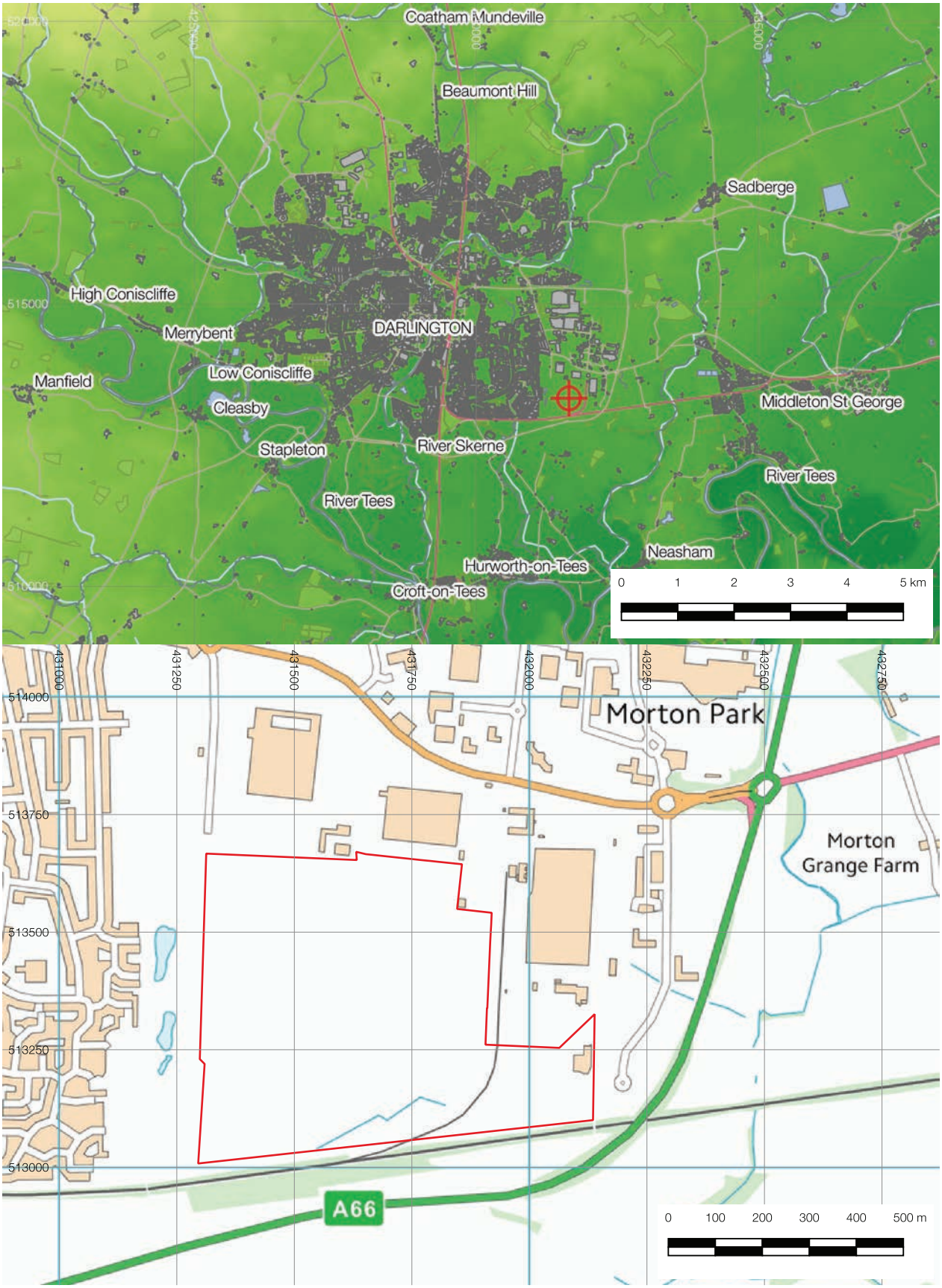


Figure 6.1 Location and extent of the Ingenium Parc proposed allocation site

6.6 Assessment of Significance

Outlined below are the results of desk-based research and a site visit undertaken on 8th May 2019 in overcast 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.

6.6.1 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 development area sits partly on calcareous mudstone of the Roxby Formation and partly on dolomitic limestone of the Seaham 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 till deposits (*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'.

6.6.2 Heritage Assets within the Allocation Area

6.6.2.1 Designated

There are no designated heritage assets recorded within the proposed allocation site; however, the Grade II* listed Security Fence at the Cummins Engine Factory (NHLE 1335834) bounds its northern and part of its eastern extent.

6.6.2.2 Non-Designated

There are two records within the HER relating to historical/archaeological sites or findspots within the proposed allocation site. The first of these is a linear feature (H624) running east-west, turning south at a right angle at its eastern extent, identified during a topographic survey of Darlington undertaken in the 1970s (Clack and Pearson 1978).

The second, and considerably more significant, is the site of a possibly prehistoric settlement in the south of the allocation area, identified during a series of geophysical surveys (E62879) and two phases of evaluation trenching (E64695 and E64697). The assemblage of finds including pottery, animal bone and other artefacts uncovered during the first phase of trenching (E64695), combined with the earthwork features including ring-ditches, pits, post-holes and possible hearths identified during an earlier geophysical survey, are characteristic of activity dating from the Bronze Age to the Roman period (Archaeological Services Durham University 2018, 16).

6.6.3 Heritage Assets in Wider Study Area

6.6.3.1 Designated

Beyond the proposed allocation site but within the wider 1 km study area there are three Grade II* listed buildings. These form part of the Cummins Engine Factory complex and include:

- The Cummins Engine Factory Including Chimney (NHLE 1185948)
- Kerbstones Surrounding Pool in Front of Cummins Engine Factory (NHLE 1299427)
- Security Fence at Cummins Engine Factory (NHLE 1335834)

The former engine factory was constructed in 1964-65, designed by Kevin Roche, John Dinkeloo and Associates featuring a flat roof, floor-to-ceiling glazing and a tall rectangular chimney on the front elevation (Historic England 2019). Cummins, an American engine manufacturer based in Indiana who specialised in diesel engines, decided to expand their UK operations following the success of their existing engine plant in Lanarkshire supplying engines for the rail industry (Humble 2015, 1). Darlington was chosen due to its thriving rail infrastructure, providing easy access for transport (Cruikshank 1997, 232).

The building itself was designed to be a sympathetic environment both inside and out, allowing as much light and air into the building as possible for the benefit of the workers. Considerable thought was put into designing a landscape that afforded prominent views of the innovative exterior, the wide areas of glazing and the overall profile of the building, as well as to guarantee uninterrupted views from as much of the building as possible for those inside (Rosie 1969, 31-34). From a social perspective, this ensured that no employee had better views from their workspace than any of their colleagues.

The architectural style, in particular the use of exposed Cor-ten steel designed to fade into a sympathetic chocolate brown colour and the use of neoprene gaskets on the large windows to maximise light, were two industry firsts in Britain, resulting from the priority of the aesthetics of the building above all other considerations (Rosie 1969, 34). The profile of the building was designed to fade into a brown haze when viewed from across the fields, allowing the structure to become 'a substantial and attractive addition to the local environment' rather than something 'lurking shamefacedly on the outskirts of town' (*ibid*., 31-34).

An integral part of this designed landscape is the rectangular pool surrounded by large concrete kerbstones (NHLE 1299427) at the north of the site, which is clearly visible from both the main road and from inside the factory. Finally, the security fence surrounding the factory (NHLE 1335834) also forms part of the landscape designed by Dan Kiley (Historic England, 2019). Constructed in Cor-ten steel, the fence is concealed within a ha-ha, to ensure as little obstruction to and from the site as possible, demonstrating the architect's commitment to preserving an uninterrupted open space around the site.

As a group, these component assets of the Cummins Engine Factory represent an example of innovative 1960s factory design that placed fundamental importance on the experience of both the worker inside the factory and the casual observer passing the site in the surrounding area. Considerable measures were taken to ensure that the designed landscape around the factories would maximise views to and from the site, and architectural innovations were deployed in the building itself to achieve this. Although the once open landscape setting has been considerably altered since the 1960s, elements of its designed landscape are still discernible, particularly in the form of planted treelines and the preserved line of the boundary fence.

6.6.3.2 Non-Designated

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 18 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 the site of a linear feature (H622) and rectilinear enclosure (H623) to the immediate north-west of the proposed allocation site.

It should also be noted that there is a rich archaeological landscape in the area surrounding the proposed allocation site, particularly to the east centred around Maidendale and Morton Palms, with earthwork features and settlement sites recorded within the HER dating to the medieval, Romano-British and possibly Iron Age periods.

6.6.4 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 development site. Information gleaned from this mapping does not show the site in any great detail until Christopher Greenwood's map of County Durham in 1820, which shows the proposed allocation site as undeveloped, most likely used as farmland associated with nearby farms including Maiden Dale, High Firth Moor and Low Firth Moor farms. The site remained undeveloped, as shown on the tithe mapping for the townships of Neasham (IR 29/11/186), Haughton-le-Skerne (IR 29/11/123) and Morton Palms (IR 29/11/181), comprising primarily arable and grass fields.

Figure 6.2 Cummins Engine Factory building

Figure 6.3 Cummins Engine Factory building, note extensive glazing

Figure 6.4 Cummins Engine Factory building, note chimney

Figure 6.5 Cummins Engine Factory fencing

By the time of the 1st edition Ordnance Survey map, the fields within the proposed allocation site have been divided into small fields with irregular boundaries, likely resulting from piecemeal enclosure. There is also an unlabelled path running north-south along its western extent. The 1899 OS map shows some changes, most notably a railway line running east-west along the southern boundary of the allocation site, part of the Darlington and Saltburn Branch Railway. The previously unnamed path to the west is now labelled as Salter's Lane bridleway, and there is also a public footpath running along the south-west corner of the site, both of which are still present today.

There are no significant changes shown, apart from alterations to previously noted field boundaries, until the 1971 Ordnance Survey map, at which point the substantial urban expansion of Darlington is visible, especially to the west of the site. In the north-west corner of the allocation site, there is a football ground labelled. A drain and row of terraced cottages labelled 'Maidendale cottages' are also visible to the south of the site. Most notably, however, is the site of the Cummins Engine Factory building and associated infrastructure to the immediate north of the allocation site, which was constructed in the 1960s. By the 1982 Ordnance Survey map, High Firth Moor Farm, which was situated to the south-west of the allocation site since at least the early 19th century, has been demolished. On the 1991 Ordnance Survey map, the football ground and Maidendale cottages are no longer visible and have been demolished. This remains the case until the present day.

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
1611	John Speed	Speed's Map of County Durham
1768	Andrew Armstrong	Armstrong's Map of County Durham
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1820	Christopher Greenwood	Greenwood's Map of Durham
1838	IR 29/11/186	Tithe apportionment for township of Neasham
1838	IR 29/11/123	Tithe apportionment for township of Haughton-le-Skerne
1838	IR 29/11/181	Tithe apportionment for township of Morton Palms
1858	1st Edition Ordnance Survey	
1899	Ordnance Survey	
1912	Ordnance Survey	
1923	Ordnance Survey	
1938	Ordnance Survey	
1954	Ordnance Survey	
1971	Ordnance Survey	
1982	Ordnance Survey	
1991	Ordnance Survey	

Table 6.2 Historical mapping consulted

6.6.5 Review of LiDAR Coverage

A review of freely available LiDAR data (Environment Agency 2019) was undertaken, which has identified a series of both east-west and north-south ridge and furrow ploughing, particularly in the south-east corner of the site, as well as evidence for historic field boundaries.

6.6.6 Aerial Photography

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

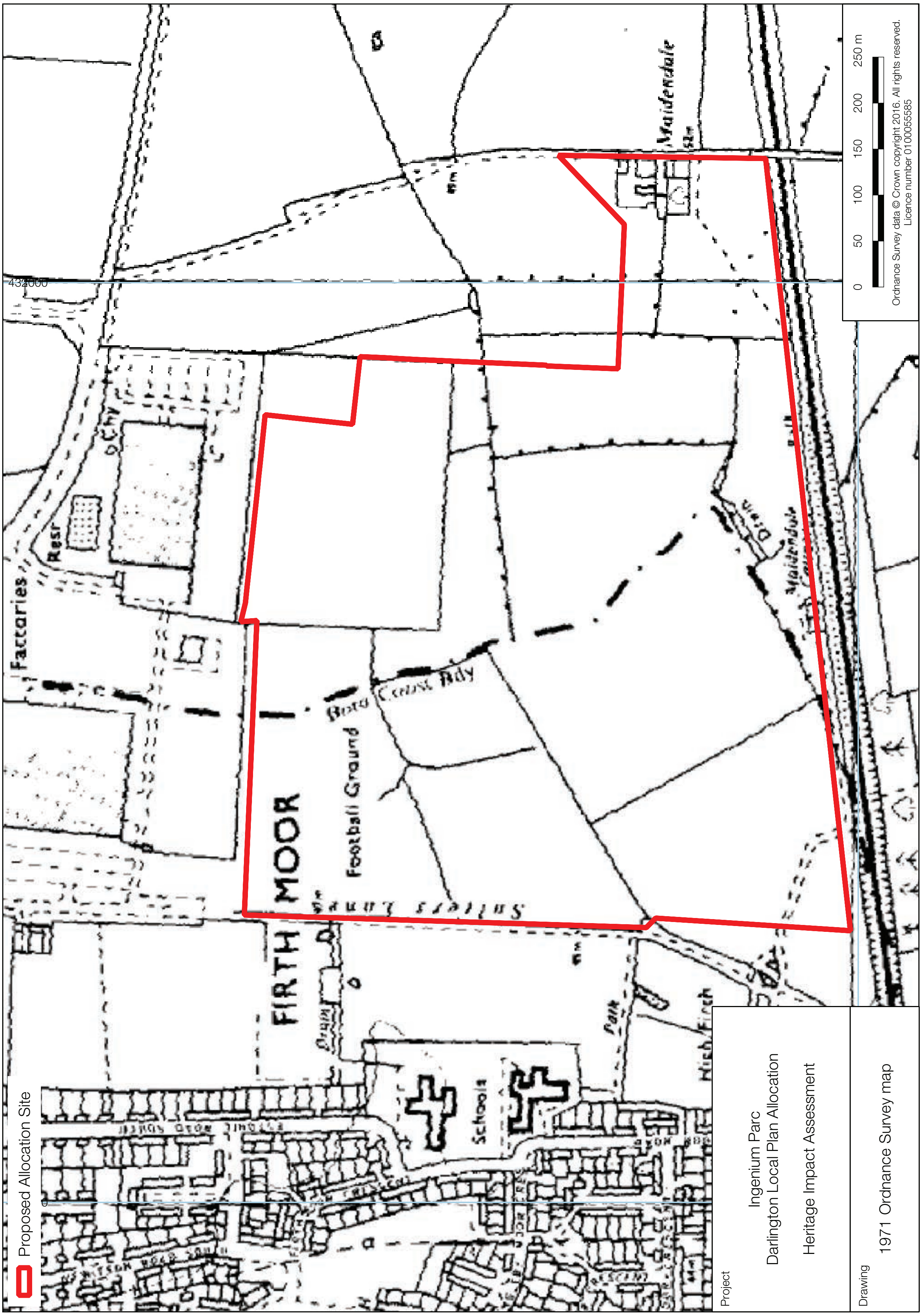
6.6.7 Historic Landscape Characterisation

The proposed allocation site of Ingenium Parc is characterised by Durham County Council's Historic Landscape Characterisation (HLC) classification as a combination of industrial (HLC ID: 11877), enclosed land (HLC ID: 11707), recreational and ornamental/urban green space (HLC ID: 11885) and post-medieval rural farmstead settlement centred on the site of Maidendale Farm, which has been truncated by later development (HLC ID: 11711).

6.6.8 Previous Work

There is a total of 24 records within the HER relating to previous archaeological projects or events within the 1 km study area, 14 of which fall within the proposed allocation site; however, several of these relate to a single larger piece of work. The most pertinent of these in terms of proximity are:

Figure 6.6 1858 Ordnance Survey mapping showing proposed allocation site


Proposed Allocation Site
Project
Ingenium Parc
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
1971 Ordnance Survey map
0 50 100 150 200 250 m
Ordnance Survey data © Crown copyright 2016. All rights reserved.
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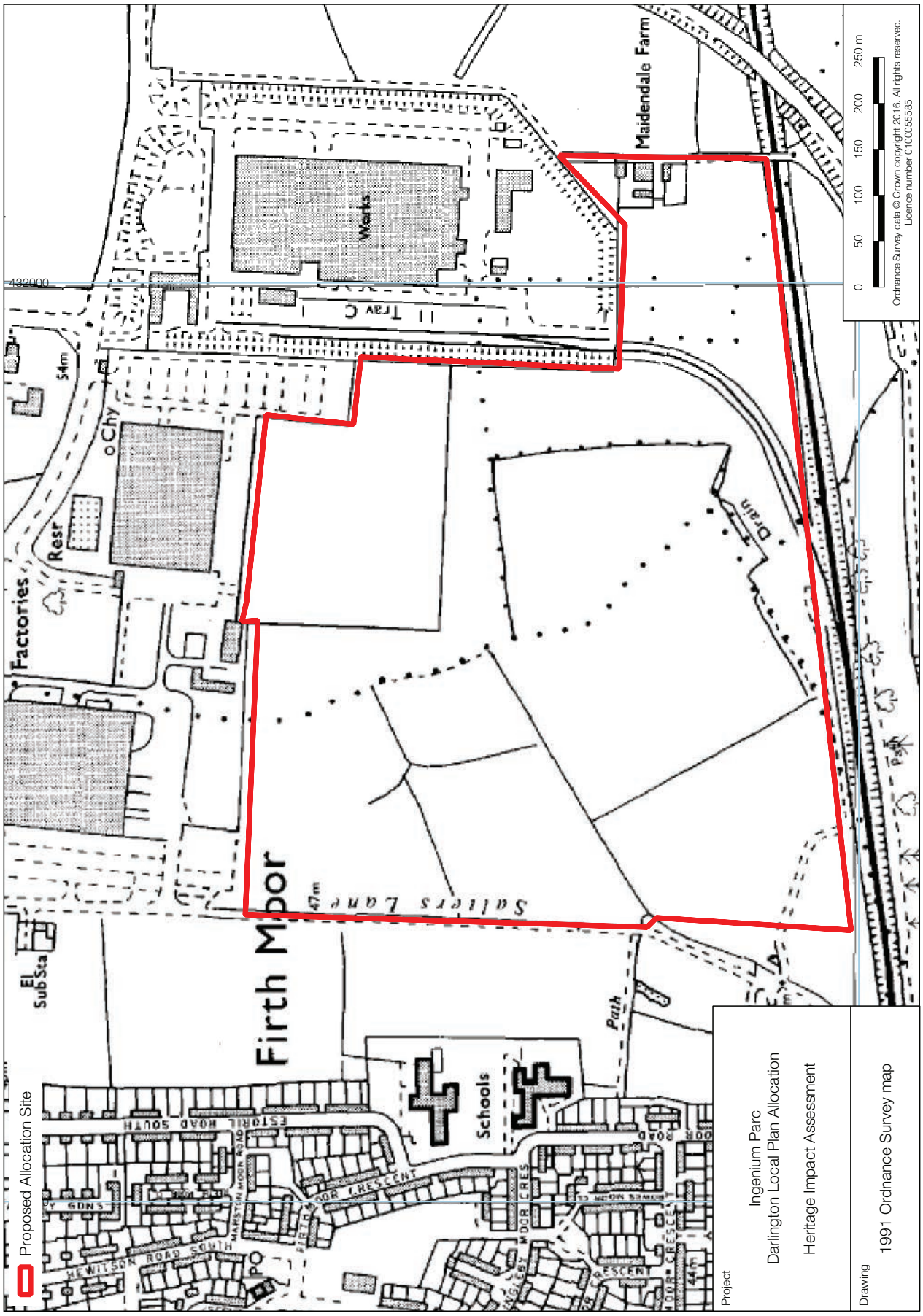
FIRTH MOOR
Football Ground
Schools
Factories
Resr
Maidendale
Drain
Boro Const Bdy
High Firth
Park

SOLSTICE


Proposed Allocation Site
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Heritage Impact Assessment
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1991 Ordnance Survey map
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PRN	Name	Description
E62506 E62877 E62878 E62880 E62882 E62883 E62884 E62876 E62879 E62881	Geophysical survey of Areas 1-10 at Ingenium Parc, Firth Moor, Darlington 2016	A detailed magnetometry survey was undertaken in 2016 across the proposed allocation site. Several features were recorded, including ring-ditches and other associated features of prehistoric or Romano-British date, as well as ridge and furrow cultivation, areas of disturbed ground with industrial waste infills and modern agricultural and industrial features.
E64695	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 1) 2017	The first phase of evaluation within the site comprising a total of 23 excavated trenches confirmed the location of various archaeological features identified by the previous geophysics works, including the possible site of a Bronze Age or Romano-British settlement.
E64697	Evaluation at Ingenium Parc, Firth Moor, Darlington (Phase 2) 2018	A second phase of evaluation was carried out; however, aside from a previously identified area of made ground, no other archaeological remains were encountered.

Table 6.3 Previous archaeological events within 1 km of the proposed allocation site

Most recently, an archaeological evaluation was undertaken in April 2019, comprising the excavation and recording of 49 trial trenches within the south-west (Area A) and south-east (Area C) corners of the proposed allocation site (Archaeological Services Durham University 2019, 1). Several deposits including ditches, pits, postholes and other features likely relating to later prehistoric settlement activity were encountered in the southern part of Area A with further evidence for Iron Age or Romano-British activity, including pits and gullies, encountered in the eastern part of Area C (*ibid*.). The report concludes with recommendations for a further programme of archaeological excavation in the southern part of Area A and eastern part of Area C (Archaeological Services Durham University 2019, 1).

6.7 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 Cummins Building, Kerbstones, and Fencing NHLE 1335834 NHLE 1185948 NHLE 1299427	Setting: The assets associated with the Cummins Engine Factory derive an important contribution to their significance from the designed landscape setting, which affords prominent views of the exterior as well as uninterrupted views from within the factory. Evidential: Given the relatively modern nature of the asset, it is not considered to hold potential for any meaningful evidential value. Historical: The historical associative value lies within its association not only to the Cummins engine manufactory, but also to the notable architects who designed it, Kevin Roche and John Dinkeloo. Aesthetic: The site, particularly the main engine factory building, holds strong aesthetic value as a contributor to its significance in the form of its conscious design. Similar to the historical associative value, its link to the two notable architects involved in the development also holds associative value. Communal: It is considered that the Cummins engine factory buildings hold inherent communal value in having consciously designed an innovative environment for the benefit of all factory workers, irrespective of rank or social class.	Although the engine factory building and kerbstones are situated outside the proposed allocation area, the fencing bounds the northern and eastern extents of the allocation site. There is, therefore, some limited potential for physical impacts to the earthworks relating to the fencing (as opposed to the fencing itself) should the proposed development extend up to this boundary.	Considering that the Cummins Engine Factory derives such an important element of its significance from its designed landscape setting, infilling this setting—particularly the north-east corner of the allocation site—with prominent or dense development has a high potential to detract from its significance, further divorcing it from its original intended design.
Possible Bronze Age/Romano-British settlement site	The site of a possible Bronze Age or Romano-British settlement within the proposed allocation area contains inherent considerable evidential value considering the potential for surviving remains to yield evidence about late prehistoric and early Roman settlements in County Durham.	Given the previously encountered evidence for archaeological remains pertaining to an early settlement site to survive within the site, there is high potential for those surviving remains to be impacted as a result of groundworks associated with any new development, which would result in a negative impact upon their significance.	Infilling the area immediately around the postulated settlement site 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 as a result of development

Table 6.4 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

6.8 Assessment of Visual Impact

A hypothetical exercise has been undertaken as part of this assessment to illustrate the differential effects on visual setting of placing development within different parts of the allocation site. This has been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

One of the main elements assessed was visibility from the south-facing façade of the Cummins Engine Factory building looking into the site which, due to treelines and topography, is possible but views are limited. From this, two areas were identified as having the least amount of potential visual impact as a result of development. These include the north-west corner of the site and the south/south-west area of the site, the latter of which is slightly better screened both generally and from the Cummins building. It is therefore considered that, from a historic environment perspective, the area to the south and west of the site are more suited to development.

6.9 Assessment of Potential Cumulative Impact

The proposed allocation site of Ingenium Parc is situated adjacent to the permitted development for a storage and distribution centre at Morton Palms to the east (19/00050/NMA). Despite this close proximity, the cumulative effects of development at Ingenium Parc and Morton Park are considered to be minimal, due to the density of existing industrial development between them at Morton Park which precludes any meaningful degree of intervisibility.

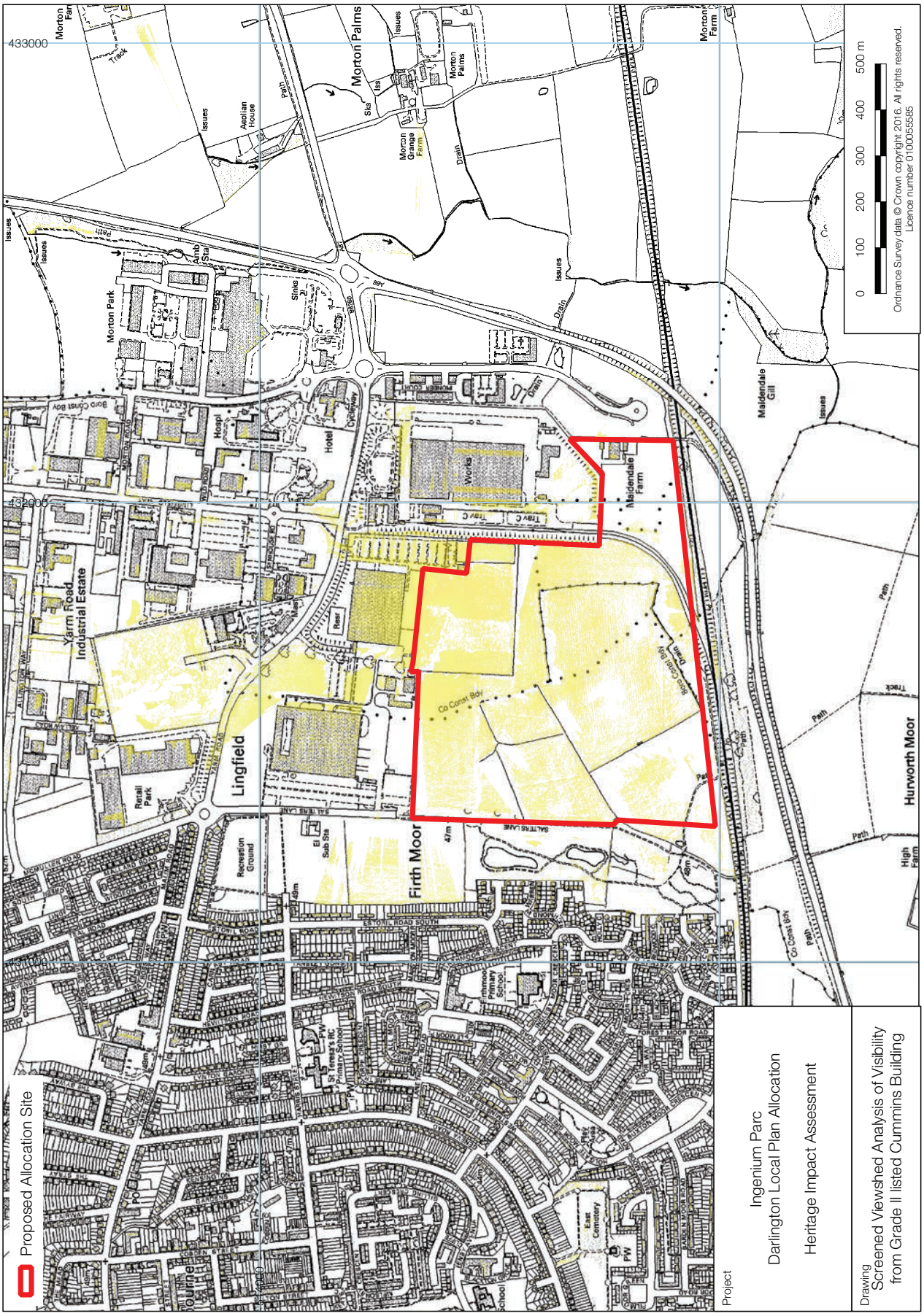
6.10 Identified Constraints and Opportunities

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.

6.10.1 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 area to the immediate south of the Cummins building (north-eastern extent of the proposed allocation site) is a problematic area for development and should be avoided. Introducing built form in such close proximity to the Grade II* listed assets would detract from their overall designed landscape setting and the designed views from within the factory. Development would therefore be better suited to the south/south-west of the site, for which the intervening topography and planting would preclude any meaningful views and therefore preserve this element of the Cummins Engine Factory's significance.
The development should consider the potential for remains pertaining to the possible Bronze Age or Romano-British settlement site, previously identified through geophysical survey and targeted evaluation.


Proposed Allocation Site
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Ingenium Parc
Darlington Local Plan Allocation
Heritage Impact Assessment
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Screened Viewshed Analysis of Visibility from Grade II listed Cummins Building
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Ordnance Survey data © Crown copyright 2016. All rights reserved. Licence number 0100055585
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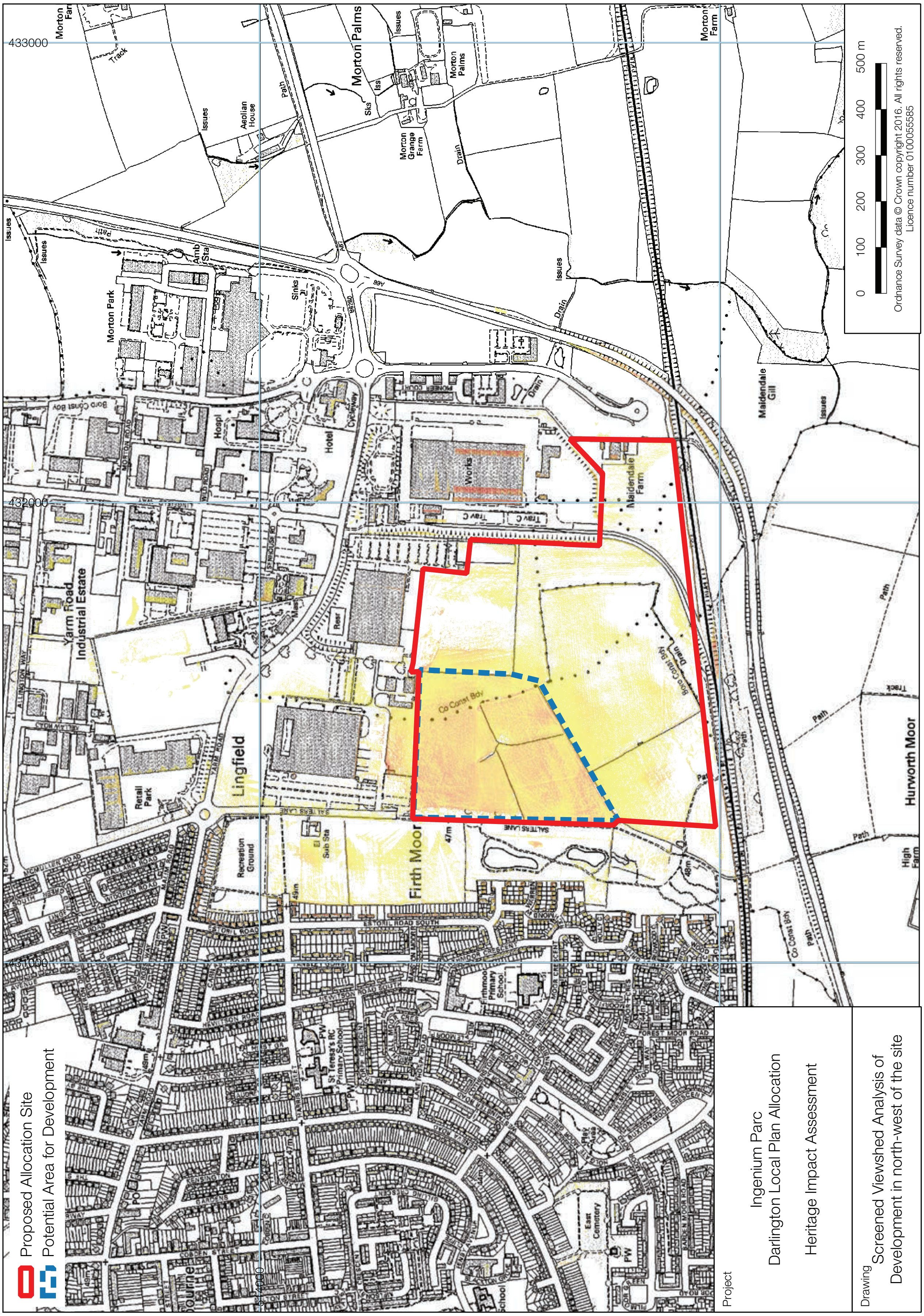
432000
Lingfield
Firth Moor
Hurworth Moor
Morton Palms
Morton Park
Maidendale Gill
Maidendale Farm
Yarm Road Industrial Estate
Retail Park
Works
Hotel
Morton Grange Farm
Aeolian House


Proposed Allocation Site
Potential Area for Development
Project
Ingenium Parc
Darlington Local Plan Allocation
Heritage Impact Assessment
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Screened Viewshed Analysis of Development in north-west of the site
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Ordnance Survey data © Crown copyright 2016. All rights reserved.
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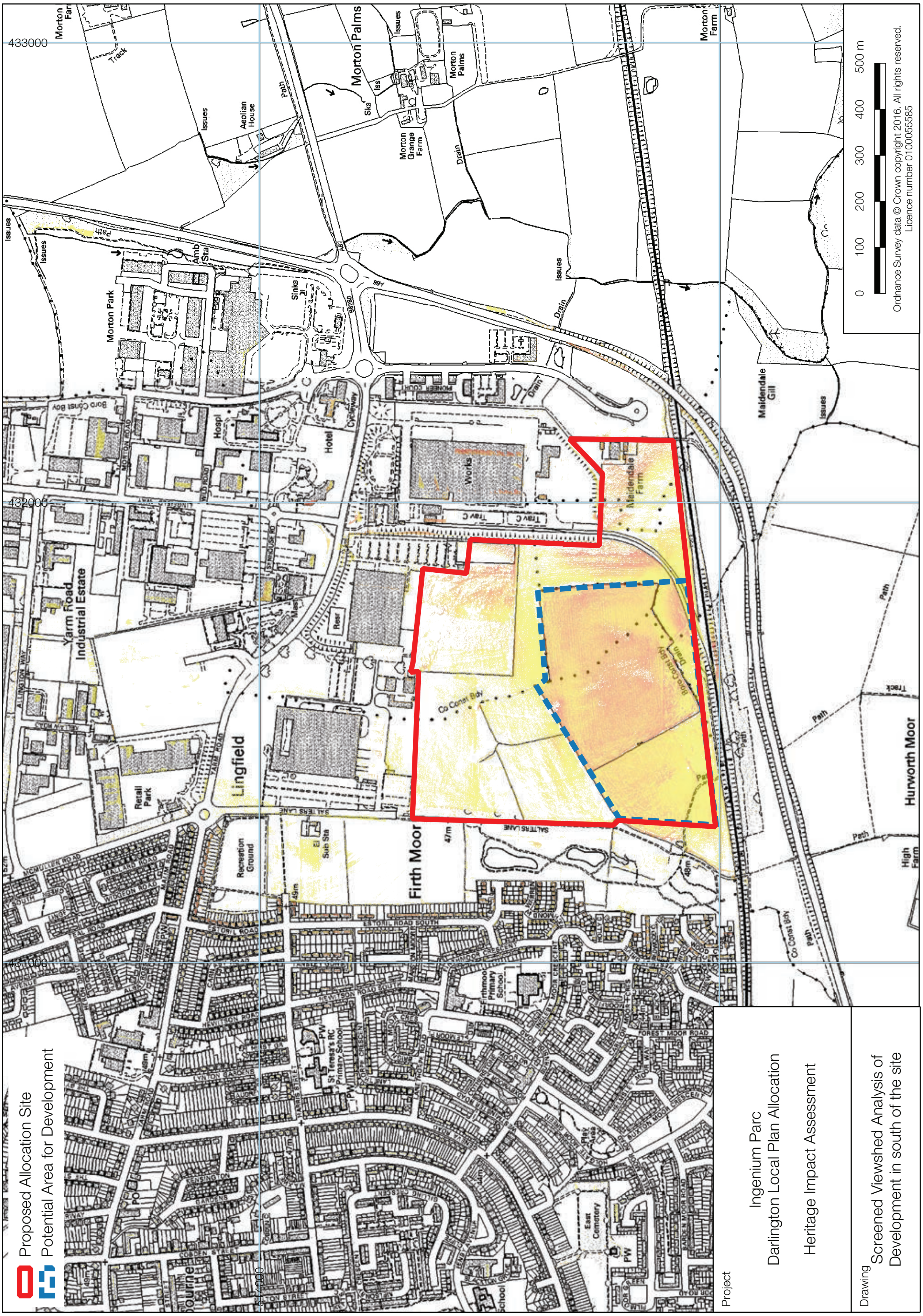
Morton Palms
Morton Park
Morton Grange Farm
Aeolian House
Maidendale Farm
Maidendale Gill
Morton Farm
Works
Hotel
Hospl
Yarm Road Industrial Estate
Lingfield
Retail Park
Recreation Ground
Firth Moor
Hurworth Moor
High Farm
Co Const Bdy
Salters Lane
Estoril Road South
Forest Moor Road
East Cemetery
Firthmoor Primary School
St Teresa's RC Primary School


Proposed Allocation Site
Potential Area for Development
Project
Ingenium Parc
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
Screened Viewshed Analysis of Development in south of the site
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Ordnance Survey data © Crown copyright 2016. All rights reserved.
Licence number 0100055585
Morton Palms
Hurworth Moor
Firth Moor
Lingfield
Yarm Road Industrial Estate
Morton Park
Maidendale Farm
Works
433000
432000
431000

Constraints
The development should consider the results of the most recent archaeological evaluation undertaken in April 2019, which has identified further evidence relating to later prehistoric settlement activity in the south-west and south-east corners of the proposed allocation area (Archaeological Services Durham University 2019, 1). A further programme of archaeological investigation within these areas is likely to be required in advance of any development.

Table 6.5 Summary of historic environment constraints

6.10.2 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 preserve and enhance the original designed landscape setting of the designated Cummins Engine Factory by retaining and adding to the planting, which would further screen views into the proposed allocation site.
There is also an opportunity to take design cues from the innovative landscape architecture of the Cummins Building, creating a sympathetic addition to the wider landscape setting.

Table 6.6 Summary of opportunities to maximise enhancement and avoid harm

6.11 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 development is inappropriate to the immediate south of the Grade II* listed Cummins Engine Factory buildings due to the strong potential for a negative impact upon its original designed landscape setting. As per paragraph 194 of the NPPF, 'any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification' which outweighs the scale of harm (MHCLG 2019, 55).
- Further to the above, there is an opportunity for the development to preserve and enhance the designed landscape of the Cummins Engine Factory complex at its northern extent by retaining and adding to the existing planting, thereby providing further attractive screening from any subsequent development.
- Historic field boundaries as identified above should, where possible, be maintained.
- It is considered that the southern and western parts of the site are the most suitable areas for development. The introduction of appropriately designed and scaled built form in this part of the site would preclude any meaningful views from the listed buildings associated with the Cummins Engine Factory.
- Any proposed development will need to consider an appropriate programme of targeted archaeological evaluation and mitigation to determine the presence and level of survival of those features identified, particularly in the southern part of the allocation area, and ensure they are suitably investigated and recorded prior to development.
- Considering that the area most suitable for development from a setting perspective also holds the strongest archaeological potential relating to a possible Bronze Age/Romano-British settlement site, a balanced judgement of the potential physical and setting impacts will be required in choosing where to situate any future development.

7. Skerningham (Site Ref: 251)

7.1 Introduction

This Heritage Impact Assessment (HIA) has been commissioned by Darlington Borough Council to assess the suitability of the proposed allocation site of Skerningham 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 Skerningham, 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 7.3. A full gazetteer of designated and non-designated heritage assets as well as previous archaeological events can be found in the appendices.

7.2 Site Location and Description

The proposed allocation site, encompassing a total area of 492.5 ha, is a greenfield site located to the north-east of Darlington centred at NGR NZ 30939 17926. The site is bounded by the River Skerne and Barmpton village to the north, residential development at Whinfield/Harrowgate Hill and the A66 to the south, hedgerows and arable fields to the east, and residential development off the A167 at Beaumont Hill to the west.

7.3 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.

7.4 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.

7.5 Summary of Methodology

7.5.1 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: • Evidential • Historical • Aesthetic • Communal
NPPF (MCHLG 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': • 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: • 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 7.1 Criteria for assessment of significance

7.5.2 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.

7.5.3 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.

7.5.4 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.

Preliminary assessment of potential impacts to the setting of the heritage assets was also undertaken through production of Zones of Theoretical Visibility (ZTVs) within a GIS environment. A Digital Terrain Model (DTM) was created using Environment Agency 1m LiDAR data for a buffer around the proposed allocation site. A composite ZTV was then created based on a grid of equally spaced points across different parts of the proposed allocation site set at an estimated 6 m height. Such an approach allows for the generation of a graded ZTV that can be intuitively displayed with a colour ramp to show the percentage area of a putative development within the proposed allocation site likely to be visible from any given point. As it is derived from contour data alone, the initial ZTV produced for this assessment assumed that there were no intervening obstacles to a site, such as tree cover or existing buildings. To stand in comparison to this, a second ZTV has also been compiled, based on Digital Surface Model (DSM) LiDAR data incorporating all extant buildings. This was augmented by the addition of tree cover derived from OS Opendata mapping and given an average height value of 9 m. The use of ZTVs is a first stage and not intended to be definitive given that they are a form of desk-based abstraction. Nevertheless, field observation as part of previous projects has demonstrated that composite ZTVs are, in the majority of cases, an accurate predictor of intervisibility.

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.

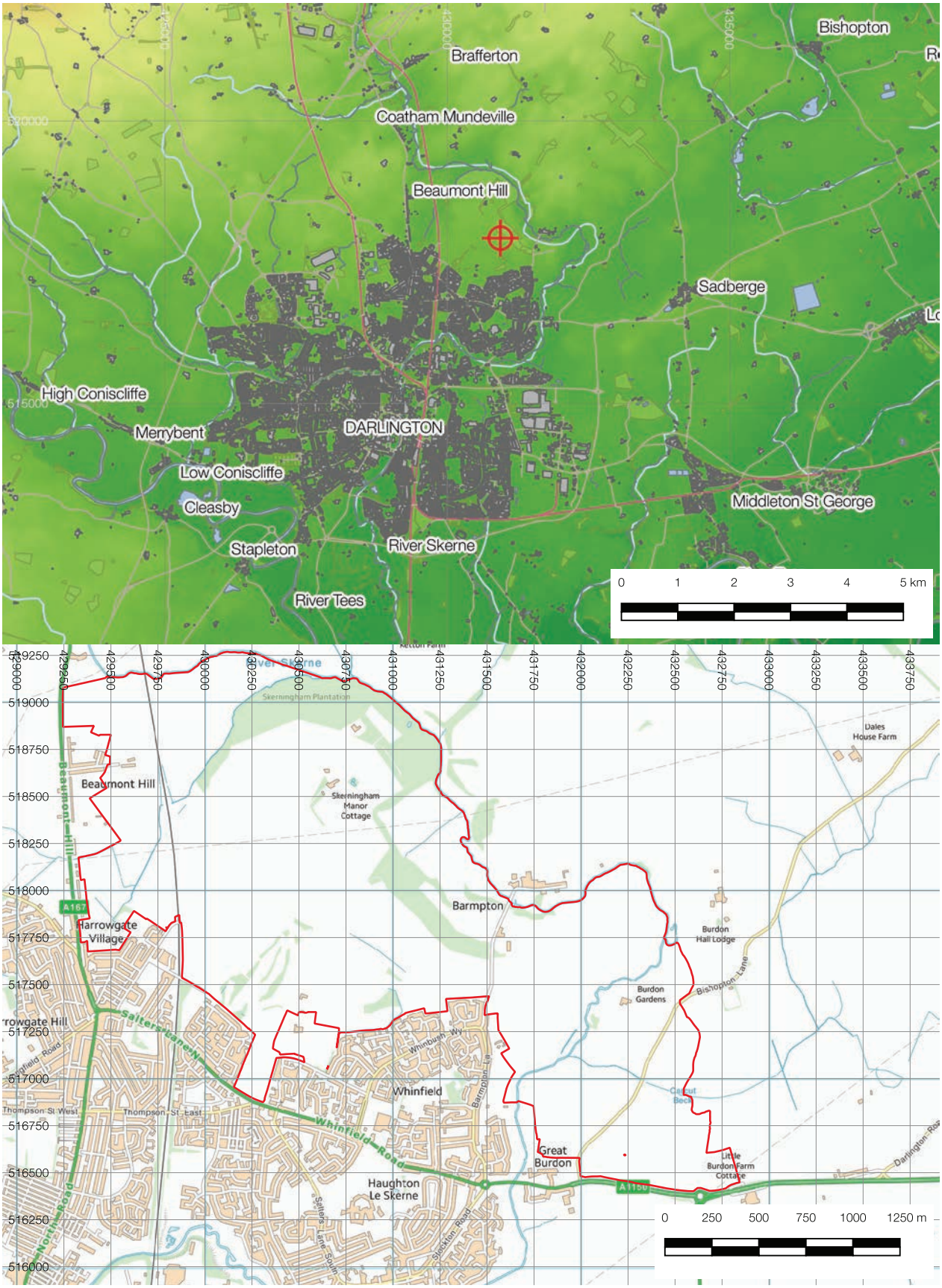


Figure 7.1 Location and extent of the Skerningham proposed allocation site

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 7.2 Skerningham Manor, facing north-east

Figure 7.3 Skerningham Manor, note screening from treeline

Figure 7.4 Skerningham Manor, facing north from bottom of approach

Figure 7.5 Low Skerningham, looking north-east

7.6 Assessment of Significance

Outlined below are the results of desk-based research and a series of site visits undertaken on 12th April and 23rd 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.

7.6.1 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 development area sits on a combination of calcareous mudstone of the Roxby Formation and Edlington Formation, as well as dolomitic limestone of the Seaham 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 till deposits, as well as smaller areas of lacustrine deposits (clay and silt), glaciofluvial deposits (sand and gravel), 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'.

7.6.2 Heritage Assets within the Allocation Area

7.6.2.1 Designated

There are two designed heritage assets within the proposed allocation area, including Skerningham Farmhouse (NHLE 1185895), also referred to as Skerningham Manor, and Low Skerningham (NHLE 1299482), both listed at Grade II.

Skerningham Manor (NHLE 1185895)

Skerningham Manor is a large, two-storey 18th-century farmhouse constructed in English brick bond featuring four bays, a steeply pitched pantile roof and large brick chimney stacks. It forms part of a larger farmstead including several outbuildings, although the majority of these are modern in date and hold no historical or architectural interest. It was once the home of the famed 18th-century cattle breeder, Charles Colling, one of the first scientific breeders of shorthorn cattle (Historic England 2019).

The house is situated on an elevated position overlooking the surrounding landscape and was clearly built with the original design intention of having open views from its principal façade facing south. This view, however, only extends as far as the thick treeline of the Skerningham Plantation *c*. 430 m to the south of the farmhouse, blocking any longer views to the south and east. Given its prominent position, views to the west are also possible; however, these are mostly screened by a line of mature trees along the western boundary of the farm.

Low Skerningham (NHLE 1299482)

Low Skerningham comprises a series of late 18th- and early 19th-century buildings including two cottages, both with a wash house, stable and privy (Historic England 2019). Both cottages have steeply pitched pantiled roofs with brick chimney stacks and painted brick walls. A two-bay cart shed is also present, but it is in a ruinous condition. As the name suggests, Low Skerningham almost blends within the landscape, nestled in a low-lying area. Closer inspection of the buildings was not possible due to lack of access via a blocked public right of way (PROW); however, due to its low elevation and topographical screening, there are limited views into the surrounding landscape of the proposed allocation site.

Figure 7.6 World War II pillbox, looking north-east along public footpath

Figure 7.7 View from pillbox

Figure 7.8 Elly Hill House, facing north-east

Figure 7.9 View from Elly Hill House, looking west

Figure 7.10 Low Beaumont Hill, looking east

Figure 7.11 Close up view of Low Beaumont Hill, looking east

Figure 7.12 Low Beaumont Hill looking south-east, note brick-built range

Figure 7.13 View from Low Beaumont Hill, looking east/north-east. Note Little Ketton Farm in the distance

7.6.2.2 Non-Designated

There is a total of 24 records within the HER relating to historical/archaeological sites or findspots within the proposed allocation area, two of which duplicate the designated heritage assets noted above. The most pertinent of these include:

- Skerningham deserted medieval village, Barmpton (H306)
- Prehistoric settlement site (H668)
- Second World War pillbox (H7875)
- Low Beaumont Hill
- Elly Hill House
- Burdon Gardens

Skerningham deserted medieval village, Barmpton (H306)

The possible site of the deserted medieval village (DMV) of Skerningham is situated in the fields to the south-east of the Grade II listed Skerningham Farmhouse, or Skerningham Manor (NHLE 1185895). The fields surrounding the farm feature well-defined ridge and furrow ploughing which has formed much of the basis for its interpretation as a DMV. A survey undertaken in the early 1990s recorded that there was no sign of a medieval settlement apart from the ridge and furrow earthworks, and today no other surface remains are visible on the site (Robinson 1993). A consultation of freely available LiDAR data confirms the presence of extensive ridge and furrow, particularly in the fields to the east of the farmhouse; however, no other features that could potentially relate to a medieval settlement were noted (Environment Agency 2019). If a medieval village did exist, it is now likely beneath the present farm, and given the history of misinterpretation of DMV sites in County Durham it is possible that the earthworks relate to a later phase of cultivation.

Cropmark, possible prehistoric settlement site (H668)

An oval-shaped cropmark with an entrance to the south was identified as a possible prehistoric settlement or

Figure 7.14 Ketton Bridge, looking north-east

Figure 7.15 Looking east towards the control shelter from Buess Lane

Figure 7.16 East-facing façade, looking west

enclosure during a topographical survey of Darlington (Clack and Pearson 1978); however, this feature was not visible within aerial photography or consulted LiDAR data.

Second World War pillbox (H7875)

To the east of Harrowgate Village across the railway line accessed via a public footpath is an extant World War II pillbox. It is in an excellent state of preservation in terms of both its surviving historic fabric and its setting, having been built to have views within an isolated rural landscape which are still possible today.

Other Identified Assets

Although not recorded within the HER, the farmsteads of Low Beaumont Hill and Elly Hill House are, for the purposes of this assessment, also considered to be non-designated heritage assets. Elly Hill House is situated to the immediate south of Barmpton village at the base of Ely Hill. The farmstead features an attractive brick-built farmhouse, with a principal south-facing façade, and has some age to it, most likely dating to the late 19th/early-20th century. At the top of Elly Hill are some modern agricultural sheds which also belong to the farmstead. Given its slightly elevated position, views looking west across the site are possible; however, they are limited from the main farmhouse building, which features no windows on its west-facing gable elevation. The slightly elevated position of the fields to the west also limit any meaningful views in this direction.

The site of Low Beaumont Hill itself features a modern farmhouse, which has likely taken the place of an earlier historic farmhouse. This assumption is based on the presence of some surviving buildings, including a single-storey brick-built range to the north of the farmstead. Despite its relatively low-lying position, open views are possible, especially to the north and east.

The remaining features recorded in the HER comprise a series of linear features and enclosures, as well as an Iron Age sword findspot (H310) and a Hanoverian gravestone (H266), all of which suggest the area around the River Skerne was a focal point for early settlement. The south-eastern extent of the site also contains the site of a post-medieval clay pit (H8906), which is clearly visible on both historic mapping and LiDAR data.

7.6.3 Heritage Assets in Wider Study Area

7.6.3.1 Designated

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

- Two conservation areas
- Two scheduled monuments
- 30 Grade II listed buildings

These assets have been grouped by spatial association and are discussed below

Haughton-le-Skerne Conservation Area and Associated Listed Buildings

The Haughton-le Skerne Conservation Area is situated *c*. 1.2 km south of the proposed allocation site. The low-lying linear village of Haughton-le-Skerne, which features two Grade I and twenty Grade II listed buildings, is situated to the north-east of Darlington along the River Skerne, surrounded by primarily undeveloped green space to the south and east which forms a key component of its overall character (Darlington Borough Council 2014, 5). Its distance from the proposed allocation site as well as intervening development and topography preclude any meaningful views to and from the site.

Sadberge Conservation Area

The Sadberge Conservation Area is situated *c*. 1.3 km east of the proposed allocation site. The conservation area includes the village green, earthworks including traces of a moat adjacent to the church, and the land on the slopes which give the settlement its appearance of a ridge village within the landscape. It also contains several listed buildings dating to the 18th century or later, with buildings in the village primarily constructed of brick and render with pantile and slate roofs. Its distance to the proposed allocation site is considered to preclude any meaningful views to the west.

Figure 7.17 Peartree House, facing north

Figure 7.18 South- and west-facing façade of Barmpton Hall looking east/north-east

Figure 7.19 View from Barmpton Hall, looking south/south-west towards site, partly screened by treeline

Figure 7.20 Mill Batts Farmhouse, facing west/north-west

Scheduled (NHLE 1002345) and Grade II listed (NHLE 1185904) Ketton Packhorse Bridge

Ketton Packhorse Bridge, a low and narrow hump-backed bridge built in the late 17th/early 18th century, is situated 65 m to the north of the allocation site boundary. It is constructed in roughly squared sandstone with a segmental arch of dressed voussoirs, a slightly curved parapet and projecting coping stones (Historic England 2019). There is also a small cast-iron plaque at its southern extent marking the end of Ketton Road. In terms of views, although the bridge is situated close to the proposed allocation site boundary, views to the south/south-west towards the site are screened by intervening topography and the thick treeline forming part of Hutton Plantation. This currently precludes any meaningful views to and from the site.

World War II bombing decoy control shelter 600m south east of Great Burdon Farm (NHLE 1020759)

The scheduled World War II bombing decoy control shelter 600m south-east of Great Burdon Farm (NHLE 1020759) is situated *c*. 330 m south of the proposed allocation area. The monument comprises remains of the control shelter for a World War II bombing decoy site and the base of an associated structure, as well as a surrounding 2 m buffer to protect the site (Historic England 2019). Its function during World War II was to divert enemy bombers, protecting the important industrial and transport centre at Darlington by remotely lighting fires replicating successful bomb damage from the control centre (*ibid*. 2019). This type of site was often referred to as a Starfish decoy site and forms part of a wider network of defensive measures across the north-east of England (Historic England 2019). This particular decoy site would have included a control building, a Nissen hut providing storage/accommodation and a guard house, of which only the control building and the footings for the Nissen hut survive. The location of the decoy fires and their safety enclosures is currently unknown.

Today, the site sits in relative isolation within an agricultural field on private land offering no public access, although landowner access is possible via Buess Lane. The surviving shelter itself, which is surrounded by an earth mound, is a single-storey rectangular, brick-built structure standing on a concrete base with a reinforced concrete roof and a central entrance passage on its east-facing elevation. The building has minimal aesthetic value and, as a result of its poor accessibility, limited communal value. The strongest contributors to its overall significance include its setting within an isolated rural landscape and its strong historical value being associated

Figure 7.21 Little Burdon farmstead complex

Figure 7.22 Principal north-facing façade of Little Burdon Farmhouse

Figure 7.23 Principal north-facing façade of Little Burdon Cottage

Figure 7.24 View looking north/north-west from north of Great Burdon village across the site

Figure 7.25 Looking south towards Great Burdon village, note treeline

with World War II and the 'Blitz spirit', which is an integral part of modern British history. Regionally, as one of the few surviving control shelters in the North East, it also provides some evidential value considering there is potential for the location of the decoy fires and their safety enclosures to be identified.

Grade II listed Peartree House (NHLE 1186119) and Grade II listed U-Plan Farm Buildings and Gin Gang North of Peartree House (NHLE 1299443)

Peartree House is a late 18th-century, two-storey, three-bay farmhouse built of squared limestone with sandstone dressings in the Gothic style. It has a pantile roof and brick chimney stacks, though these have been rebuilt in more recent years. The building also has a single-storey two-bay wing to the right return (Historic England 2019). Immediately adjacent to the farmhouse is a u-shaped farmstead featuring a gin-gang, or horse mill. The range is composed of a threshing barn and two byres from the late 18th and early 19th century, built of squared limestone enclosing a foldyard on three sides. The gin-gang is located to the rear of the barn and has a semi-pyramidal roof with stone tiles (*ibid*.). Aside from the 20th-century replacement roofing covering the foldyard, it is considered to be a good, unaltered farmstead of its type. Despite its elevated position, views looking south into the site only extend as far as the thick treeline of Skerningham Plantation, beyond which no longer views into the site are possible.

Grade II listed Barmpton Hall (NHLE 1185894)

Barmpton Hall Farm is a late 18th-century brick-built farmhouse with early 19th-century additions. It features two storeys and three bays, as well as a steeply pitched pantile roof with large brick chimney stacks, which have been rebuilt. The interior was substantially altered in the late 19th and early 20th centuries and a rear extension added, although it retains many of its original 18th-century features (Historic England 2019). Notably, it was the former home of famous cattle breeder Robert Colling, brother of Charles Colling, who bred shorthorn cattle, including the renowned White Heifer (ibid.). Its principal south-facing façade overlooks the approach into the village of Barmpton. Views of the proposed allocation site are possible from its west-facing façade, although this is partly screened by the line of mature trees along the River Skerne.

Water Mill on Left Return of Mill Batts Farmhouse (NHLE 1186138)

This asset, situated immediately adjacent to the proposed allocation area, comprises a former water-powered mill attached to Mill Batts Farmhouse, built in the late 18th century in narrow English brick bond. It has a steeply pitched concrete tiled roof and a brick chimney stack, as well as a pantiled lean-to bay. Although the mill wheel itself has been removed, the ashlar-lined water channel is still in place, and the mill occasionally operates using a stationary engine (Historic England 2019). The building has further 20th-century additions, but they and the farmhouse are of limited interest.

Listed Buildings in Little Burdon

The small settlement at Little Burdon, which is situated *c*. 70 m south-east of the proposed allocation site, features the Grade II listed mid-18th-century Little Burdon Farmhouse (NHLE 1185936) and the Grade II listed Little Burdon Cottage (NHLE 1320019). The buildings themselves were in a state of considerable dereliction and unoccupied at the time of the site visit; however, although some elements of its historic fabric have been lost, what remains is of high significance. Furthermore, its overall preservation in terms of its layout as a coherent post-medieval farmstead within an isolated rural landscape setting also contribute positively to the significance of the listed buildings. Although access was not possible during the site visit, the only possible views looking north/north-west towards the site would be from the upper storeys of the buildings though these would be very limited.

Listed Buildings in Great Burdon Village

There is a total of ten Grade II listed buildings within Great Burdon, including the core of the village and those at Great Burdon Farm. The historical grain of development within the village—set around and focused on a central green—precludes any long or meaningful views, with view to the rear being primarily screened by mature trees.

The late 18th-century Great Burdon Farmhouse (NHLE 1185907) and adjacent farm buildings (NHLE 1299446) are situated *c*. 150 m to the south/south-west of the proposed allocation site. The surrounding rural landscape setting makes a strong contribution to their significance as it is still in use as a farm today.

7.6.3.2 Non-Designated

Beyond the footprint of the proposed allocation area but within the wider 1 km study area there is a total of 94

Figure 7.26 Burdon Hall, looking east/north-east

Figure 7.27 Barmpton village looking west along lane, note Barmpton Grange Farm

Figure 7.28 Barmpton Village looking north, note Barmpton Hall and Barmpton Grange Farm

Figure 7.29 Little Ketton Farm, looking east from the bottom of Peartree House

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:

- Little Burdon Deserted Medieval Village (H311)
- Possible air raid shelter, Harrowgate Village, Darlington (H60215)
- Burdon Hall
- Barmpton Grange Farm
- Little Ketton Farm

Little Burdon Deserted Medieval Village (DMV)

The posited site of a deserted medieval village complex at Little Burdon (H311) is located in the fields north and south of the A66. The remains comprise a series of low banks covered by turf, some of which form small enclosures, partially truncated by later ridge and furrow. A survey of the site undertaken in 1994 recorded a series of earthworks including a platform mound surrounded by a ditch in one of the western fields (H8905) and a distinct L-shaped enclosure (H312) surrounded by ridge and furrow (Robinson 1994).

At the time of the site visit, these fields were overgrown and, in some parts, put to crop, therefore no visible surface expression of earthworks associated with the DMV were identified. However, consultation of freely available LiDAR data shows a high level of preservation of ridge and furrow earthworks, particularly in the fields north of the A66, likely to be associated with the deserted medieval village. The L-shaped enclosure is also clearly visible and appears to feature a ditch and secondary external bank. It is evident that the core of the medieval settlement was situated in the fields to the north of the A66 immediately adjacent to, but not within the proposed allocation site as the fields to the west show no signs of medieval activity.

Possible air raid shelter, Harrowgate Village, Darlington

A concrete structure interpreted as a World War II air raid shelter was recorded as part of a desk-based assessment (Archaeological Services Durham University 2015). Closer inspection was not possible during the site visit as it is situated in the back garden of a private house, over 100 m to the west of the proposed allocation site.

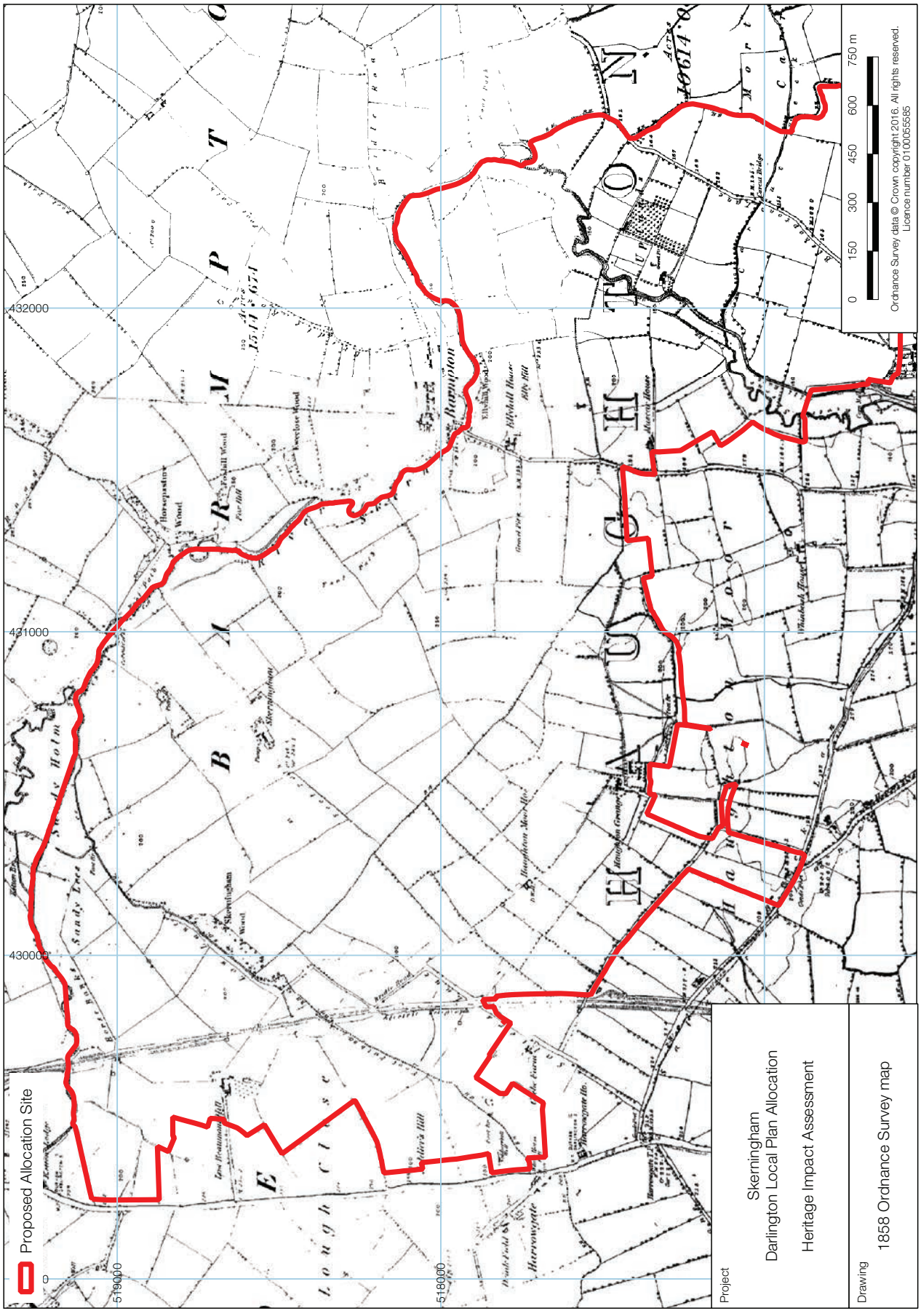
Other Identified Assets

Although not recorded within the HER, the buildings at Burdon Hall, Barmpton Grange Farm, and Little Ketton Farm are, for the purposes of this assessment, also considered to be non-designated heritage assets. Burdon Hall is an attractive two-storey building situated *c*. 310 m north-east of the proposed allocation site. Despite its slightly elevated position, with the principal façade facing west into the site, the majority of views are well screened by a line of mature trees immediately around the building as well as those lining the eastern boundary of the allocation site. Barmpton Grange Farm is a farmstead situated in the village of Barmpton, currently in a poor state of repair. Its distance from the proposed allocation site, as well as intervening topography, preclude any meaningful views. It should be noted that the village of Barmpton is low-lying and no long views from within the village are possible. Little Ketton Farm is an elevated farmstead situated *c*. 450 m north of the proposed allocation site. The farm itself is visible, particularly looking to the north-east from within the site, although the distance and intervening topography preclude any meaningful views.

The remaining features recorded in the HER comprise a series of earthworks including linear features and enclosures (rectangular, circular and trapezoidal), as well as extensive areas of ridge and furrow, particularly to the immediate west of the proposed allocation site.

7.6.4 Cartographic Sources

Consultation of historical 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 development site. Information gleaned from this mapping does not show the site in any great detail until the 1st Edition Ordnance Survey mapping (1858), at which time Skerningham Farmhouse, Low Skerningham, Low Beaumont Hill, Elly Hill House are visible. The allocation site comprises, for the most part, open fields and scattered farmsteads with small-scale industrial development including a corn mill and millrace (later Mill Batts), gravel pits, sand pits and


Proposed Allocation Site
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430000
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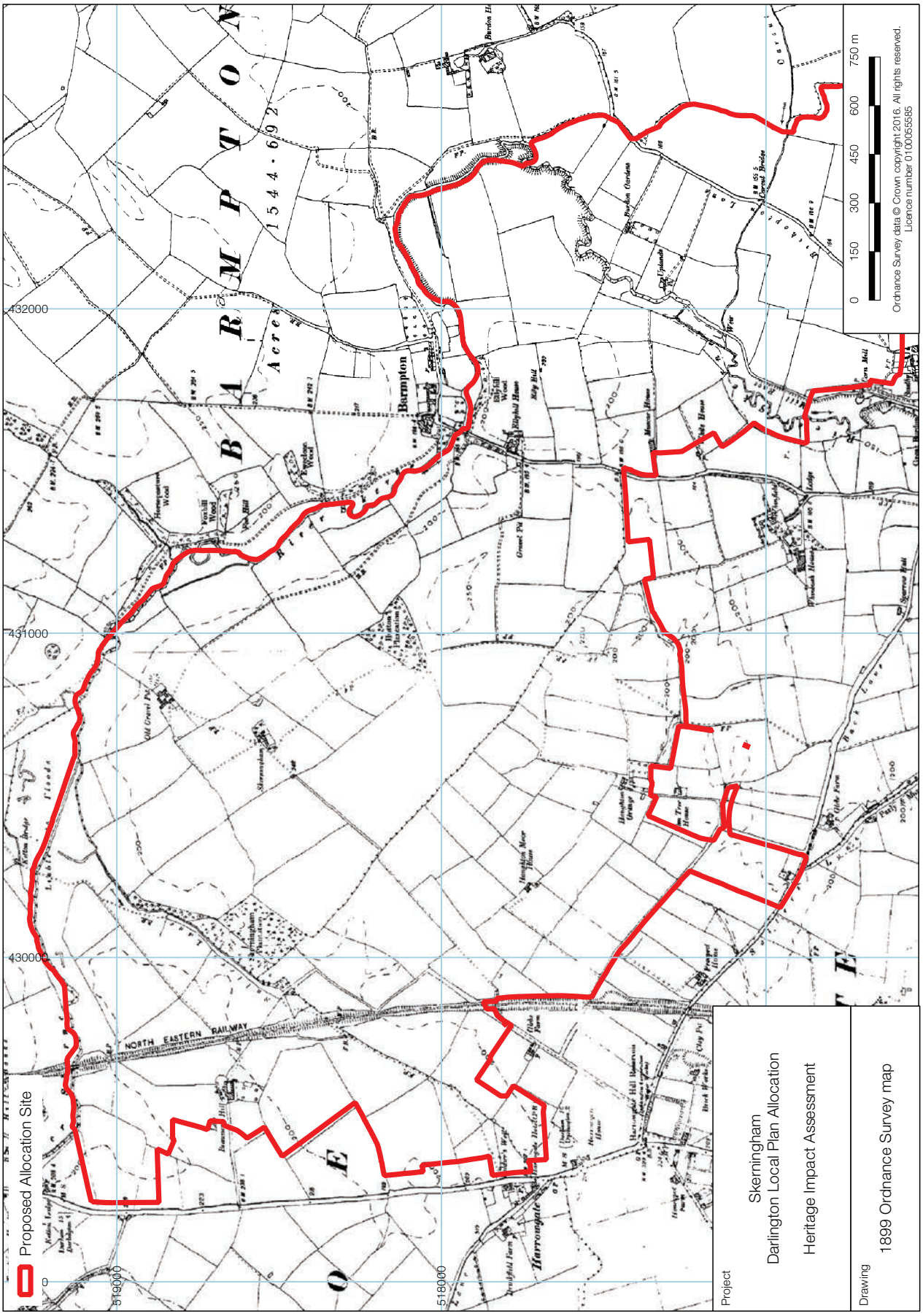
750 m
Ordnance Survey data © Crown copyright 2016. All rights reserved.
Licence number 0100055585
Project
Skerningham
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
1858 Ordnance Survey map


Proposed Allocation Site
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NORTH EASTERN RAILWAY
Barmpton
Harrowgate
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600
750 m
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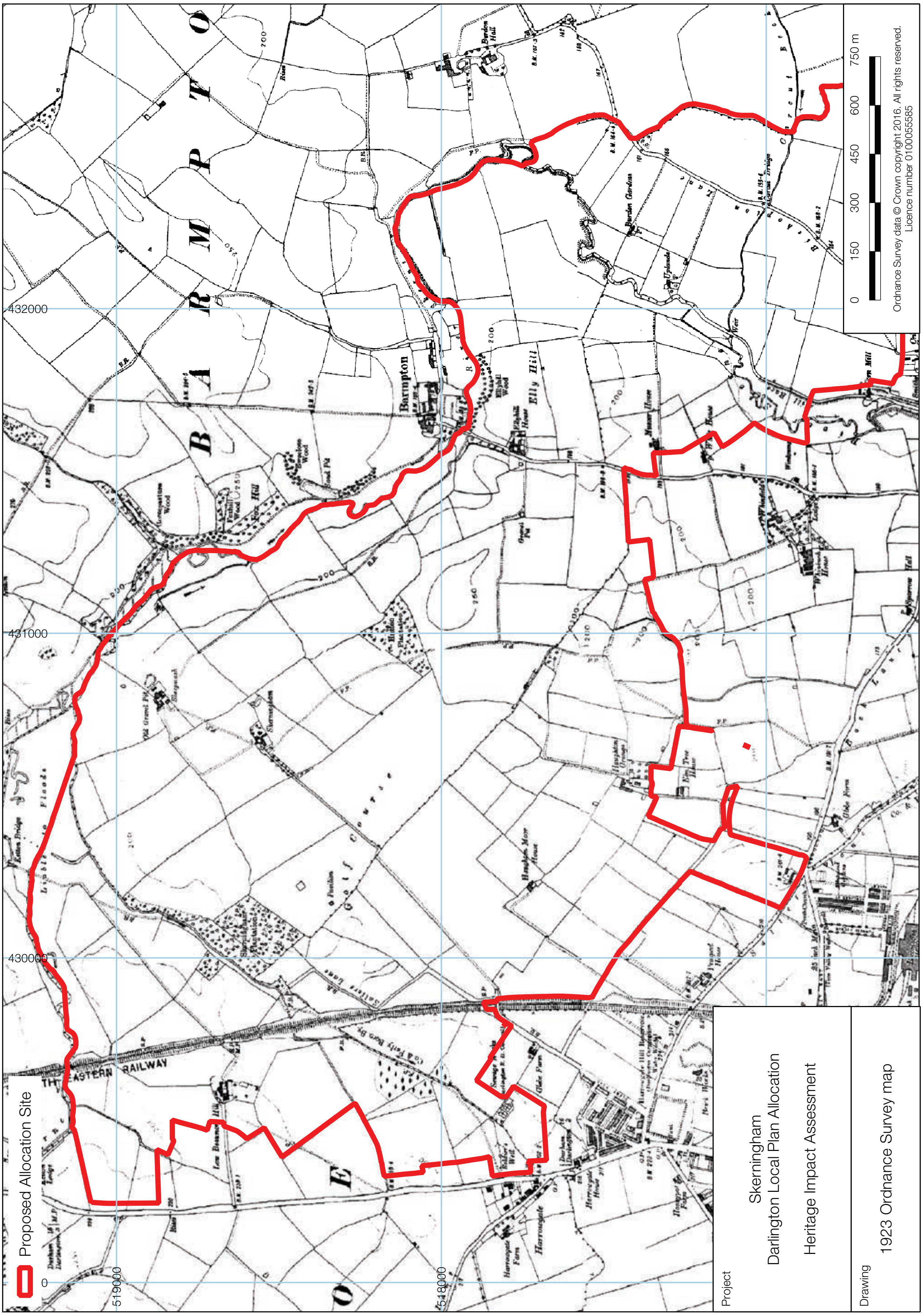
Project
Skerningham
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
1899 Ordnance Survey map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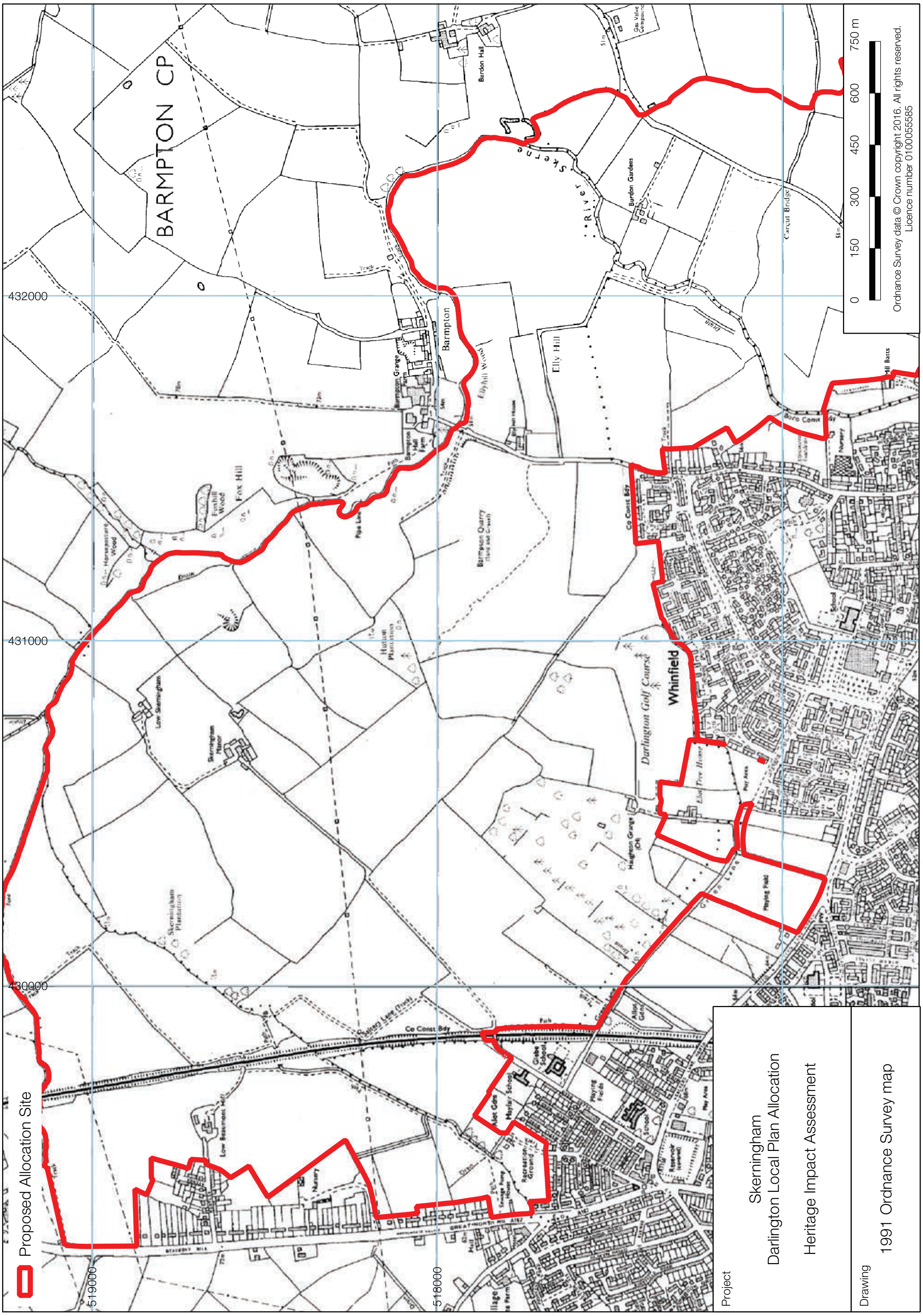
Heritage Impact Assessment
Drawing
1923 Ordnance Survey map


BARMPTON CP
432000
431000
430000
519000
518000
Barmpton
Whinfield
Darlington Golf Course
Proposed Allocation Site
0 150 300 450 600 750 m
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Project
Skerningham
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
1991 Ordnance Survey map

a north-south-oriented railway line running near its western boundary. Several of these farmsteads including Haughton Moor House, Muscar House and Uplands, are no longer extant within the site today. The surrounding villages of Barmpton, Great Burdon and Harrowgate are also visible.

By the 1899 Ordnance Survey map, the railway line is labelled as part of the North Eastern Railway. The early form of Skerningham Plantation is also visible, as are Elmtree House just south of the allocation site boundary and Burdon Gardens to the east. Part of the previously mentioned industrial infrastructure throughout the site, several gravel pits and clay pits are still labelled. There is little change noted in the site until the 1923 Ordnance Survey map, at which time there have been subtle changes to the field boundaries and several of the existing settlements within the site, particularly Elly Hill House and Skerningham Farmhouse, which have expanded. This map also marks the site of a golf course and pavilion to the immediate west of Skerningham Farmhouse, south of the enlarged Skerningham Plantation. Access to industrial sites has also improved, with the creation of new trackways to support growth. To the immediate east of the golf course is Hutton Plantation.

The 1948 map shows residential development has taken place to the west of Low Beaumont Hill, and the previously mentioned plantations have continued to expand. The area immediately north of Skerningham Plantation is labelled as marshland liable to flooding. Perhaps the most notable change is the relocation of the golf course between Haughton Moor House and Elm Tree House to the south, which is roughly where the golf course is situated today. Further development has also taken place to the south and south-east of the site in the village of Great Burdon, with Mill Batts and the old mill race now labelled. By the 1954 Ordnance Survey map, Mill Batts is marked as 'disused', and the site of Haughton Grange has been converted into a club house, presumably following the relocation of the golf course.

The previously noted marshland to the north of Skerningham Plantation has notably been drained by the 1968 Ordnance Survey map. Although little else has changed within the allocation site, further urbanisation of Darlington has progressed rapidly, particularly the south and west of the site. The next changes are noted in the 1982 Ordnance Survey map, at which point Haughton Moor House appears to have been demolished and the site of a sand and gravel quarry to the immediate south-west of Barmpton village is now labelled. Aside from the later demolition of Muscar House and Uplands, both of which are no longer visible on the 1991 Ordnance Survey map, no major changes are noted. Due to further urbanisation of Darlington, the areas to the south and south-west of the allocation site, which itself was formerly bounded by a rural landscape, have now been infilled with residential development, and this remains the case until the present day.

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
1794	Cary	Cary's New Map of England And Wales, With Part of Scotland
1858	1st Edition Ordnance Survey	
1899	Ordnance Survey	
1923	Ordnance Survey	
1948	Ordnance Survey	
1954	Ordnance Survey	
1968	Ordnance Survey	
1971	Ordnance Survey	
1985	Ordnance Survey	
1991	Ordnance Survey	

Table 7.2 Historic Ordnance Survey mapping consulted

7.6.5 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 depth of crop cover and in helping to provide further evidence regarding the development of the historic landscape within the site. These include further areas of sur-

viving ridge and furrow as well as several historic field boundaries lined with mature Hawthorn, many of which were noted during the site visit and are considered to represent pre-enclosure land divisions.

7.6.6 Aerial Photography

An exhaustive search of modern digital vertical aerial photography was undertaken; however, no additional features beyond those previously recorded in the HER were identified.

7.6.7 Historic Landscape Characterisation

Durham County Council's Historic Landscape Characterisation (HLC) records the proposed allocation site of Skerningham as being characterised as a combination of post-medieval enclosed farmland and modern field amalgamation with areas of woodland, nucleated rural settlements, and recreational use (referring to the golf course).

7.6.8 Previous Work

There is a total of 23 records within the HER relating to previous archaeological projects or events within the 1 km study area, two of which fall within the proposed allocation site. The most pertinent of these in terms of proximity are:

PRN	Name	Description
E65185	Desk based assessment of land east Of A167, Harrowgate Hill, Darlington 2015	A desk-based assessment was carried out on land east of the A167, Harrowgate Hill, Darlington, which identified the potential for unknown prehistoric archaeological remains to survive within the western extent of the site, as in the nearby site of Faverdale (Peters 2015, 1).
E60214	Desk based assessment of land at Berrymead Farm, Harrowgate Hill, Darlington 2015	A desk-based assessment was carried out on land at Berrymead Farm, Harrowgate Hill, Darlington, which identified surviving ridge and furrow as well as a probable 20th-century air raid shelter (Archaeological Services Durham University 2015, 9).
E60227	Geophysical and topographic survey at Berrymead Farm, Harrowgate Hill, Darlington 2015	A geophysical and topographic survey was undertaken across 8 areas, totalling *c.* 14.5 ha, which recorded a possible air raid shelter, ridge and furrow, and other possible structures, as well as former field boundaries and a trackway (Archaeological Services Durham University 2015, 1-2).
E65509	Geophysical Survey at Sparrow Hall Drive, Darlington 2017	A magnetometry survey was undertaken on land at Sparrow Hall Drive across approximately 8 ha. which identified some potential archaeological anomalies, including ridge and furrow ploughing, as well as significant magnetic disturbance, most likely related to modern services (Muncaster 2017, 6-7).

Table 7.3 Previous archaeological events within 1 km of the proposed allocation site

7.7 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 Skerningham Farmhouse (NHLE 1185895)	Setting: The farmhouse is situated on an elevated position within a predominantly rural landscape, built with the original design intention to have sweeping views looking south from its principal façade. This aspect of its setting makes a strong positive contribution to its significance. Evidential: The farmhouse is not considered to hold any meaningful evidential value. Historical: The farmhouse contains inherent historical associative value via its former resident, Charles Colling, who was a noted breeder of shorthorn cattle in the 18th century. It also holds historical illustrative value as an example of the dispersed rural farmsteads of the local area. Aesthetic: The building itself is considered to hold aesthetic value as a contributor to its significance, particularly in its attractive south-facing façade from which the designed views looking south are possible. Communal: The asset, being a private house, holds little communal value, although its above association with the cattle industry does provide a link to rural Darlington's agricultural heritage.	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 Skerningham Farmhouse.	Although the asset is situated in a prominent position within the landscape, open views only extend as far south as Skerningham Plantation, which screens further views. As such, provided that the development does not intrude upon these limited views, there is a low potential for resulting impacts upon its setting.
Grade II listed Low Skerningham (NHLE 1299482)	Setting: The surrounding rural landscape setting provides an important contribution to its context as a farmstead and, therefore, its significance. As noted above, closer inspection of the site was not possible during the site visit however, based on the listing description, it is considered that the buildings hold some aesthetic value as well as historical illustrative value as an example of the dispersed rural farmsteads of the local area.	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 Low Skerningham.	The farmstead itself is, as the name suggests, low-lying, and although its immediate rural landscape setting should be preserved, longer views within the site are limited.
Second World War pillbox (H7875)	Setting: The pillbox derives an important contribution to its significance from its isolated rural surroundings, which give meaning and an appreciable functional context to the building. Its setting, situated away from settlements, with intentional open views possible to all sides, allows its historical use and purpose to be better understood. Evidential: The site is considered to hold some evidential value relating to the potential for surrounding associated features that have not yet been identified. Historical: The historical illustrative value lies within its association with WWII and its ability to illustrate the 'Blitz spirit', part of Britain's national identity. Aesthetic: The building itself holds little aesthetic value as a contributor to its significance, being primarily a utilitarian structure. Communal: As the site is situated along a public footpath, its accessibility and ability to be experienced contributes an element of communal value; however, it is currently lacking in interpretation.	As a non-designated heritage asset, there is some potential for physical impacts resulting from future development, which would result in a negative impact to its significance.	Infilling the surrounding rural landscape with dense development would impact upon views from the asset, which are an important part of its character and, therefore, its significance. Blocking some or all of these views would result in a negative impact upon its setting.

Asset	Significance (Value/Interest)	Potential Physical Impacts	Potential Setting Impacts
Skerningham Deserted Medieval Village (DMV)	Setting: Although the site is situated within a predominantly rural setting, this is not considered to be a chief contributor to its significance. The site of the DMV is considered to hold some evidential value relating to the potential for remains relating to the settlement to survive archaeologically; however, this contribution to its significance is limited due to the lack of associated earthwork remains apart from ridge and furrow ploughing.	Depending on the nature and extent of groundworks associated with any development within the immediate vicinity of the core area of the DMV adjacent to Skerningham Farmhouse, there is a moderate to high potential for any surviving remains to be impacted as a result.	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 as a result of development.
Grade II listed Barmpton Hall Farm (NHLE 1185894)	Setting: The building derives much of its contribution to significance from its rural landscape setting, nestled in the low-lying village of Barmpton, most appreciable in its immediate views to the west. Evidential: The farmhouse is not considered to hold any meaningful evidential value. Historical: The farm contains inherent historical associative value as the former home of famous cattle breeder Robert Colling, brother of Charles Colling, who bred shorthorn cattle, including the renowned White Heifer (Historic England 2019). Aesthetic: The building itself is considered to hold some aesthetic value as a contributor to its significance, particularly its principal south-facing façade. Communal: The asset, being a private house, holds little communal value, although its association with the cattle industry does provide a link to rural Darlington's agricultural heritage.	The distance of this asset from the proposed allocation site precludes any physical impacts upon its significance as a result of development.	The proposed allocation site is generally well screened by the treeline bordering the River Skerne, forming the eastern boundary of the site. However, longer views looking north/north-west from first-floor windows are likely possible, and the introduction of development within these views could potentially result in a negative impact to its rural landscape setting.
Listed Buildings in Great Burdon	Setting: Although views from within the village towards the site are mostly screened, the area of open landscape to the north makes a contribution to the semi-rural or village-edge setting of some of these listed buildings, particularly those at the eastern end of the village and at Great Burdon Farm.	The distance of this group of assets from the proposed allocation site precludes any physical impacts upon their significance as a result of development .	Views from within the village towards the proposed allocation site, particularly its south-eastern extent, are possible. Development within this area would likely impact upon the village's semi-rural landscape setting.

Table 7.4 Contributory factors to the overall significance of the most relevant surrounding heritage assets and summary of potential impacts

7.8 Assessment of Visual Impact

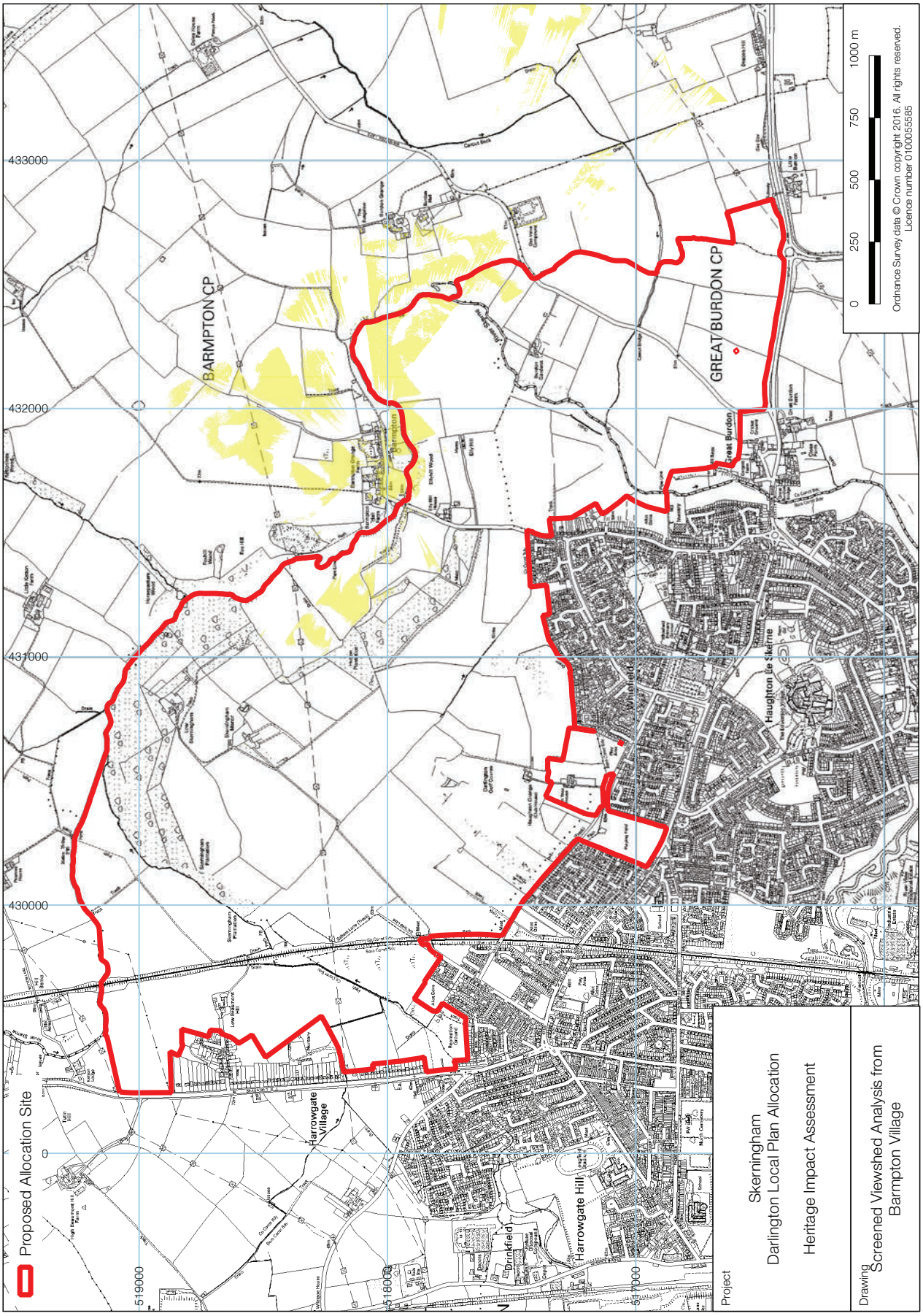
A hypothetical exercise has been undertaken to illustrate the differential effects on visual setting of placing development within different parts of the allocation site as part of this assessment. This has been produced utilising computer-generated elevation data to determine the visibility between a particular observation point or points to help consider the potential for visual impact. In this case, the varying levels of visibility are illustrated on a scale ranging from white (no visibility) to yellow (low-medium visibility) to red (high visibility), with concentrations of red areas considered to have the highest visibility and therefore, the most visual impact.

In the first instance, static views from Barmpton Village and the elevated Grade II listed Skerningham Farmhouse were assessed. As previously mentioned, Barmpton is a low-lying village to the north-east of the proposed allocation site. The viewshed analysis of visibility to and from the site shows that limited, highly screened views are possible to the immediate west/north-west of the village. Despite the elevated position of Skerningham Farmhouse, views from its principal façade are only possible to the south as far as Hutton Plantation, part of its original designed intention. Views to the open landscape to the west are virtually impossible.

Three potential areas for development were also assessed in terms of visibility. The area most suitable for development in terms of visual impact is Development 1, situated within the south-west portion of the site, where development would be less visible from the north and east, where most of the heritage assets are situated.

7.9 Assessment of Potential Cumulative Impact

Within the vicinity of the proposed allocation site at Skerningham, it is considered that there are several areas of permitted or potential development which could result in a potential cumulative impact. An application to demolish the existing farm buildings of Elmtree Farm, which bounds the southern extent of the proposed allocation site, and erect 150 dwellings is currently awaiting decision (18/00988-FUL). A second site at Berrymead Farm, which is situated between the Skerningham and Wider Faverdale (ref: 185) allocations sites, also has outline planning permission (15/00804-OUT) for the construction of 370 dwellings. These developments, combined with potential development within the northern part of the Great Burdon (ref: 20) and eastern part of the Wider Faverdale (ref: 185) allocation sites, 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.


Proposed Allocation Site
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BARMPTON CP
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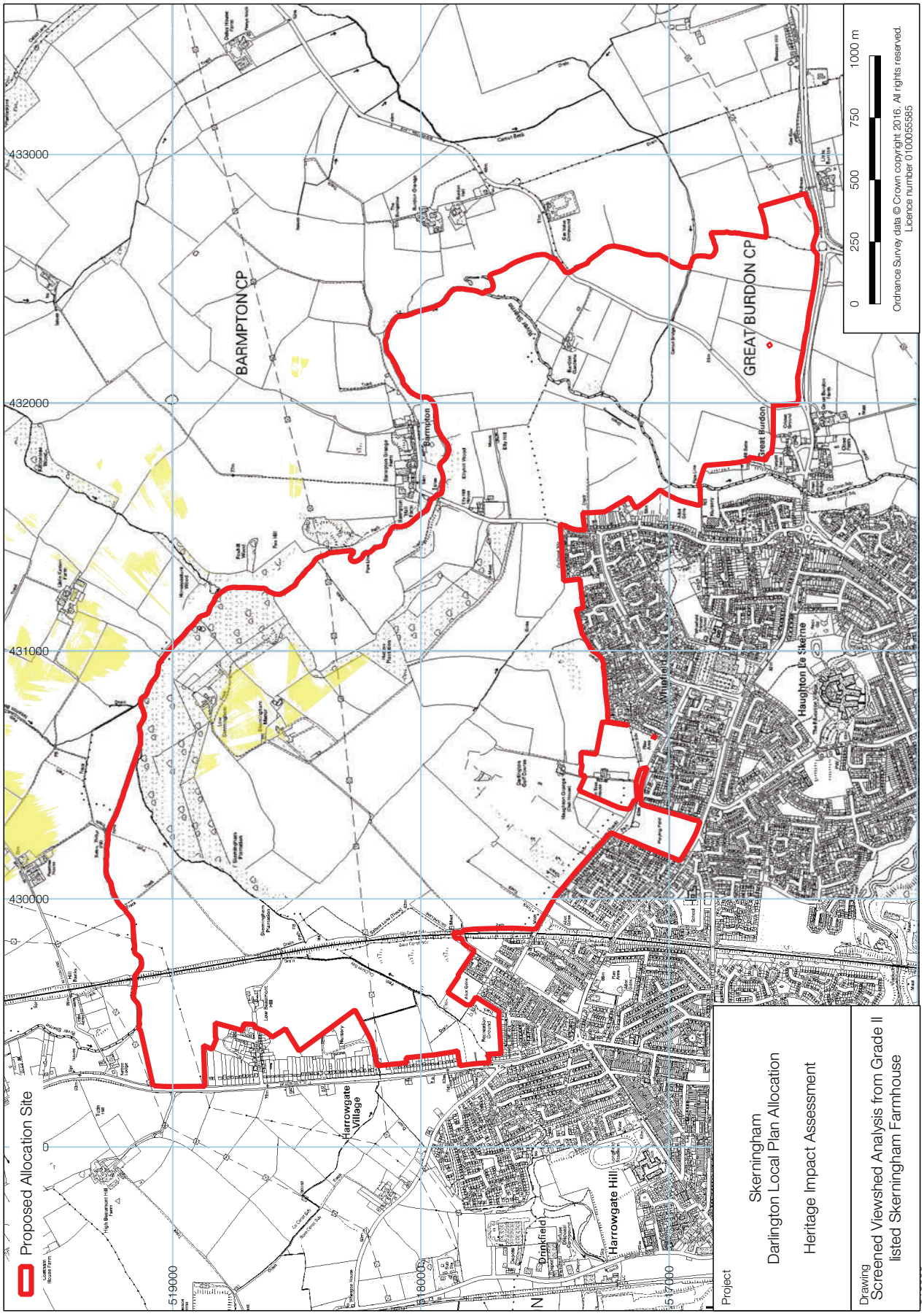
Harrowgate Village
Harrowgate Hill
Drinkfield
Haughton le Skerne
Whinfield
Project
Skerningham
Darlington Local Plan Allocation
Heritage Impact Assessment
Drawing
Screened Viewshed Analysis from
Barmpton Village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Haughton le Skerne
Harrowgate Village
Harrowgate Hill
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Screened Viewshed Analysis from Grade II
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