

**Byers Gill Solar
EN010139**

6.4.8.2 Environmental Statement

Appendix 8.2 Historic Environment Settings Assessment

Planning Act 2008

APFP Regulation 5(2)(q)

Infrastructure Planning (Applications: Prescribed Forms
and Procedure) Regulations 2009

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**Byers Gill Solar
Great Stainton, Stockton-on-Tees**

Historic Environment Settings Assessment



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Summary

Wessex Archaeology was commissioned by Arup on behalf of RWE to prepare a Historic Environment Settings Assessment of land near to Great Stainton, Stockton-on-Tees.

This study is a technical appendix to an Environmental Statement (ES).

This assessment has concluded, through the application of the NPPF and EN-1 and EN-3 and using the staged process of the 'Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017), as well as professional judgement and expertise that there will be harm to the significance of the Scheduled Monument of the motte and bailey castle, 400m south of Bishopton (NHLE 1008668) due to a change in the way the asset would be experienced in the landscape surrounding it.

The harm is in the order of less than substantial, but at the top end of that scale due to the sensitivity of the asset to change.

No other harm to the significance of any designated heritage assets were identified.



Byers Gill Solar

Historic Environment Settings Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Arup (the client), on behalf of RWE (the Applicant), to prepare a Historic Environment Settings Assessment of land near to Great Stainton, Stockton-on-Tees (hereafter 'the Order Limits', Fig. 1), centred on (NGR) 433767, 521996.
- 1.1.2 This study is a technical appendix to an Environmental Statement (ES), specifically ES Chapter 8 Cultural Heritage and Archaeology (Document Reference 6.2.8).

1.2 The Proposed Development

- 1.2.1 The Proposed Development consists of a solar farm capable of generating over 50MW Alternating Current (AC) of electricity with co-located Battery Energy Storage Systems (BESS), located between Darlington and Stockton-on-Tees in north-east England. The Proposed Development is approximately 490ha and comprises six solar photovoltaic (PV) panel areas (Panel Areas A-F). The solar PV panels would be mounted on a metal frame in groups, fixed in position aligned in East-West rows with panels facing south. An on-site substation would be located within Panel Area C.
- 1.2.2 The Proposed Development includes up to 32.5km of 33kilovolt (kV) underground cabling between the Panel Areas and the on-site substation, as well as approximately 10km of 132kV underground cable to connect the Proposed Development to the grid connection at the existing Norton substation (located to the north-west of Stockton-on-Tees) with both on-road and off-road options. A range of supporting infrastructure is required for the Proposed Development, comprising BESS; transformers and inverters for managing the electricity produced; storage containers to hold this equipment; and security measures such as fencing, CCTV and lighting. The Proposed Development includes environmental mitigation and enhancement measures to avoid or reduce adverse impacts on the surrounding environment and nearby communities.

1.3 The Order Limits

- 1.3.1 The Order Limits are situated within the rural landscape between Darlington and Stockton-on-Tees with the majority of the Proposed Development located within the administrative boundary of Darlington Borough Council, some of the cable routes within Stockton-on-Tees Borough Council area, and the northern extent of the Order Limits bordering County Durham (Figure 1).
- 1.3.2 The land within the Order Limits largely consists of arable, agricultural land delineated by field boundaries and existing roadways (Figure 1).
- 1.3.3 The Order Limits extend through the villages of Brafferton, Great Stainton, Bishopton, Redmarshall and Carlton and is located within a relatively flat, open landscape. The land is gently undulating with some gentle hills. The higher ground is located in the west with



Great Stainton and Brafferton located on higher ground. The landscape then slopes gently eastwards with lower lying land towards Stockton-on-Tees. The Study area is bisected by the River Skerne in the west and by several becks and smaller tributaries including Bishopton Beck, Letch Beck and Elstob Beck.

2 SCOPE

2.1 General

2.1.1 The purpose of this assessment is to identify designated and non-designated heritage assets which have the potential to be impacted through a change in setting brought about by the construction of the Proposed Development.

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *establish the presence of heritage assets which may be sensitive to change through development within their setting;*
- *assess the significance of those identified assets through consideration of their valued components; and*
- *assess the potential harm of development or other land changes on the significance of the heritage assets and their setting.*

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

3.2 Legislation

3.2.1 There is national legislation relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the following:

- *The Historic Buildings and Ancient Monuments Act 1953;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Planning (Listed Buildings and Conservation Areas) Act 1990.*

3.3 National and local planning policy

- *Overarching National Policy Statement for Energy (EN-1): Section 5.9 (Historic Environment) which will be used as the primary policy statement; and also*
- *National Policy Statement for Renewable Energy Infrastructure (EN-3): Sections 2.10.107 - 2.10.119. Although this policy is not yet designated, it is considered an important and relevant consideration given that it provides policy specific to solar photovoltaic generation and is due to be designated imminently.*



- *National Planning Policy Framework (NPPF), 2023: Section 16 (Conserving and enhancing the historic environment);*

3.3.1 In addition, local authorities are responsible for the protection of the historic environment within the planning system, in this case the following policies are relevant to this assessment:

- *County Durham Plan (adopted 2020): Policy 44;*
- *Darlington Borough Local Plan 2016 – 2036 (adopted February 2022): Policy ENV1; and*
- *Stockton-on-Tees Borough Council Local Plan (adopted January 2019): Policy HE1, Policy HE2 and Policy HE3.*

3.4 Industry standards and guidance

3.4.1 In addition to the national and local legislation and planning policies, this assessment has been carried out in line with industry standard guidance and best practice set out within the documents listed below:

- *Standards and guidance for historic environment desk-based assessment (Chartered Institute for Archaeologists, 2017);*
- *Managing Significance in Decision Taking in the Historic Environment: Historic Environment Good Practice in Planning Advice Note 2 (Historic England 2015); and*
- *The Setting of Heritage Assets: Historic Environment Good Practice in Planning Note 3 (Historic England, 2017).*

4 METHODOLOGY

4.1 Introduction

4.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (CIfA 2020).

4.2 Study area

4.2.1 The following Study areas have been used to undertake the Historic Environment Settings assessment:

- A 2km buffer around the Order Limits to capture any designated or non-designated heritage assets for which there is a potential likely significant effect (upon their Heritage Significance) caused by a change in their setting (Figure 1); and
- A 5km buffer around the Order Limits to capture any highly designated heritage assets which have the potential to receive a likely significant effect (upon their Heritage Significance) through a change in their setting. For this assessment, taking into consideration the nature of the Project, these asset categories have been deemed to comprise Grade I and Grade II* listed buildings and Grade I and Grade II* registered parks and gardens (Figure 2).



4.3 Sources consulted

4.3.1 The following sources were consulted for this assessment:

- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;*
- *Records of locally important buildings held by Durham County Council, Darlington Borough Council and Stockton-on-Tees Council or within the DHER and/or TASMR; and*
- *Records of Conservation Areas held by Durham County Council, Darlington Borough Council and Stockton-on-Tees Council*

4.4 Heritage significance

4.4.1 As this document will form a technical appendix for an ES, in order remain consistent and to avoid confusion with significance of effect, significance in relation to the value of a heritage asset will be referred to throughout this assessment as 'heritage significance'.

4.4.1 Significance (for heritage assets) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Site Areas, the cultural value described within each Site's Statement of Outstanding Universal Value forms part of its significance.'

4.5 Setting assessment

4.5.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage 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.'

4.5.2 The assessment of setting was guided by The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017), which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';
- Step 3 is to 'assess the effects of the Proposed Development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.



4.5.3 For the purposes of this assessment, only Steps 1-4 of the process have been followed as the responsibility for the implementation of Step 5 is that of the Local Planning Authorities.

4.6 Site visit

4.6.1 A site visit was carried out on the 24th and 25th March 2022 to carry out an initial walkover of the area.

4.6.2 A second, detailed site visit was undertaken on the 18th and 19th May 2022. The aim of the site visit was to identify any additional heritage assets within the Order Limits and to understand and experience how the site is situated within landscape and how it interacts with the designated heritage assets which may potentially be affected by the Proposed Development.

4.7 Assumptions and limitations

4.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

4.7.2 The records held by the DHER and TSMR are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

4.8 Copyright

4.8.1 This report may contain material that is non-Wessex Archaeology copyright (eg, Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

5 DESIGNATED HERITAGE ASSETS – REFINEMENT

5.1 Introduction

5.1.1 This refinement exercise is guided by steps 1 and 2 of the staged approach set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017).

5.1.2 In order to adequately identify those heritage assets which have the potential to be harmed from the Proposed Development, a combination of methods has been employed to create a list of heritage assets, which includes the use of a Zone of Theoretical Visibility (ZTV).

5.1.3 While a ZTV is often employed to identify assets which may be sensitive to harm from a development, setting is not dependent on views or intervisibility. When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect



on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

- 5.1.4 Setting is not a designation in and of itself, there cannot be harm to an asset's setting.
- 5.1.5 **Table 2** below briefly sets out each asset, its setting, its significance, whether setting contributes to that significance and whether the Order Limits lies within that setting.
- 5.1.6 The final column indicates whether a potential for harm to the significance of the asset exists through the change brought about by the Proposed Development within the asset's setting, as defined by the NPPF in paragraphs 200, 201 and 202. Where there is a potential for harm, those assets are taken forward for further, more detailed assessment.
- 5.1.7 The assessments and comments provided are based on professional judgement, founded on experience and the application of the relevant guidance and legislation.

5.2 Asset Grouping

- 5.2.1 Due to the large area required to undertake the assessment, assets have been grouped together based on their spatial proximity, historic association and where they share settings, including those designated as Conservation Areas.
- 5.2.2 The relationship between assets within a Conservation Area forms a key component of their character and appearance, and thus its significance, and any changes to that relationship could lead to harm to the significance of the Conservation area and the designated assets within it.
- 5.2.3 Conservation Areas also need to be considered in their own right as an alteration to their setting, where that setting is a key element of its character and appearance or the appreciation of that character and appearance, is not dependant on the presence of designated heritage assets within it.
- 5.2.4 Where individual assets within these groups, such as the Scheduled motte and bailey castle at Bishopton, are deemed of specific interest and heritage significance they have been separated out to ensure an appropriate assessment is made which fully explores the potential for harm to its significance.
- 5.2.5 Other individual assets which are not grouped with the above have been included within the initial refinement exercise presented in Table 2.

Table 1 Asset Grouping

Group	Assets within group	Designation number	Reason for grouping
1 – Coatham Mundeville	Coatham Mundeville medieval village, fishpond and areas of rig and furrow;	1016109	These assets are all located within the Conservation Area of Coatham Mundeville and their heritage significance is derived from their relationship with each other due to spatial proximity and historic associations. These relationships form a key component of the character and appearance of the conservation area. The conservation area is located in the western part of the study area and covers the medieval shrunken village remains and present village fronting Coatham Lane and a large area on the eastern side of
	Mill Bridge, Coatham Mundeville;	1121231	
	Coatham Mill, Coatham Mundeville;	1121232	
	The Stables Bar and Restaurant, Front Wall and Piers to East of Hall Garth, Coatham Mundeville;	1121233	
	Coatham Hall, Coatham Mundeville;	1121234	
	Coatham Hall Farmhouse, Coatham Mundeville;		



Group	Assets within group	Designation number	Reason for grouping
	Glebe Farmhouse and Front Garden Wall, Coatham Mundeville; Mill Bridge, Coatham Mundeville; Deer House South of Hall Garth, Coatham Mundeville; Curved Wall to South East of Coatham Hall, Coatham Mundeville; Foresters Arms, Coatham Mundeville; Farm buildings to the North West of Coatham Hall Farmhouse, Coatham Mundeville; Hall Garth, Coatham Mundeville; and Coatham Mundeville Conservation Area	1121235 1121237 1185902 1186127 1186144 1241145 1299334 1299345	Durham Road which includes Coatham Mill and Hall Garth.
2 – Sadberge	4 and 5 Chapel Row, Sadberge; Lych Gate and Churchyard Wall of Church of St Andrew, Sadberge; Thorn Cottage, Sadberge; Raby House, Sadberge; White House, Sadberge; Church of St Andrew, Sadberge; Thithe House, Sadberge; The Three Tuns Public House, Sadberge; Shrunken medieval village at Sadberge; and Sadberge Conservation Area	1116202 1116208 1116220 1185941 1185942 1185943 1185944 1299425 1011073	These assets are all located within the Conservation Area of Sadberge. their heritage significance is derived from their relationship with each other due to spatial proximity and historic associations. These relationships form a key component of the character and appearance of the conservation area. Sadberge Conservation Area is located in the very southern part of the study area covering the settlement of Sadberge and includes the shrunken medieval village in the northern part of the conservation area.
3 - Bishopton	Manor Farmhouse, Bishopton; Church of St Peter, Bishopton; Musgrave Headstone 7 Metres West of Church of St Peter, Bishopton; Remains of Village Cross 15 Metres West of Church of St Peter, Bishopton Springfield House with Farm Building on Right Return, Bishopton St John's House, Bishopton; and; Bishopton War Memorial, Bishopton.	1185896 1185897 1185898 1185899 1185900 1185901 1433639	These assets are all located within the village of Bishopton and derive significance from their historic and spatial relationship with each other which allows for the appreciation of the architectural and historic interests of the buildings.
4 - Redmarshall	Favell Rose Farmhouse, Redmarshall; Rectory Cottage, Redmarshall; The Ship Inn, Redmarshall; Church of St Cuthbert, Redmarshall; and The Old Rectory and Adjoining Balustrade, Redmarshall	1083591 1139858 1139958 1140001 1248170	These assets are located within the village of Redmarshall, mainly situated along Church Lane and share a common setting. These assets are located within the 2km buffer zone and there is clear visibility between the assets that front Redmarshall Road and the potential cable route that runs along Redmarshall Road.
5 – Carlton	Poplars Farmhouse, Carlton; Glen Cottage, Carlton; and Holme Farmhouse, Carlton	1086963 1139246 1329798	These assets are located within the village of Carlton and share a common setting. They all lie within the 2km buffer and there is clear visibility with the assets that front Kirk Hill and the potential cable route along Kirk Hill.



Group	Assets within group	Designation number	Reason for grouping
6 – Thorpe Thewles	The Hamilton Russell Arms, Grindon;	1139220	These assets are located within the village of Thorpe Thewles. They all lie within the 2km buffer and the ZTV indicates there may be some visibility between the Order Limits and the asset group. There is no spatial or historic link between the Order Limits and any of these grouped assets.
	Church of St James, Grindon;	1139224	
	and The Vane Arms Public House, Grindon	1329822	
7 – Great Stainton	Church of All Saints, Great Stainton;	1185908	These assets are located within the village of Great Stainton and also on the outskirts of the main settlement and share a common setting. They all lie within the 2km buffer zone and share clear intervisibility with the proposed solar panel areas.
	Water Pump at Rear of Stainton Grange, Great Stainton;	1185909	
	The Old Rectory, Great Stainton;	1185910	
	Water Pump and Railings About 5 Metres North of Meridian House, Great Stainton;	1185911	
	Stainton Grange, Great Stainton;	1299447	
	and The King's Arms Public House, Great Stainton	1299448	

5.3 General landscape observations

- 5.3.1 The site is located in the lowlands between Darlington in the west and Stockton-on-Tees in the east and is primarily rural with land used for agriculture and some areas of woodland plantations.
- 5.3.2 The elevation is generally higher in the west with a gentle decline to the east. The predominant character of the landscape is flat and open with areas of slightly elevated topography (such as the area to the east of Great Stainton, Plate 1, and at Brafferton, Plate 2) which allow for clear views across the landscape in all directions.
- 5.3.3 The landscape has been attractive to settlers and farmers since the Iron Age and Romano-British periods due to the free draining soils associated with areas of limestone of the Cadeby Formation. As a result of land enclosure during the 17th century, the landscape is largely defined by semi-regular enclosed fields, bounded with a combination of hedgerows and fencing. In addition, the River Skerne and several smaller watercourses, known as becks, criss-cross the landscape with areas of development along these watercourses.
- 5.3.4 Small villages, hamlets and isolated farmsteads, some of which are accessed via narrow lanes (Plate 3), are dispersed across the landscape. Some of these villages are thought to have Saxon origins, such as at Aycliffe, where the parish church contains 10th century masonry. The villages of Newton Ketton, Bishopton, Sadberge and East and West Newbiggin are thought to have originated in the medieval period although have latterly been expanded in the 18th and 19th centuries. Many of these villages retain buildings which date from this period (Plate 4).
- 5.3.5 The settlements at these locations show a continuity of occupation from at least the medieval period. Earthwork evidence of shrunken medieval villages, such as at Preston-le-Skerne and Sadberge, demonstrate settlement activity and large concentrations of medieval and post-medieval ridge and furrow earthworks and field systems (Plate 5).
- 5.3.6 Alongside the evidence for medieval settlement activity, there is also evidence for changes in the landscape as a result of the fortification of the village of Bishopton during



the medieval period. The Scheduled motte and bailey castle earthworks were established as a result of a dispute between Roger de Conyers and William Cumyun who laid claim to be the Bishop of Durham. The location of the castle, at the southern end of the main thoroughfare on high ground, affords clear views of the surrounding landscape and allows for the defensive nature of the asset to be understood as an important feature of the landscape by demonstrating wealth, power and prowess (Plate 7).

- 5.3.7 Whilst the landscape is mainly characterised by agricultural and rural activities, there are also several areas of interspersed former extractive industries comprising mills and quarrying, accompanied by disused railway lines, sidings and embankments, like those near to Darlington and at Stillington.
- 5.3.8 Although the centre of the study area largely retains its rural character, the fringes of the Study Area, such as around Darlington and Stockton-on-Tees, have developed over the last 50 years, due to the post war expansion of residential areas on the edges of towns.
- 5.3.9 The most recent addition to this landscape are the turbines of Lambs Hill Wind Farm (Plate 8) and a large solar farm at Kenilworth (Plate 9).
- 5.3.10 This landscape is one of an overwhelmingly rural character and retains a strong link to its historic character and can be readily appreciated throughout the Study area. Both the earthwork remains of shrunken medieval villages and ridge and furrow provide a tangible link to former agricultural practices. The numerous agricultural buildings and farmsteads which are dotted throughout the landscape, and concentrated within the main villages, show a continuity of this agricultural landscape and it is this aspect that most widely represents the historic value of the area.
- 5.3.11 However, the fringes of the Study area display evidence of urbanisation via the recent additions of windfarms and solar farms within the wider area suggest at a more modern evolution of the landscape.



Table 2 Designated heritage assets - Refinement

Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Deserted Village, Preston-le-Skerne	1002335	Scheduled Monument	2km	Yes	The monument comprises the surviving medieval earthworks of building platforms and field systems surrounding Preston Manor Farm and Preston East and West Farms. Preston-le-Skerne is one of the best surviving examples of a shrunken medieval village in the area. This monument's heritage significance is defined by its historic and archaeological interest through the information it would yield relating to the medieval and post-medieval settlement. Its setting is defined by its spatial location around Preston Manor farm and bounded by an existing and dismantled railway line to the north and east. Beyond the railway lines, the surrounding landscape is entirely rural in character. The monument is heavily screened by dense hedgerows which limit the ability to appreciate the shallow earthworks on the ground and its historic and archaeological interest. The farms surrounding the asset do make a contribution to the setting and significance of the asset but the wider setting does not.	Yes	No	No
Ketton Bridge	1002345	Scheduled Monument	2km	No	A late 17th century or early 18th century packhorse bridge located approximately 0.8km south of the Order Limits. The bridge is low and narrow and crosses the River Skerne just north of Skerningham Manor. Due to the low humpback of the bridge the appreciation of the historic and architectural interest of the bridge is best experienced when crossing or in very close proximity. The location of the bridge crossing the River Skerne, and its relationship with the river, forms its setting and contributes to the significance of the asset as it allows for the historical and architectural interests of the bridge to be understood and appreciated.	Yes	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Motte and Bailey castle 400m south east of Bishopton	1008668	Scheduled Monument	2km	Yes	Discussed in detail below	Yes	Yes	Yes
Bishopton Conservation Area	N/A	Conservation Area	2km	Yes	Discussed in detail below	Yes	Yes	Yes
Ruins of a Church of St Thomas A Becket, Grindon	1329821	Grade I listed building	5km	Yes	The ruins of a 12th century (possibly earlier) parish church, including later 13th century alterations but was significantly altered in 1789. The church is located approximately 3.5km north of the Order Limits. The building is now roofless and is partially collapsed. This asset derives its interest primarily from its historical interest with some architectural interest. The immediate setting of the church is defined by its location within its former churchyard which does contribute to its heritage significance, but the wider rural landscape setting makes no contribution.	Yes	No	No
Church of St John the Baptist, Elton	1139261	Grade II* listed building	5km	No	Parish church, rebuilt in 1841 using masonry from an original 12th/13th century church, located approximately 4km south of the Order Limits. This asset derives its significance from its architectural and historic interest. The church is situated on Darlington Road, the main throughfare through the village of Elton. The setting of the asset is defined by its location within the village and its surrounding churchyard which lies within a clearly defined plot on the northern side of Darlington Road. Modern residential properties front Darlington Road on either side of the churchyard. The churchyard does contribute to the heritage significance of the asset, as does the village to some extent but this is limited to the 17th and 18th century farm buildings and barns which are located at either ends of the village.	Yes	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Stable 30 Metres North of High Beaumont Hill Farmhouse, Whessoe	1087005	Grade II listed building	2km	Yes	The asset comprises a late 18th/ early 19th century former stable with loft composed of squared limestone with brick dressings and pantiled roof. This is located approximately 4km south of the Order Limits. The significance of the asset is derived from its historical and architectural interest as a late 18 th /early 19 th century stable associated with High Beaumont Hill Farm. The setting of this asset is defined by its location to the rear of the farm and its relationship with the nearby cart shed (NHLE 1323002). The buildings surrounding the stables and cart shed are modern additions and do not add to the significance of the setting of the asset.	No	No	No
Longpasture House with Barn on Left Return, Little Stainton	1116414	Grade II listed building	2km	Yes	The asset comprises a farmhouse and former barn composed of brick and Welsh slate roof, located approximately 1.2km south of the Order Limits. The date of the asset is unknown although the fabric and form of the building suggest it is of 18th or 19th century origin. The heritage significance of the asset is derived from its historical and architectural interest although the date of the farmhouse and barn is not known. However, the asset retains interest as a good example of a historic brick farmhouse and former barn. The setting of the asset is defined by the rectangular plot of land in which the asset sits within an agricultural area, defined by modern at cost barns and associated warehouses. Neither the plot of land or the at cost barns/warehouses add to the heritage significance.	Yes	Yes	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Railway Cottage at Norton West Junction, Norton	1120865	Grade II listed building	2km	No	The asset comprises a mid-19th century railway cottage composed of brick with a slate roof, located 1.km east of the Order Limits. The heritage significance of the asset is derived from its historical and architectural interest as an unaltered example of a mid-19th century Railway Cottage. The setting of the asset is defined by its location between two branches of the Norton West junction railway line and its historic association with the railway itself and it is this setting which contributes to the significance of the asset. Outside of this immediate setting, there is modern residential development to the east, west and south of the asset which makes no contribution to its heritage significance.	Yes	No	No
White House Farmhouse, Grindon	1120897	Grade II listed building	2km	No	A large, early 18th century farmhouse with some late 19th century additions, located approximately 1.5km northeast of the Order Limits. The heritage significance of the asset is derived from its historical interest with some architectural interest although this has been diminished via the use of a modern render and concrete roof tiles. The immediate setting of the asset is in an isolated location but is defined by the plot of land which contains the asset and modern barns. The appreciation and understanding of the asset as a farmhouse is primarily vested in its historical and architectural interest which can be best appreciated in close proximity to the asset. Therefore, the current setting of the asset does not contribute towards its significance.	No	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Accommodation Bridge, 640 Metres East of Elstob Crossing, Morton	1121511	Grade II listed building	2km	No	An early 19th century accommodation bridge, built for the Clarence Railway Company and later widened and the north face rebuilt, located 2km north of the Order Limits. The significance of the asset is mainly derived from its historic interest as an accommodation bridge and its relationship to the former Simpasture Branch of the North East Railway with the asset as a retaining element of the former character of this area. The asset has limited architectural interest. Its setting is defined by its spatial position east of Elstob Crossing and the former railway line which makes a contribution to the significance of the asset.	Yes	No	No
Windmill, 500 Metres East of Holme Mill House, Mordon	1121512	Grade II listed building	2km	No	The asset consists of an early 19 th century cylindrical tower mill in dressed limestone without a cap located approximately 0.3km west of the Order Limits. The asset derives its heritage significance from its historical and architectural interest of a windmill constructed in the early 19th century although the cap is no longer extant. The windmill is largely in a state of disrepair and the 20th century addition to the east and detached house to the south are not of special interest. The asset is clearly visible in the open landscape surrounding it, despite the addition of a modern recycling centre to the north of the asset. This is a necessary condition of an asset such as this where elevation was an important consideration in its construction. The prominence of the tower in the surrounding landscape is an important element of its heritage significance as it allows the asset to be appreciated in something akin to its original landscape and for an appreciation of its original function. However, the original setting of the asset has almost been entirely removed by the construction of the A1(M) motorway to the south of the asset, which forms a physical and visual barrier between the asset and the Order Limits, and the quarry. As such there is no intervisibility between the two.	No	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Manor Farmhouse, Stillington and Whitton	1139920	Grade II listed building	2km	Yes	Early 18th century farmhouse, likely originally a farmhouse and cottage located approximately 1.5km north of the Order Limits. Its heritage significance is derived from its historic and architectural interest as the building retains many of its original features although the whitewashing of the external brickwork diminishes the ability to appreciate that architectural interest somewhat. The immediate setting of the farmhouse is located at a prominent position immediately adjacent to what would have been the original village green. The asset also fronts the main thoroughfare through the village and its central location within the village contributes to its heritage significance and allows for its historic interest within the village core to be appreciated.	Yes	No	No
Grassy Nook Farmhouse, Bishopsgarth and Elm Tree	1140007	Grade II listed building	2km	No	A late 18th century house with located approximately 2km south of the Order Limits. The heritage significance of the asset is derived from its historic and architectural interest with the asset retaining many of its original features. There is also a complex of red-brick farm buildings attached to the farmhouse which have heritage significance. The immediate setting is defined within the location of the asset on a triangular parcel of land at the junction of Darlington Back Lane and Redmarshall Road. This does not add to the heritage significance. The wider setting is of an agricultural landscape with modern development to the east which does not contribute to its heritage significance.	Yes	No	No
Preston Lodge Farmhouse and Outbuilding Attached to Right, Mordon	1159779	Grade II listed building	2km	Yes	Discussed in detail below.	Yes	Yes	Yes



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Skerningham Farmhouse, Barmpton	1185895	Grade II listed building	2km	Yes	Late 18th century farmhouse with early 19th century alterations located approximately 2km south of the Order Limits. The asset derives its heritage significance from its architectural and historic interest. The historic interest is particularly notable as the farmhouse was once home to the noted cattle breeder Charles Colling. The asset is a particularly fine example of a late 18th century farmhouse with many of the original features and is well-maintained which adds to its architectural interest. The asset lies within a complex of buildings, none of which have any special interest. The immediate setting of the asset is defined by its isolated location within a densely wooded area and plot of land defined by Low Skerningham Lane. The asset is largely shielded by dense vegetation to the west. This immediate setting does contribute towards its heritage significance but only in areas (such as in the small fields immediately to the east of the asset) where the historical and architectural interests of the asset can be best appreciated in close proximity.	Yes	No	No
Manor Farmhouse and Adjoining Farmbuilding, Brafferton	1185903	Grade II listed building	2km	Yes	Discussed in detail below	Yes	Yes	Yes
Ketton Packhorse Bridge, Brafferton	1185904	Grade II listed building	2km	No	See description for Ketton Bridge (NHLE 1002345)	No	No	No
Threshing Barn and Gin Gang 10 Metres West of Number 24 (Manor Farmhouse), Brafferton	1186094	Grade II listed building	2km	Yes	Discussed in detail below	Yes	Yes	Yes



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Ketton Hall, Brafferton	1186113	Grade II listed building	2km	Yes	A late 18th century/early 19th century hall with late 19th century and mid-20th century alterations and additions (which are not of special interest). Ketton Hall is located approximately 0.3km south of the Order Limits. The asset derives its heritage significance from its architectural and historic interest and there is particular historic interest due to the asset being the former home of the renowned cattle breeder Charles Colling the Younger who bred the famous 'Ketton Ox'. The asset is accessed via a driveway off Ketton Lane and is surrounded by an enclosed, semi-formalised garden which defines its immediate setting. This immediate setting does contribute towards the heritage significance of the asset as the garden contributes towards the historical interest.	Yes	No	No
Peartree House, Brafferton	1186119	Grade II listed building	2km	No	Late 18th century/early 19th century farmhouse, located approximately 0.6km south of the Order Limits. 20th century lean-to on right return of wing is not of special interest. The asset has both historical and architectural interest, from which it derives its heritage significance. The immediate setting of the asset is defined by its location within a working farmyard (although the modern barns do not add to its heritage significance) which adds to the historical significance and continuity of the asset as a farmhouse within a farm environment. Further farm buildings and a gin-gang (NHLE1299443) lie immediately to the north of the asset and therefore are considered within its setting and add to the historical and architectural significance of the asset when viewed in conjunction.	Yes	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
U Plan Farm buildings and Gin Gang North of Peartree House, Brafferton	1299443	Grade II listed building	2km	No	Late 18th/early 19th century 'U' shaped linked farm buildings and gin-gang located approximately 0.6km south of the Order Limits. This asset has historical and architectural interest which is derived from this being a well-preserved and unaltered example of such farm buildings, from which the asset derives its heritage significance. The immediate setting of the asset is defined by its position within a working farmyard and its location to the north of Peartree Farmhouse which contributes towards its heritage significance as it allows for the historic interest of the asset to be appreciated. These assets have a symbiotic relationship and therefore the historic interest of both these assets adds to their significance when viewed in conjunction with one another.	Yes	No	No
Low Skerningham, Barmpton	1299482	Grade II listed building	2km	Yes	Late 18th century/early 19th century combined cottage and stable with added wash house and privy, located approximately 1.5km south of the Order Limits. The asset derives its heritage significance from its historical and architectural interest. The setting of this asset is defined by its location south of Skerningham Woodland which surrounds the asset on all sides (apart from the western side) and limits the visibility of the asset in the wider landscape and does not contribute towards the heritage significance.	No	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Elstob Hall, Mordon	1310873	Grade II listed building	2km	Yes	Substantial early 18th century house with late 19th century additions, located approximately 1.5km north of the Order Limits. This asset derives its heritage significance from its historic and architectural interest. Its setting is defined by the agricultural farmyard settlements located along the lane, comprising large sheds and barns. The threshing barn and gin gang (NHLE 1322810) located immediately to the north of the asset also contributes to the agricultural setting. This setting contributes towards the heritage significance of the asset as it allows for the historic interest of the asset to be appreciated within its agricultural setting.	Yes	No	No
Threshing Barn and Gin Gang, 40 Metres North of Elstob Hall, Mordon	1322810	Grade II listed building	2km	Yes	Threshing barn and attached gin-gang, constructed c. 1840 and located approximately 1.6km north of the Order Limits. This asset derives its heritage significance from its architectural and historic interest. Its setting is defined by the wider rural and agricultural settlements along the lane and the assets clear relationship with Elstob Hall (NHLE1310873), which further adds to its historical interest and therefore contributes towards its heritage significance.	Yes	No	No
Cart Shed With Loose Box And Pigsty 5 Metres North of High Beaumont Hill Farmhouse, Whessoe	1323002	Grade II listed building	2km	Yes	Late 18th/early 19th century cart shed with loose-box and pigsty, located approximately 1.7km southeast of the Order Limits. This asset derives its heritage significance from its historic and architectural interest and its relationship and association with the stables (NHLE1087005) and the unlisted High Beaumont Hill Farmhouse. The setting of the asset is defined by the surrounding farmyard and the location of the group of assets on elevated ground which affords clear visibility of the asset in all directions which does contribute to the historical agricultural heritage significance.	Yes	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Howdon House, Grindon	1329425	Grade II listed building	2km	Yes	An 18th century farmhouse, in local pinkish brick, located approximately 1km east of the Order Limits. The asset derives its significance from its architectural and historical interest. The asset sits within a complex of other brick buildings and barns which contribute to the agricultural setting of the asset, from which it derives its historical heritage significance. The wider setting is dominated by a semi-rural landscape but with large areas of modern development which do not contribute to the heritage significance of the asset.	Yes	No	No
Larberry Pasture Farmhouse, Longnewton	1329829	Grade II listed building	2km	No	Mid to late 18th century, two-storey house, located approximately 1km south of the Order Limits. The heritage significance of the asset is derived from its architectural and historic interest. The farmhouse is situated at the end of a long, hedge lined driveway which limits wider views of the asset. The setting of the asset is related to its location within a farmyard which does contribute towards its historical interest, from which it derives its heritage significance.	Yes	No	No
Church of St John the Baptist, Stillington and Whitton	1356589	Grade II listed building	2km	Yes	Red-brick church, constructed in 1872 and located approximately 2.5km north of the Order Limits. The asset has both historical and architectural interest and retains many of its original features. The asset is situated along Morrison Street with surrounding churchyard which defines its immediate setting and contributes towards its historical interest, from which it derives heritage significance. Beyond the churchyard the asset is largely surrounded by modern development which does not add to its heritage significance. The asset is best appreciated in close proximity along Morrison Lane.	Yes	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Stillington War Memorial, Stillington	1440565	Grade II listed building	2km	Yes	A Latin cross war memorial with octagonal shaft on a pedestal, located 0.7km north of the Order Limits. The significance of the war memorial is vested in its historic and architectural interest and in its spatial location and it specifically references men from the immediate area. The setting of the asset therefore, is defined by its location in a small garden to the south side of Messines Lane. This setting contributes towards its heritage significance as that significance is therefore bound in its location as this is the only way it can be fully appreciated.	Yes	No	No
Aycliffe Village Conservation Area	N/A	Conservation Area	2km	Partially	Conservation Area covering Aycliffe Village that was designated in 1981 and is located approximately 1km northwest of the Order Limits. The Conservation Area covers the area between the High Street and Aycliffe Village Primary School, covering the village green, and contains several designated heritage assets including the church of St Andrew. The setting of the Conservation Area is defined by its suburban location on the outskirts of Newton Aycliffe. The character and appearance of the Conservation Area adds to its heritage significance in terms of its historical interest but this is best appreciated from within the Conservation Area itself, in close proximity to The Green area.	No	No	No



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Group 1 – Coatham Mundeville	N/A	N/A	2km	Yes	A large group of assets, mainly situated within the Coatham Mundeville Conservation Area, located approximately 0.5km west of Panel Area A. The assets comprise listed buildings and a scheduled monument which have architectural and historic interest. The setting of these assets is largely contained within the Coatham Mundeville Conservation Area and the relationship of the assets within that, from which heritage significance is derived. Although this area is located some distance from the Order Limits, there are clear views and intervisibility between the two. As a result, there is the potential for harm to the assets through a change in their setting.	Yes	Yes	Yes
Group 2 - Sadberge	N/A	N/A	5km	Yes	A large group of assets, mainly situated within the Sadberge Conservation Area, located approximately 2.5km south of Panel Area C. The assets comprise listed buildings and a scheduled monument which have architectural and historic interest. The setting of these assets is largely contained within the Sadberge Conservation Area and the relationship of the assets within that, from which heritage significance is derived. Although this area is located some distance from the Order Limits, there are clear views and intervisibility between the two.	Yes	Yes	Yes
Group 3 - Bishopton	N/A	N/A	2km	Yes	A large group of assets, mainly situated within Bishopton Conservation Area, located between Panel Areas E and F. The assets comprise listed buildings and a scheduled monument which have architectural and historic interest. The setting of these assets is largely contained within the Bishopton Conservation Area and the relationship of the assets within that, from which heritage significance is derived. The Scheduled Monument lies partially within the Order Limits and the other assets lie in close proximity to the Order Limits with clear intervisibility between the two.	Yes	Yes	Yes



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Group 4 - Redmarshall	N/A	N/A	2km	Yes	A group of assets within the village of Redmarshall, mainly situated along Church Lane, located approximately 1.3km east of Panel Area F. The assets comprise a combination of listed buildings and derive their heritage significance from their historic and architectural interests. Some assets are located within the Order Limits and others are in very close proximity. The settings of these assets are defined by their surroundings and their relationship to Redmarshall village, from which their heritage significance is derived.	Yes	Yes	Yes
Group 5 - Carlton	N/A	N/A	2km		A group of assets within the village of Carlton, spread out throughout the village, located 1.8km east of Panel Area F. The assets comprise a combination of listed buildings which derive their heritage significance from their historic and architectural interests. Some assets are located in very close proximity to the Order Limits and have clear intervisibility. The settings of these assets are defined by their surroundings and their relationship to Carlton village, from which their heritage significance is derived.	Yes	Yes	Yes



Asset Name	Designation Number	Designation	Buffer Zone	Potentially visible (ZTV)	Heritage Significance	Does setting contribute to significance?	Are the Order Limits within this setting?	Potential for harm?
Group 7 – Great Stainton	N/A	N/A	2km		A group of assets located within the village of Great Stainton, including the Church of All Saints, located approximately 0.1km west of Panel Area D. The assets comprise listed buildings which derive their heritage significance from their historic and architectural interests. The setting of these assets is confined to cluster settlement along Elstob Lane and Glebe Road and, although there is some limited intervisibility between Glebe Road and the Order Limits, the setting of these assets is contained within the main streets and the area of the Order Limits does not contribute towards the heritage significance of the assets. There is also no historic link between the Order Limits and these grouped assets and, therefore, there will be no change to the heritage significance of any of the grouped assets through development within the Order Limits.	Yes	No	No



6 DETAILED SETTINGS ASSESSMENT

6.1 General

- 6.1.1 This section will set out the detailed assessment of those assets identified during the refinement exercise which have the potential to be sensitive to the construction and operation of the Proposed Development through a change in their setting.
- 6.1.2 This assessment is guided by steps 2 and 3 of the staged approach set out in The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017).
- 6.1.3 Each asset has a dedicated assessment section which includes a description of the asset, a description of its setting, what comprises the significance of the asset including what contribution its setting makes, if any, and if the Proposed Development will result in harm to that significance based on the current development designs.
- 6.1.4 The assets that have been scoped in for assessment below are illustrated on Figure 3.
- 6.1.5 Where relevant, or necessary, the section also includes photographs which illustrate specific points within the assessment which will be labelled and numbered accordingly.

6.2 Asset Group 1: Coatham Mundeville

Description of Asset

- 6.2.1 This group of assets comprises a number of listed buildings and one Scheduled Monument within the village of Coatham Mundeville and its Conservation Area. The earliest known reference to settlement in this area dates to the 13th century and by the end of the 16th century had become a 'vill' within the manor of Darlington. The plan of the village comprises two parallel lines of houses located on the northern and southern sides of Brafferton Lane which face onto a rectangular village green with narrow crofts and gardens to the rear. This medieval plan is still legible today and includes the Scheduled Monument remains of a medieval shrunken village to the west of Durham Road, the archaeological remains of which survive well, which enhances the legibility of the medieval landscape in this area (Plate 10).
- 6.2.2 The village grew as a result of the use of the surrounding land for agricultural purposes, particularly during the post-medieval period. The buildings within the Conservation Area reflect the need for settlement due to the increase in population and mainly date from the 17th century onwards. Many are Grade II Listed including Coatham Hall Farmhouse, Coatham Mill House and Hall Garth. Coatham Mill was established during the 14th century and then used for flax spinning until it was converted to use for corn milling in the 19th century.

Description of Setting

- 6.2.3 The setting of the listed buildings within Coatham Mundeville is primarily defined by the location of these buildings within the village centre and their spatial, historic and visual relationship to each other. The setting of these assets is contained within the boundaries of the Coatham Mundeville Conservation Area.
- 6.2.4 The setting of the Conservation Area is defined by the surroundings in which it is experienced. In this case, the setting can be considered as the rural surroundings of the Conservation Area, defined by the railway line to the east, the A1 (M) motorway to the



north and west, and the river to the south. This setting does not contribute to the significance of the Conservation Area as this is defined by the relationship of the assets within the village.

- 6.2.5 The character and appearance of the Conservation Area is primarily defined by the relationship of the buildings between each other within it and it is this from which it derives its significance. The assets form two distinct groups, separated by Durham Road which serves to split the settlement into two linear areas; one along Coatham Lane and the other along Brafferton Lane. The setting of all the assets can still be understood and appreciated as one coherent area, despite the prominence of the separation formed by Durham Road, especially when considering the historical development of the linear nature of the village settlement.

Significance

- 6.2.6 This group of assets derives their heritage significance primarily from their historic interest through the visible evidence of continuity of settlement from the medieval period onwards regarding the establishment and development of the settlement at Coatham Mundeville. The earthwork remains of the deserted medieval village also have significant archaeological interest in terms of the evidence that these earthworks provide for the form and layout of medieval villages. The assets within the Conservation Area also derive heritage significance from their architectural interest which is primarily vested in their architectural quality.
- 6.2.7 This significance is best understood and appreciated when walking along Coatham Lane and Brafferton Lane (a key view) where the close proximity allows for the historic and aesthetic interest to be most keenly experienced.
- 6.2.8 The original historic core of the village is contained within the areas of land to the north and south of Coatham Lane where the deserted medieval village can be clearly appreciated via extant earthworks. The subsequent decline of the medieval settlement and the eastward expansion of the village in the 17th and 18th centuries can be best understood when walking along Brafferton Lane, along with piecemeal expansion of the village during the post-medieval period surrounding the earthworks of the deserted medieval village off Coatham Lane.

Contribution of Setting to Significance

- 6.2.9 The setting of the asset group contributes to this significance which is drawn from the relationship between the historic and the deserted medieval village earthworks which enhances both the experience and appreciation of the settlement as a whole.
- 6.2.10 This relationship, and the core historic interest of the settlement, is contained within village centre, which is then covered by the Conservation Area. It is via the setting of the assets within the Conservation Area, in terms of their siting, form, and relationship to one another, that allows for an understanding of the historical development of the settlement and the appreciation of the aesthetic and architectural interests. These can be best appreciated via key views looking/walking west along Brafferton Lane, and views west and east along Coatham Lane.

Effect of the Proposed Development on Significance

- 6.2.11 This group of assets is well-contained within the Coatham Mundeville Conservation Area, of which the railway line forms the eastern boundary, and shares no meaningful relationship with the Order Limits to the east.

- 6.2.12 The Proposed Development may be visible from some sections of the Conservation Area, however, this will not impede on any of the key views both from within the Conservation Area along Coatham Lane and Brafferton Lane, nor will they be present in views looking west along Brafferton Lane (Plate 11).
- 6.2.13 There will also be no change to the immediate setting of the listed buildings, from which they derive significance. The Proposed Development will not detract from the ability to appreciate and understand the historical, archaeological and architectural interest of these assets. That appreciation is best experienced in close proximity to the assets within the village centre where their relationship can be fully understood.
- 6.2.14 There will be no harm to the significance of the assets within this group as a result of the construction and operation of the Proposed Development.

6.3 Asset Group Two: Sadberge

Description of Asset

- 6.3.1 This group of assets comprises a number of listed buildings and one Scheduled Monument within the village of Sadberge and its Conservation Area. The geographical position of the settlement at a crossroads gave rise to the expansion of the early settlement. The first recorded evidence of settlement at this location relates to Sadberge being an important Saxon Wapentake and it is thought that a Saxon church was sited where the present St Andrew's church now stands. Sadberge remained an important settlement which continued long after the lands were acquired by the Bishop of Pudsey from Richard I and into the 17th century.
- 6.3.2 The medieval occupation of the area can be identified via the earthwork remains of the shrunken medieval village, now a Scheduled Monument, which are located to the north of the present village.
- 6.3.3 The village settlement is centred on the crossroads of Norton Road, Darlington Road, Middleton Road and Hill House Lane. The village green forms a clear focal point and was likely considerably larger during the medieval and post-medieval periods as a continuation of the open land surrounding St Andrew's Church.
- 6.3.4 All of the Listed Buildings (with the exception of the church) are clustered within the historic core of the village, centred on the village green and the crossroads. These buildings date from the 18th century and are contained within the Conservation Area, along with the earthworks associated with the deserted medieval village.

Description of Setting

- 6.3.5 The setting of the assets within this group is primarily defined by the relationship of the buildings and Scheduled Monument between each other and contained within the Conservation Area.
- 6.3.6 The setting of Sadberge Conservation Area is defined by its rural location but this does not add to its significance as this is primarily vested in the character and appearance of the Conservation Area which can only be appreciated from the junction of the crossroads where the close proximity of the listed buildings allows for their aesthetic and architectural interests to be most keenly experienced.
- 6.3.7 The historic interest of these assets can be best experienced when walking through the historic core of the settlement as both the changing architecture and the change in

character from the earliest phases of settlement, represented by the medieval earthworks, through to the modern buildings that lie immediately outside of the central historic core is clearly visible.

Significance

- 6.3.8 This group of assets derives their significance primarily from their historic interest through the information they hold about the establishment and development of the settlement at Sadberge. The earthwork remains of the deserted medieval village also have significant archaeological interest in terms of the evidence that these earthworks provide for the form and layout of medieval villages, particularly in relation to other nearby examples.
- 6.3.9 The assets also derive significance from their architectural interest which is primarily vested in their architectural quality. In addition, significance is drawn from the relationship between both the assets and the deserted medieval village earthworks which enhances both the experience and appreciation of the settlement as a whole.
- 6.3.10 The relationship between the assets within Sadberge Conservation Area forms a key component of their character and appearance, and thus its significance, and allows for the historical and architectural interests to be appreciated and understood.

Contribution of Setting to significance

- 6.3.11 It is these aspects of the setting (i.e. the location, form and relationship of the buildings to each other) that contribute towards the significance of the assets as they allow for the historic, aesthetic and archaeological interests to be readily appreciated and understood within their setting. This relationship and the core historic interest of the settlement lies within the village centre and is contained within the Conservation Area. For this reason, the setting of the Conservation Area (the wider area outside of the village centre) does not contribute to its significance.
- 6.3.12 The relationship between the later historic core of the village and the earlier medieval settlement in terms of the historic interest can also be understood when travelling northwards along Hillhouse Lane towards the earthwork remains of the shrunken medieval village.

Effect of the Proposed Development on Significance

- 6.3.13 This group of assets is located some distance away from the Order Limits, approximately 3 km to the south, and there is no meaningful link between the two areas. While the panel areas will be visible from some parts of the Conservation Area in views to the north, this will not detract from the ability to appreciate and understand the assets within the Conservation Area.
- 6.3.14 It is this immediate setting of the assets within the Conservation Area that defines the significance of the asset group due to the relationship of the assets within the village and this relationship can be best experienced in close proximity to the assets within the village centre via the key views where their relationship can be fully understood.
- 6.3.15 The Proposed Development will not constitute a change in the setting as it will not affect the relationship between the assets within the Conservation Area, nor will it be present in any of the key views.
- 6.3.16 There will be no harm to the significance of the assets as a result of the Proposed Development.



6.4 Asset Group Three: Bishopton

Description of Asset

- 6.4.1 This group of assets comprises seven Grade II listed buildings within the village of Bishopton (Plate 12).
- 6.4.2 The settlement traces its origins to at least the medieval period when the predecessor to the Grade II listed Church of St Peter (NHLE 1185897) was first established. The church likely dates to the 13th century, although like many medieval churches was subject to extensive rebuilding and refurbishment works in the mid-19th century. Much of the original stonework no longer survives aside from some dressed limestone in the east bay of the chancel. The church is a key focus of the settlement, a characteristic of most medieval settlements, and is located at the eastern end of the village.
- 6.4.3 Approximately 15 m to the west of the church lies the settlement's medieval cross which was moved to this position in the late 19th century (NHLE 1185899), although only the base and the shaft survive. Within the churchyard, the headstone of Jane Musgrave (NHLE 1185898) dates to the late 18th century.
- 6.4.4 Three of the remaining four listed structures are all 18th and 19th century buildings within the village centre (Manor Farmhouse, NHLE 1185896; Springfield House, NHLE 118590; and St John's House, NHLE 1185899) which retain much of their original architectural detailing and are arranged in a linear pattern of development along The Green, the High Street and along part of Church View.
- 6.4.5 The final listed structure is the village's war memorial (NHLE 1433639) which was constructed in 1923 and lists the names of the local men who died in the First and Second World Wars.

Description of Setting

- 6.4.6 The setting of the listed buildings is primarily defined by their historic, spatial and visual relationship between each other and the wider village where generally sympathetic architectural designs and material choices have been applied to the more recent additions. This allows for the architectural interest of the buildings to be appreciated both in close proximity and within the wider village context, particularly when walking along the High Street and The Green.
- 6.4.7 Beyond the relationship between the constituent listed buildings, the setting of the assets is defined by the wider rural landscape beyond which provides some context for the village as a rural settlement.

Significance

- 6.4.8 The significance of the asset group is vested primarily in the historic and architectural interest of the structures. The buildings range from medieval, in the case of the church and the village cross, through to the 19th century and attest to the longevity of settlement in the village.

Contribution of Setting to Significance

- 6.4.9 The immediate setting of these assets makes a positive contribution to their significance. This relationship between the constituent buildings is critical to the appreciation and understanding of their historic interest as elements of the village from throughout its history, and from their architectural interest which is best appreciated within the village centre.

- 6.4.10 The remainder of the surrounding landscape provides a rural context for the village, however, it is not part of the setting which contributes to the significance of any of the constituent listed buildings. None of the key elements of their setting are located beyond the boundaries of the village.

Effect of the Proposed Development on Significance

- 6.4.11 The Proposed Development will be constructed to the north, east and west of the village within the surrounding landscape and will not lead to any harm to the assets within Bishopton village through a change in setting. While it is possible there may be some visibility of the Panel Areas from higher storeys or from the rear elevations this will not affect the key elements of the setting of the assets as it will not alter the relationship between the listed buildings from which they draw significance.

6.5 Asset Group Four: Redmarshall

Description of Asset

- 6.5.1 This group of assets comprises five listed buildings within the village of Redmarshall. Place name evidence and the Norman fabric of the church of St Cuthbert suggest at a late Saxon origin of the village, although there may have been earlier settlement in this location. The flat land surrounding the village results in the church tower as a visible and prominent feature of the local landscape and was also a likely focal point for the early settlement of the village. Along with the church, Rectory Cottage and the Old Rectory form part of the ecclesiastical hub for the village and represent the oldest part of the settlement. Favell Rose Farmhouse and the Ship Inn, located along Church Lane likely represent the former southern-most expansion of the village during the 17th and 18th centuries.

Description of Setting

- 6.5.2 The setting of the asset group is defined by its location at the crossroads of Redmarshall Road, Kirk Hill and Drovers Lane (Plates 16 and 17). The setting of the church of St Cuthbert, the Old Rectory and Rectory Cottage is defined within the green space and focal point surrounding the church. The setting of Favel Rose Farmhouse and the Ship Inn is now characterised by modern residential development which also characterises the majority of the village. The wider landscape surrounding the asset is one of a flat, rural landscape, populated with dispersed farmsteads.

Significance

- 6.5.3 This group of assets derive their heritage significance primarily from their historic interest through the information they can provide about the establishment and development of the settlement within Redmarshall. The assets also derive architectural and aesthetic interest from the form, layout and features of the listed buildings, particularly those located around and including the Church of St Cuthbert which form the earliest evidence for the settlement and siting of the village.

Contribution of Setting to Significance

- 6.5.4 Whilst the setting of the assets which is characterised by modern development does not contribute to the significance, the immediate setting of the church of St Cuthbert, the Old Rectory and Rectory Cottage does contribute to the significance of these assets. These assets are set within an ecclesiastical setting, which although has been reduced by modern development, can still be appreciated within the local environs and allows for the historical siting and establishment of the church and associated buildings to be understood and appreciated.

Effect of the Proposed Development on Significance

- 6.5.5 The Proposed Development will not impact the significance of the church of St Cuthbert, the Old Rectory and Rectory Cottage. This significance is derived from the historical and architectural interests of these assets which is best appreciated from within close proximity. The only exception to this is the church tower which may share some visibility with the panel areas to the north of Mill Lane, Bishopton. However, this would not constitute a change to the significance of the church as this is vested in its historical and architectural interests which would still be able to be readily appreciated within the local landscape. The height of the solar panels would not compete with the height of the church tower and would not detract attention from it.
- 6.5.6 As a result, there will be no harm to the significance of the assets as a result of the Proposed Development.

6.6 Asset Group Five: Carlton*Description of Asset*

- 6.6.1 This group of assets comprises three listed buildings within the village of Carlton, all farmhouses which were constructed between the 17th and 19th centuries located along Kirk Hill (Poplars Farmhouse, Holme Farmhouse and Glen Cottage), all separated from the main carriageway by large front gardens. The earliest record of settlement in this location dates to the 13th century when Bishop Pudsey of Durham made a survey of all his possessions, including a record of a settlement at Carlton.

Description of Setting

- 6.6.2 The setting of the asset group is defined by their central location within the village of Carlton. Whilst some aspects, such as the medieval layout of the village are still discernible, the immediate setting of these assets has changed since their original construction (which was likely an agricultural and rural setting) and is now characterised by modern development.

Significance

- 6.6.3 This group of assets derive their heritage significance primarily from their historic interest through the information they provide about the establishment of settlement at Carlton, and the relationship between agricultural practices and the need for farmhouses in this area. The assets also derive architectural and aesthetic interest from the form and function of these buildings in relation to their use as farmhouses.

Contribution of Setting to Significance

- 6.6.4 As a result of the change of the immediate setting of the assets from the original likely agricultural and rural setting to now being characterised by modern development the setting of these assets does not contribute to their significance.

Effect of the Proposed Development on Significance

- 6.6.5 The Proposed Development will not impact the significance of the assets within this group. The location of the proposed solar panels is some distance from the village and will not affect the ability of the historical and architectural interests of the assets, from which their significance is derived, to be appreciated or understood as this is best appreciated from within close proximity within the village of Carlton. In addition, the immediate setting of the assets does not contribute to their significance and so a change within this setting would not cause harm to the significance of the assets.



6.6.6 As a result, there will be no harm to the significance of the assets as a result of the Proposed Development.

6.7 Bishopton Conservation Area

Description of Asset

- 6.7.1 The character of the conservation area is vested within the visual, historic and architectural relationship between the now listed buildings, which are contained within the boundaries of the conservation area, which is enhanced by the mature vegetation and large grass verges which flank the roads in most areas.
- 6.7.2 A number of modern buildings have been constructed within the settlement, however, within the core along High Street the architectural quantity and general material choices are consistent with the historic character and appearance so are not overtly in contrast to the older structures.
- 6.7.3 This is not, however, the case at the edge of the settlement along Church View where there are a number of modern structures which are entirely at odds with the rest of the constituent buildings, compounded by the lack of vegetation and grass verges.
- 6.7.4 Beyond the limits of the modern village along High Street, the conservation area continues to encompass the scheduled motte and bailey which sits adjacent to Bishopton Beck running in a broadly north to south alignment parallel to High Street to the Redmarshall Lane. Views looking north-west from that junction allow the monument to be appreciated in its historic context as the principal element of administration for the medieval landscape at the same time as understanding the longevity of occupation within Bishopton.

Description of Setting

- 6.7.5 The setting of the conservation area is determined by identified key views which contribute to the appreciate of its character and appearance. The majority of these are situated within its boundaries and are internal only, however, additional views have been identified which take in elements of the surrounding landscape during this assessment.
- 6.7.6 Bishopton Conservation Area Appraisal considers the following to be key views:
- Views looking east along The Green;
 - The view of St Peter's Church from the south along the High Street;
 - The view of Bishopton Castle from the southern end of the built up area of the High Street.
- 6.7.7 Although not listed in the Conservation Area Appraisal the following are also considered to be key views:
- The view from south of the earthworks of the motte and baily looking towards the village as it allows an appreciation and understanding of the development of the settlement at Bishopton through the combination of the motte and bailey, historic buildings along the High Street and the modern development on the outskirts (Plate 15).
 - The view of the village when looking southwest along Mill Lane as this allows for the appreciation and understanding of both the location and deliberate siting of the motte



and bailey to exert power and influence over the area and the subsequent relationship between this and the later elements of the village.

- Views of the village when walking along the public footpath from Old Stillington in the north.

Significance

- 6.7.8 This conformity of architectural style and construction materials makes a positive contribution to the character and appearance of the conservation area.
- 6.7.9 This character and appearance are appreciable immediately upon entering the conservation area, particularly from the south along High Street and the west along The Green where historic buildings and the grass verges lining the road are present and continue almost entirely throughout the settlement. The exception being when entering the settlement along Church View where the principal character and appearance does not extend to the limits of the village, rather a more modern character is present until the junction with High Street.
- 6.7.10 This section of the conservation area does not, make as great a contribution to its significance as the rest of the settlement which generally retains a high quality of historic character and uniform appearance. This conclusion is in line with Paragraph 207 of NPPF which notes that not all elements of a conservation area will necessarily contribute equally to its significance.

Contribution of Setting to Significance

- 6.7.11 The setting of the conservation area makes a positive contribution to its significance. This is particularly true with the view from the south when moving along High Street, past the scheduled motte and bailey, and into the boundary of the conservation area. This view allows for the appreciation of the relationship between the motte and the settlement and adds to the understanding of how power and influence would have been exerted over the landscape.
- 6.7.12 Similarly, when looking from Church View/Mill Lane to the south-west towards the motte and bailey allows for the best appreciation and understanding of the relationship between the modern and historic elements of the settlement are visible in the same view with the rural landscape in between.
- 6.7.13 The remainder of the surrounding landscape while rural, does not make any great contribution to the character and appearance of the conservation area and is not part of the setting which contributes to the significance of any of the constituent listed buildings.

Effect of the Proposed Development on Significance

- 6.7.14 The construction of the proposed solar panels to the north, east and west of the conservation area will not be visible within any of the key views identified within this assessment nor within the appraisal document.
- 6.7.15 There will be no change to the character and appearance of the core of the conservation area which is defined by the relationship between the listed buildings and the presence of the green verges along the edges of the road. The conservation area will retain its integrity as will the ability to appreciate and understand the architectural and historical interest of the buildings within its boundaries.



- 6.7.16 Although the Proposed Development will not be present in any of the key views, the introduction of solar panels into the landscape would be noticeable when moving along Church View/Mill Lane and along the public footpath from Old Stillington.
- 6.7.17 The section of the conservation area along Church View/Mill Lane does not contribute to the significance of the conservation area as much as other elements as the integrity of the character and appearance is not as strong due to the primacy of more modern structures.
- 6.7.18 The Panel Areas will not be visible within the key view identified at this location as this view is directed to the south-west towards the motte and bailey with the Panel Areas situated behind the viewpoint, and in the opposite direction. The Panel Areas are unlikely to be visible when moving towards the boundaries of the asset group as they are offset by approximately 60m.
- 6.7.19 In the case of the footpath from Old Stillington, while the Panel Areas will be a noticeable introduction into the wider landscape, the conservation area does not draw significance from this. The principal element of this view is the experience of entering the settlement limits and moving through the backs of buildings, emerging into the historic core in close proximity to St Peter's Church. This sense of arrival complements those afforded along the main roads into Bishopton and reinforces the sense of a contained, historic village core.
- 6.7.20 The Proposed Development will not lead to any harm to the significance of the asset through a change in setting while the integrity of the character and appearance of the conservation area would be maintained.

6.8 Motte and bailey castle 400m south east of Bishopton (NHLE1008668)

Description of the asset

- 6.8.1 The asset comprises a conical shaped motte, standing to a height of 11.5m and is surrounded by a moat measuring between 10 and 15m wide and up to 3.5m deep in some places. Two raised causeways surround the motte and bailey while there are the remnants of at least two contemporary buildings present within the scheduled area.
- 6.8.2 The earliest visible evidence of the settlement of the area dates from the early 12th century with the construction of a motte and bailey castle which was built by Roger de Conyers during a dispute with William Cumyn who laid claim to be the Bishop of Durham (Plate 13 and 14). It is believed that the first license to crenellate was issued to Bishopton castle in 1143 (Hull 2009). The motte was constructed to be viewed as a status symbol within the landscape as well as a defensive structure for the lord in residence to exert power and influence over the landscape and the people living within it.
- 6.8.3 The now Scheduled motte and bailey forms the most prominent landscape feature in the area. It is likely that settlement at Bishopton developed significantly following the ownership of the motte and bailey of Roger de Cumyn from the 12th century due to expanding agricultural tenancies and industries which supplied the castle and the manor. The Church of St Peter dates to the 13th century with the medieval settlement concentrated between these two prominent features.

Description of Setting

- 6.8.4 The setting of the motte and bailey are primarily characterised by its prominent location outside the settlement at Bishopton on the banks of the Bishopton Beck. This location allowed for clear views to be afforded across the surrounding landscape, overlooking its



area of influence and the land from which the inhabitants drew their wealth. The asset has a strong historic, spatial and visual relationship with the settlement at Bishopton where the majority of its influence would have been most keenly felt.

- 6.8.5 The wider setting of the asset comprises the rural and agricultural landscape which has remained effectively of a similar character since the medieval period. While the nature of the activities and land patterns have not changed entirely, the makeup of the landscape was drastically altered in the late 18th and early 19th centuries through the imposition of enclosure which removed the remnants of the medieval common land, parcelling it into regular and manageable units.

Significance

- 6.8.6 The significance of the motte and bailey castle remains primarily drawn from its archaeological interest through the information any archaeological remains can provide about the occupation, use and activities undertaken at the castle during the medieval period. The contribution that the asset's archaeological interest makes to its overall significance is enhanced through the lack of other information about the motte and bailey, archaeological investigations are therefore the only way to determine any further information.
- 6.8.7 The asset also derives its significance from its historic interest as a symbol of power and prowess in the surrounding landscape and through its definitive relationship with the settlement at Bishopton for which it was a key administrative centre throughout the medieval period, and potentially beyond.

Contribution of Setting to Significance

- 6.8.8 The setting of the asset does make a positive contribution to the significance of the asset as it allows the key historic, spatial and visual relationship between the it and the settlement at Bishopton to be appreciated. That in turn allows the historic interest of the asset to be better understood in relation to the influence the inhabitants would have over the inhabitants of the surrounding landscape.
- 6.8.9 The proximity of the asset to Bishopton Beck also makes a positive contribution to its significance as it allows the decisions to establish the motte and bailey in its location, demonstrating both its defensive capabilities and its area of influence.
- 6.8.10 The wider landscape beyond also makes a positive contribution to the significance of the asset through the ability to understand and appreciate the relationship of the rural landscape to the asset and its inhabitants, and how that relationship contributes to the asset's historic interest. The rural landscape was ultimately the source of significant wealth to the lord and thus a key element of their power.

Effect of the Proposed Development on Significance

- 6.8.11 The Proposed Development will not be visible from the asset and will therefore not obstruct any key views between the asset, Bishopton Beck or the settlement at Bishopton from which it draws the most significance from its setting.
- 6.8.12 The understanding and appreciation of the relationship between the asset and the settlement will not be altered, which as a result will leave this important aspect of the asset's historic interest entirely unchanged. Similarly, the prominence of the motte and bailey and the overt demonstration of the power and influence this had over the landscape will also remain unchanged and fully legible.

6.8.13 The important relationship between the asset and the wider rural landscape from which the resident lords drew their power will not be diminished, as although the presence of the solar PV modules will be a noticeable change in the landscape around Bishopton, these will all be screened from the asset either through existing vegetation and/or buildings, or by topographic variations or by distance.

6.8.14 Although the solar PV modules are a novel, modern industrial introduction in the broader landscape, the understanding and appreciation of the key elements of the significance of the asset will remain unaltered, and as a result, the Proposed Development will result in no harm to the significance of Bishopton Castle.

6.9 Manor Farmhouse and adjoining farm building, Brafferton (NHLE 1185903) and threshing barn and gin-gang, Brafferton (NHLE1186094)

Description of Asset

6.9.1 An early 17th century farmhouse and adjoining farm building, with 19th century additions which is located along High House Lane, Brafferton (Plate 18).

6.9.2 The farmhouse is a two storey, five bay building comprised of coursed limestone with a French tiled roof. The farm building is located on the left return which is single storey and has three bays. The farmhouse and farm building are set back from High House Lane with a large front garden.

6.9.3 A threshing barn and gin-gang, 10m to the west of No 24 (Manor Farmhouse), The Green, Brafferton. The barn dates to the late 18th or early 19th century and is constructed of squared limestone in a two storey, five bay form with two rows of breathers. There is a boarded door on the rear and a pitched roof with reverse stepped gables. The gin-gang is in a large, square form in the centre of the barn with rectangular-plan piers which support a partly hipped pantiled roof.

Description of Setting

6.9.4 The setting of the asset is defined by its location along High House Lane, as part of the main thoroughfare through Brafferton with housing fronting both the sides of the lane. The small hamlet is well contained along this lane with the westerly extent defined by the junction of Aycliffe Lane, High House Lane and Brafferton Lane. Within the village, the setting of the assets are contained within the plot of land within which they sit, and the area of fields to the south of them, defined by the stream which runs parallel to High House Lane through these fields (Plate 19).

Significance

6.9.5 The significance of Manor Farmhouse is vested in its historical interest as an example of a residential farmhouse dwelling which was constructed during the early 17th century and can provide information about the historical evidence of agricultural settlement in this rural location. The threshing barn and gin-gang also have historic interest for demonstrating the function, use and need of agricultural buildings within this area during the 18th and 19th centuries. The assets also have architectural interest related to the information the asset can provide about the form and layout of farmhouses and farm buildings which were constructed between the 17th, 18th and 19th centuries.

Contribution of Setting to Significance

6.9.6 The setting of the assets within the village of Brafferton does go some way to contribute towards their significance in terms of their historical interests related to the historical



development and layout of the village along High Horse Lane. This is defined as being along High Horse Lane only.

Effect of the Proposed Development on Significance

- 6.9.7 The proposed cable route runs along High House Lane and down the track between the farmhouse and threshing barn, leading to an area of proposed panels in the field to the south of the stream, south of Brafferton (Plate 18).
- 6.9.8 The main connection between the assets and their setting is the relationship between the assets and the village settlement which is largely contained in linear development along High House Lane. The significance of the assets in terms of their historical and architectural interests can be best appreciated when walking through the village along High House Lane which best allows for those interests to be understood. In addition, the main elevations of Manor Farmhouse and the threshing barn face onto High House Lane, facing away from the Proposed Development.
- 6.9.9 The Proposed Development lies outside of immediate setting of the assets, defined by the village centre and, as a result, does not affect the ability to appreciate or understand the significance of the assets. Therefore, there will be no harm caused by the Proposed Development on the significance of the assets as described above.

6.10 Preston Lodge Farmhouse and outbuilding attached to the right (NHLE1159779)

Description of Asset

- 6.10.1 This asset comprises a farmhouse and linked outbuilding of late 18th century date, located between Brafferton and Great Stainton along Lodge Lane, facing the junction with Salters Lane.
- 6.10.2 The farmhouse is a two-storey, three bay brick building with a steeply pitched roof. There are also two rear additions with rubble masonry lower courses and pantiles. The outbuilding is a single storey, three bay brick building and a hipped roof.

Description of Setting

- 6.10.3 The immediate setting of the asset is defined by its location at the junction of Lodge Lane and Salters Lane, onto which the main elevation of the house faces, and a number of modern farm buildings which are located to the east and rear of the farmhouse.
- 6.10.4 When looking at the asset from the northern part of Salters Lane, this view allows for the principal elevation of the building to be appreciated. The architectural interest of the asset can only be readily experienced and understood from within close proximity to the asset and from this defined view.

Significance

- 6.10.5 Preston Lodge Farmhouse and outbuilding derives its significance primarily from its architectural interest as an 18th century farmhouse located at a prominent location at the junction of Lodge Lane and Salters Lane. Of particular interest is the principal elevation which fronts this junction. The asset also derives some significance from its historical interest as an example of an 18th century farmhouse located at a prominent location within the agricultural landscape.



Contribution of Setting to Significance

- 6.10.6 The wider setting of the asset with the modern farm buildings to the rear does not contribute to the significance of the asset as this is best understood and appreciated in close proximity to the asset, particularly when looking at its principal elevation.

Effect of the Proposed Development on Significance

- 6.10.7 A potential cable route runs along Lodge Lane with proposed Panel Area B in the field to the east of Salters Lane. Despite this however, it is not anticipated that the proposed cable route will have an impact on the significance of the asset. The proposed cable route will be buried within the carriageway of Lodge Lane and therefore any potential impacts are confined to the construction phase only, which will be temporary in nature.
- 6.10.8 The location of the proposed Panel Area B does not lie within the setting of the asset. As discussed above, the significance of the asset is derived from its architectural interest which can only be readily appreciated from within close proximity to the asset and in defined views from Salters Lane and Lodge Lane. The proposed solar panels will not obstruct this view and will therefore not detract from the ability to understand and appreciate the architectural interests of the asset and therefore the Proposed Development will not cause harm to the significance of the asset.

7 CONCLUSIONS

7.1 General

- 7.1.1 This assessment has concluded, through the application of the NPPF and EN-1 and EN-3 and using the staged process of the 'Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Historic England 2017), as well as professional judgement and expertise that there will be harm to the significance of the Scheduled Monument of the motte and bailey castle, 400m south of Bishopton (NHLE 1008668) due to a change in the way the asset would be experienced in the landscape surrounding it.
- 7.1.2 The harm is in the order of less than substantial, but at the top end of that scale due to the sensitivity of the asset to change.
- 7.1.3 No other harm to the significance of any designated heritage assets were identified.



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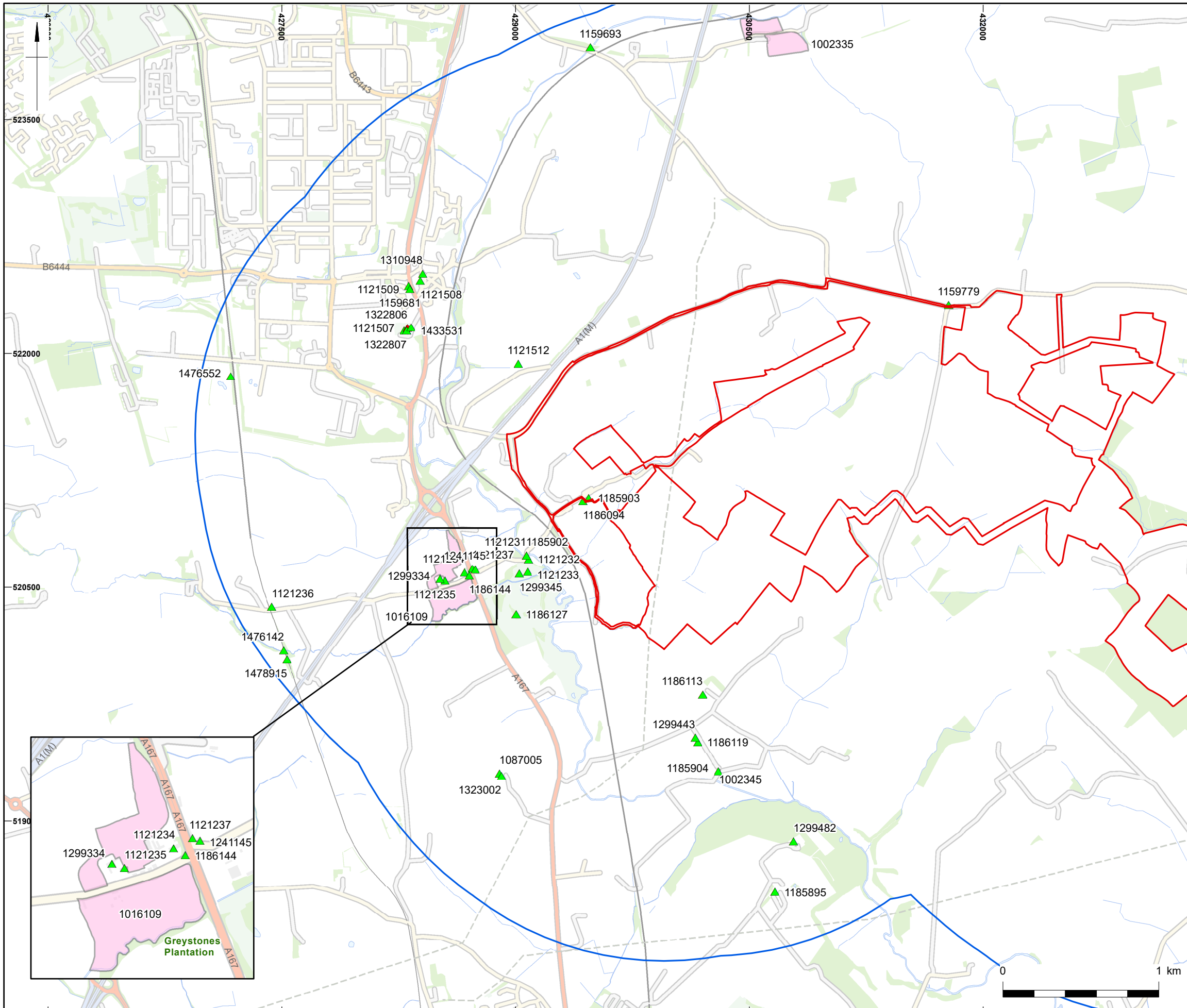
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- Order Limits
- Study Areas**
- 2km buffer
- 5km buffer
- Designated Heritage Assets**
- Scheduled Monument
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building

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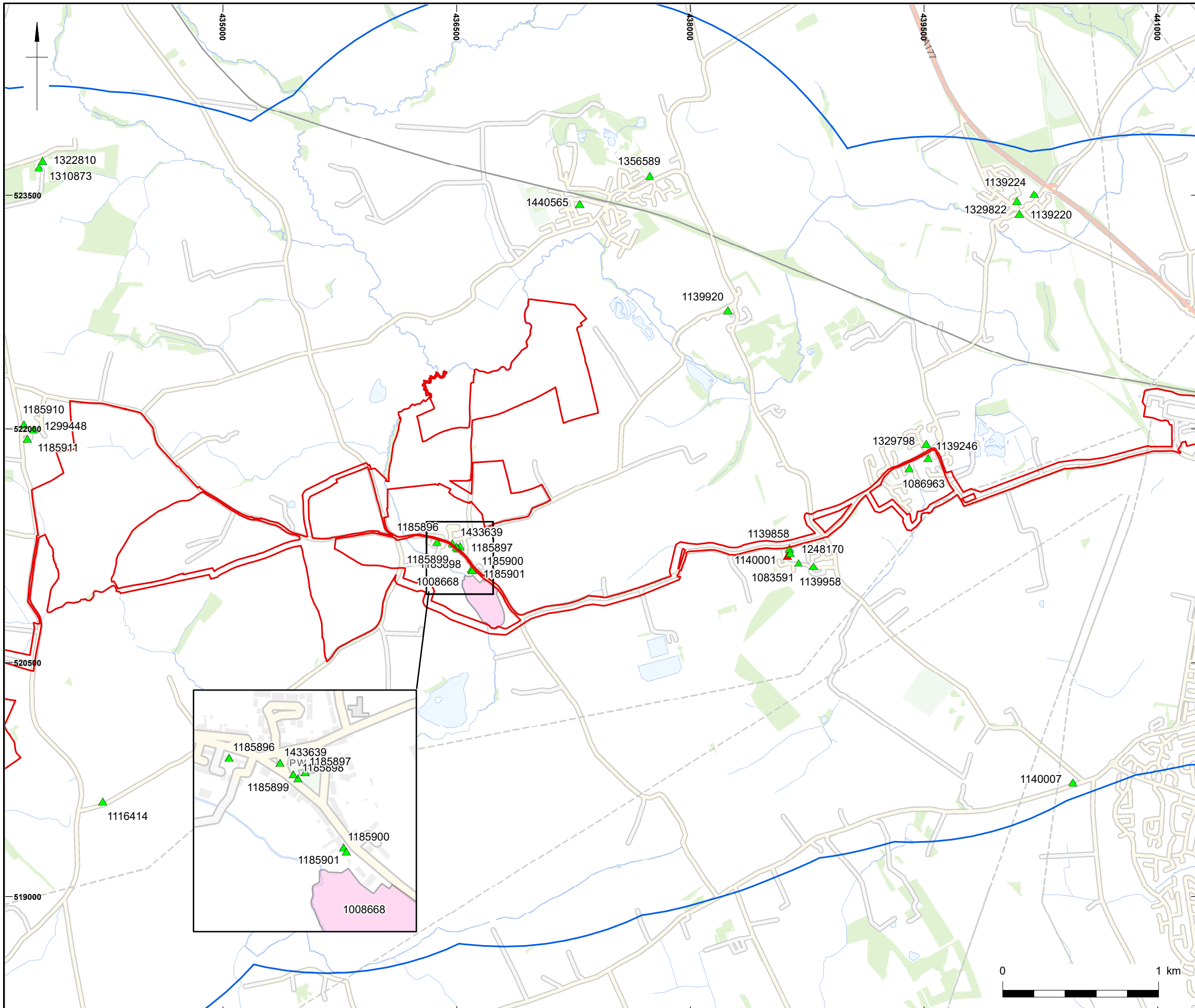
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Site Area and Designated Heritage Assets within 2km Study Area (Sheet A)

Figure 1



- Order Limits
- Study Areas**
- 2km buffer
- 5km buffer
- Designated Heritage Assets**
- Scheduled Monument
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building

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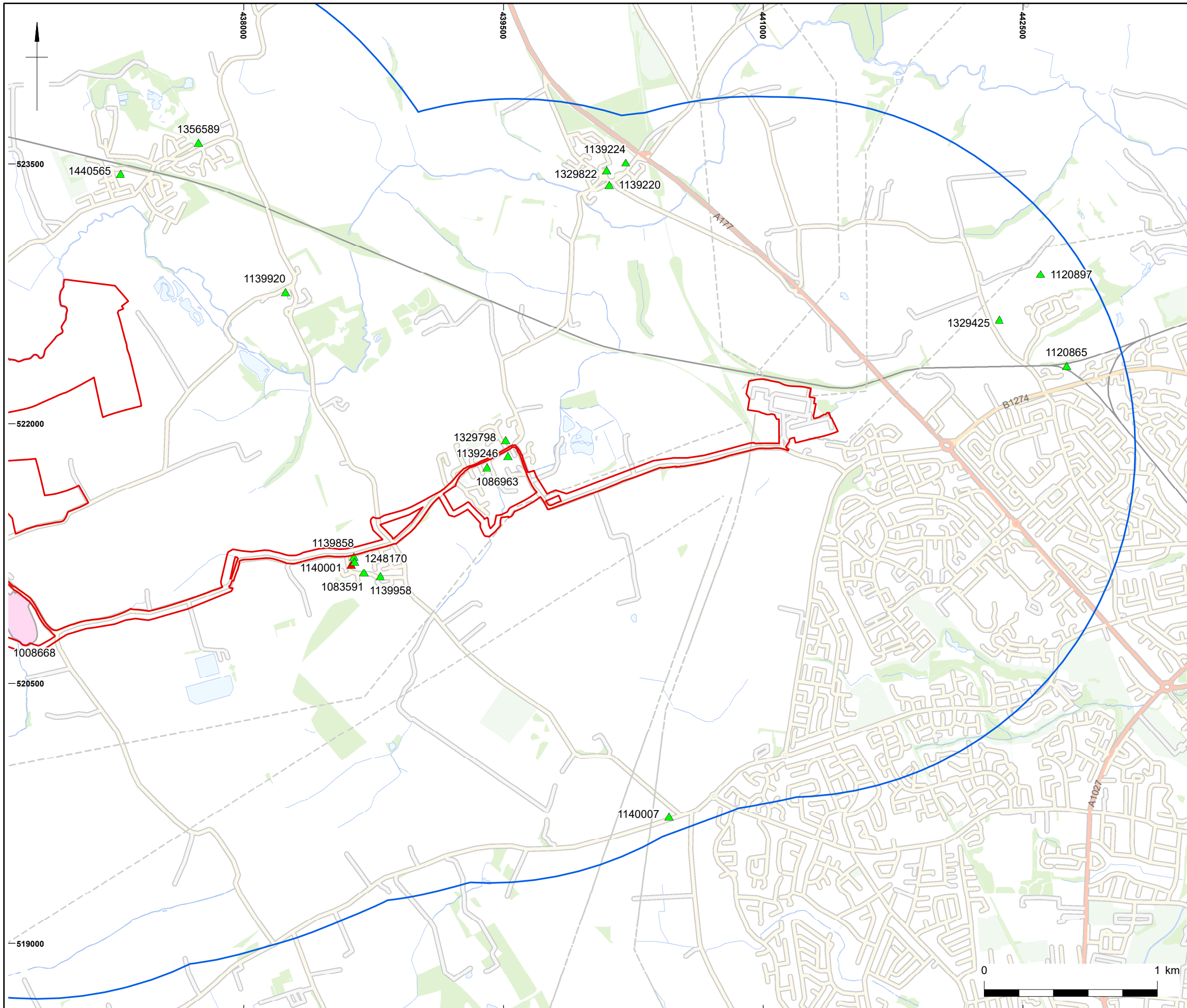
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Site Area and Designated Heritage Assets within 2km Study Area (Sheet B)

Figure 1

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- Order Limits
- Study Areas**
- 2km buffer
- 5km buffer
- Designated Heritage Assets**
- Scheduled Monument
- ▲ Grade I Listed Building
- ▲ Grade II Listed Building

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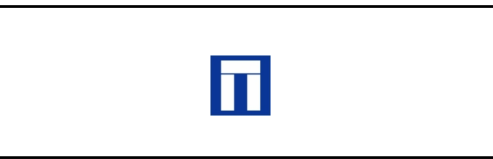
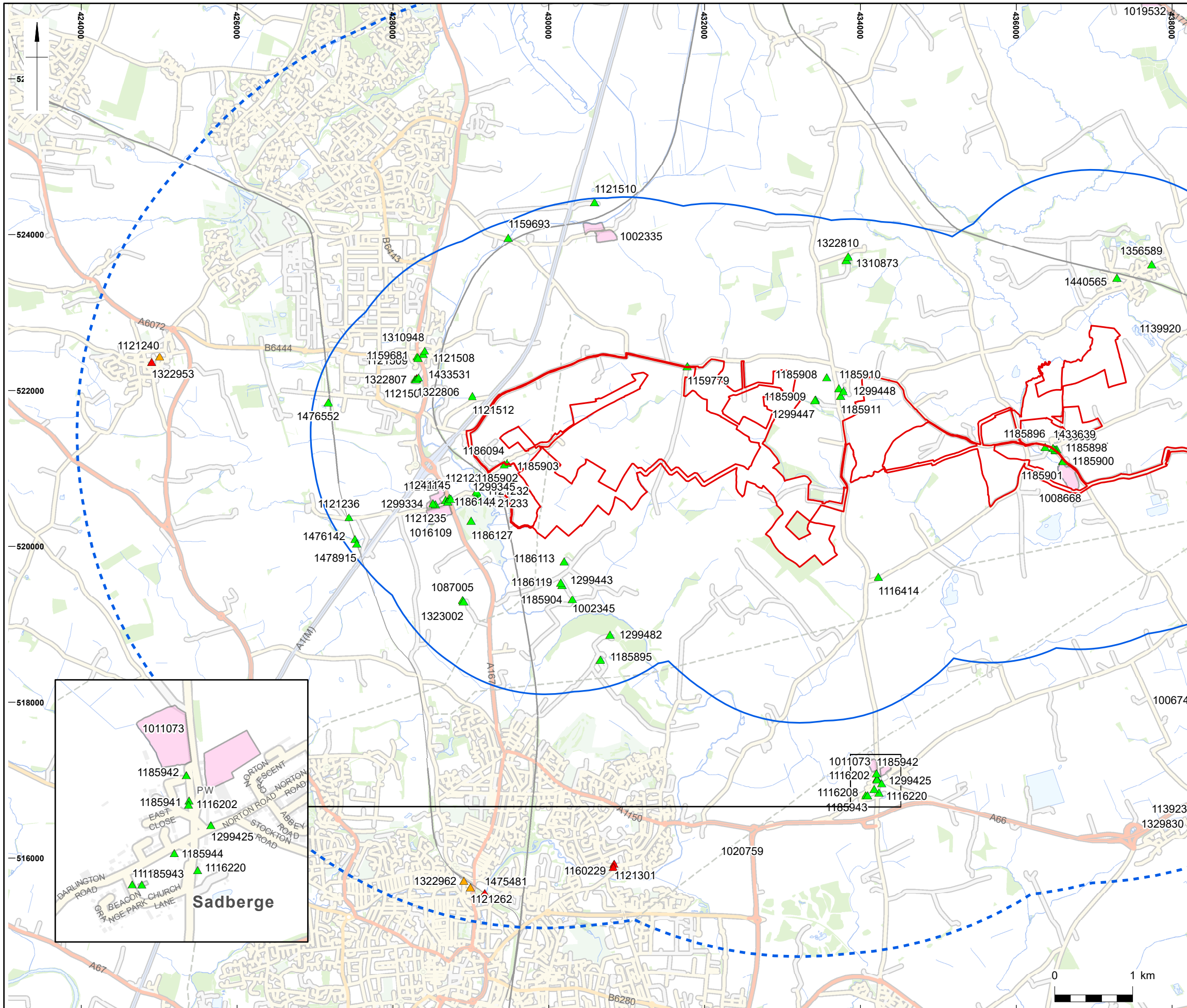
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Site Area and Designated Heritage Assets within 2km Study Area (Sheet C)

Figure 1



- Order Limits
- Study Areas**
- 2km buffer
- 5km buffer
- Designated Heritage Assets**
- Scheduled Monument
- Grade I Park and Garden
- Grade II* Park and Garden
- Grade II Park and Garden
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building

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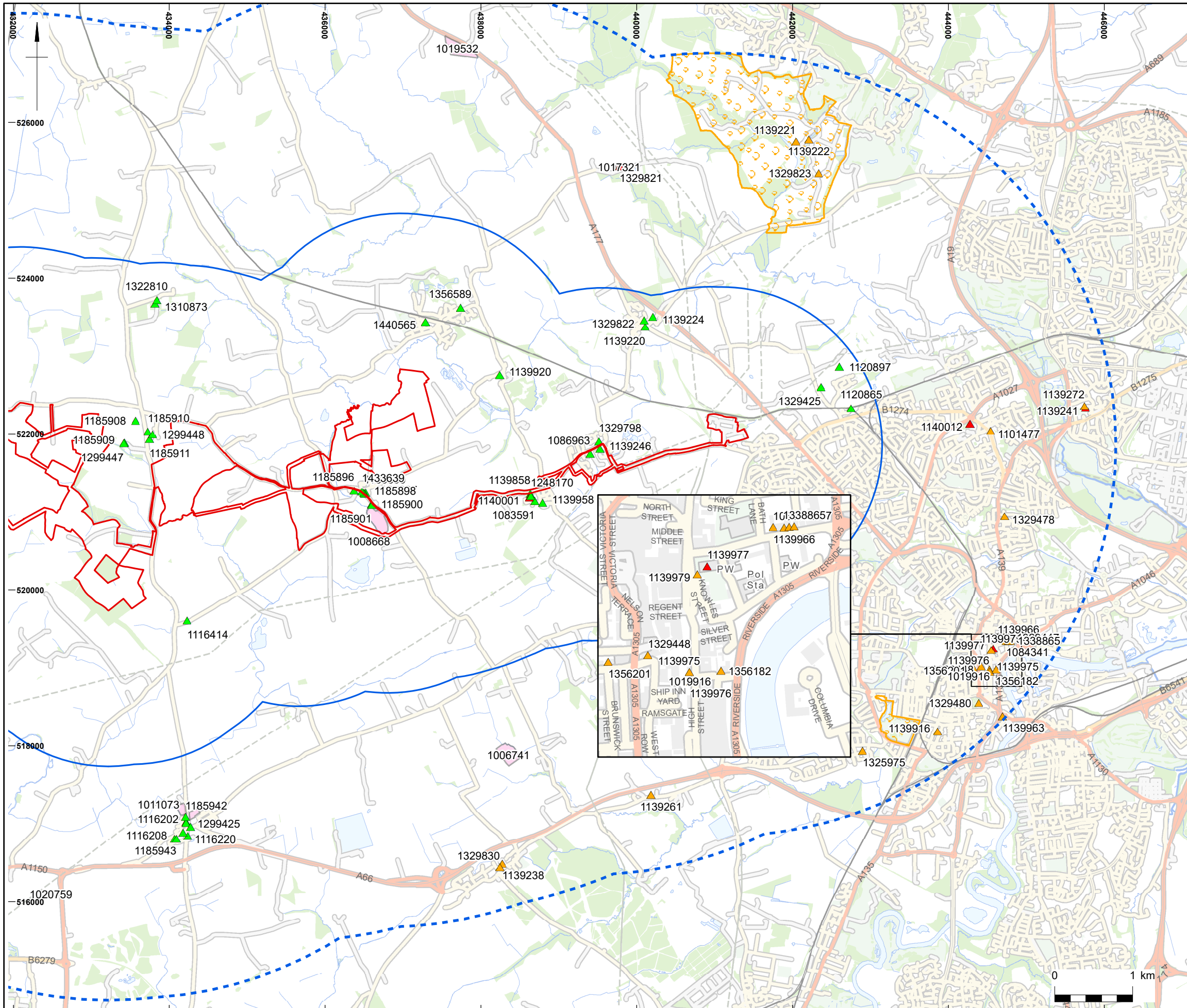
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Site Area and Designated Heritage Assets within 2km and 5km Study Area (Sheet A)

Figure 2



- Order Limits
- Study Areas**
- 2km buffer
- 5km buffer
- Designated Heritage Assets**
- Scheduled Monument
- Grade I Park and Garden
- Grade II* Park and Garden
- Grade II Park and Garden
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building

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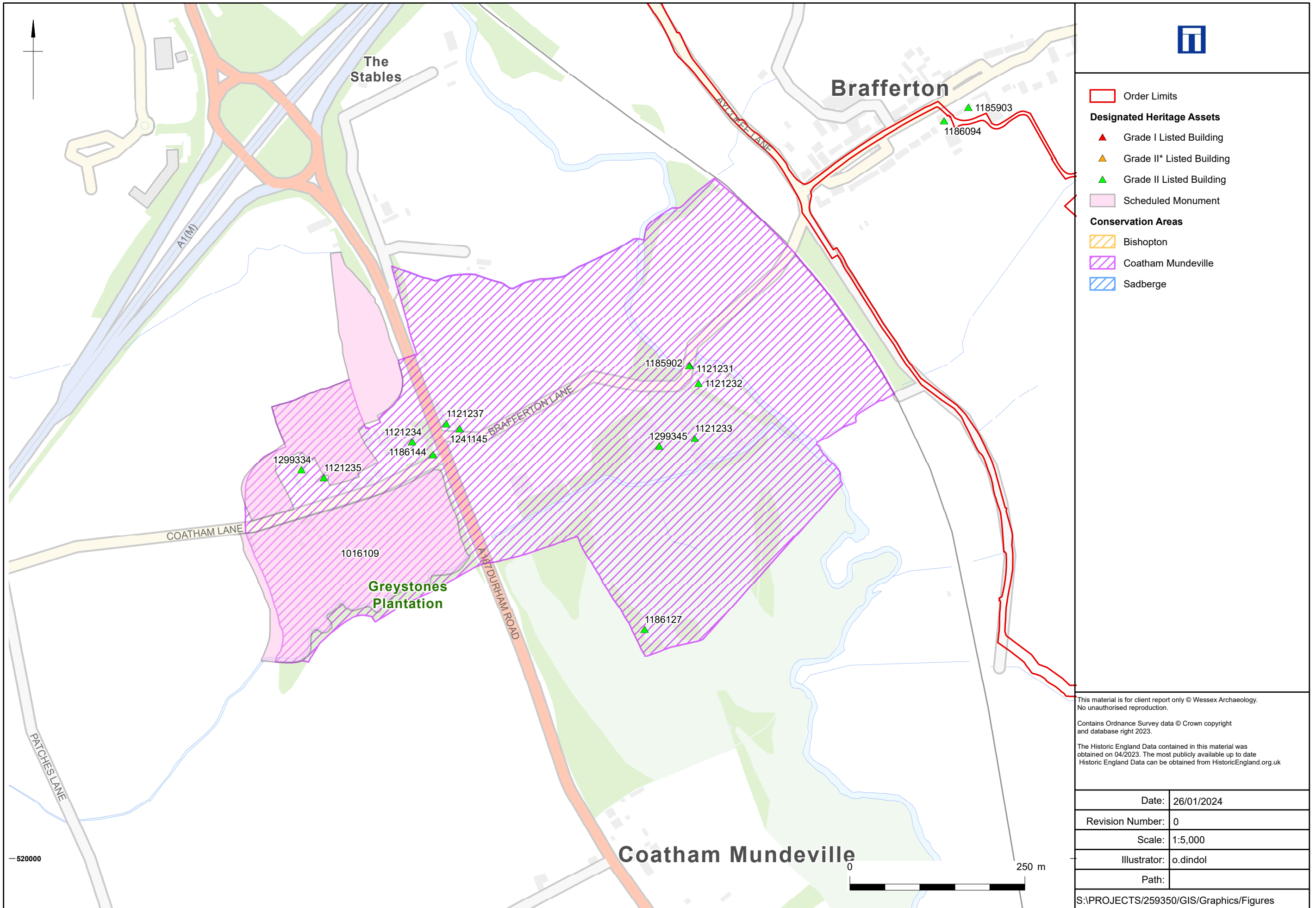
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Site Area and Designated Heritage Assets within 2km and 5km Study Area (Sheet B)

Figure 2



- Order Limits
- Designated Heritage Assets**
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Areas**
- Bishopton
- Coatham Mundeville
- Sadberge

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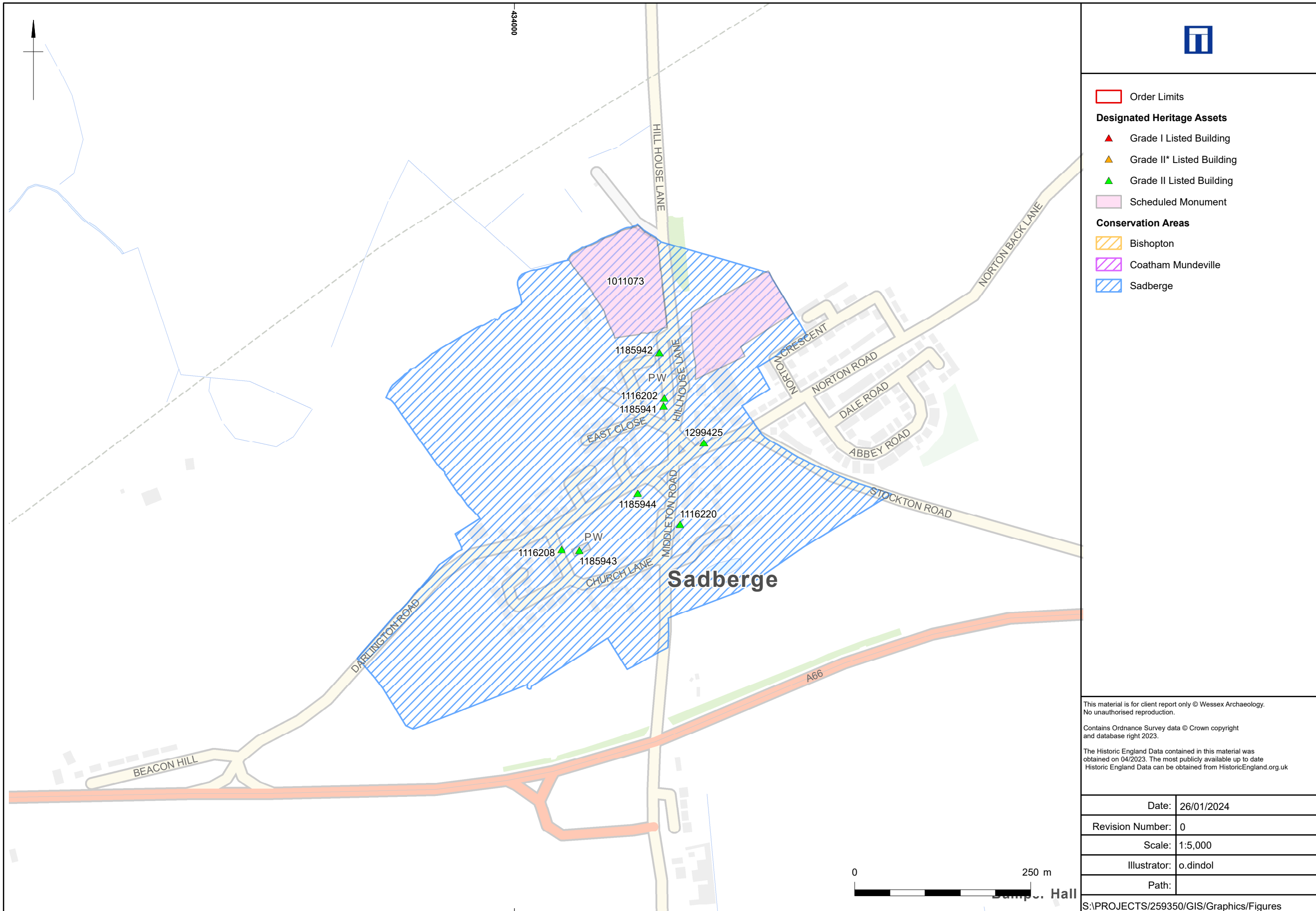
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Site Area and assets in Detailed Setting Assessment: Asset Group 1 (Coatham Mundeville), Manor Farmhouse (NHLE1185903) & Threshing Bam (NHLE 1186094)



- Order Limits
- Designated Heritage Assets**
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Areas**
- Bishopton
- Coatham Mundeville
- Sadberge

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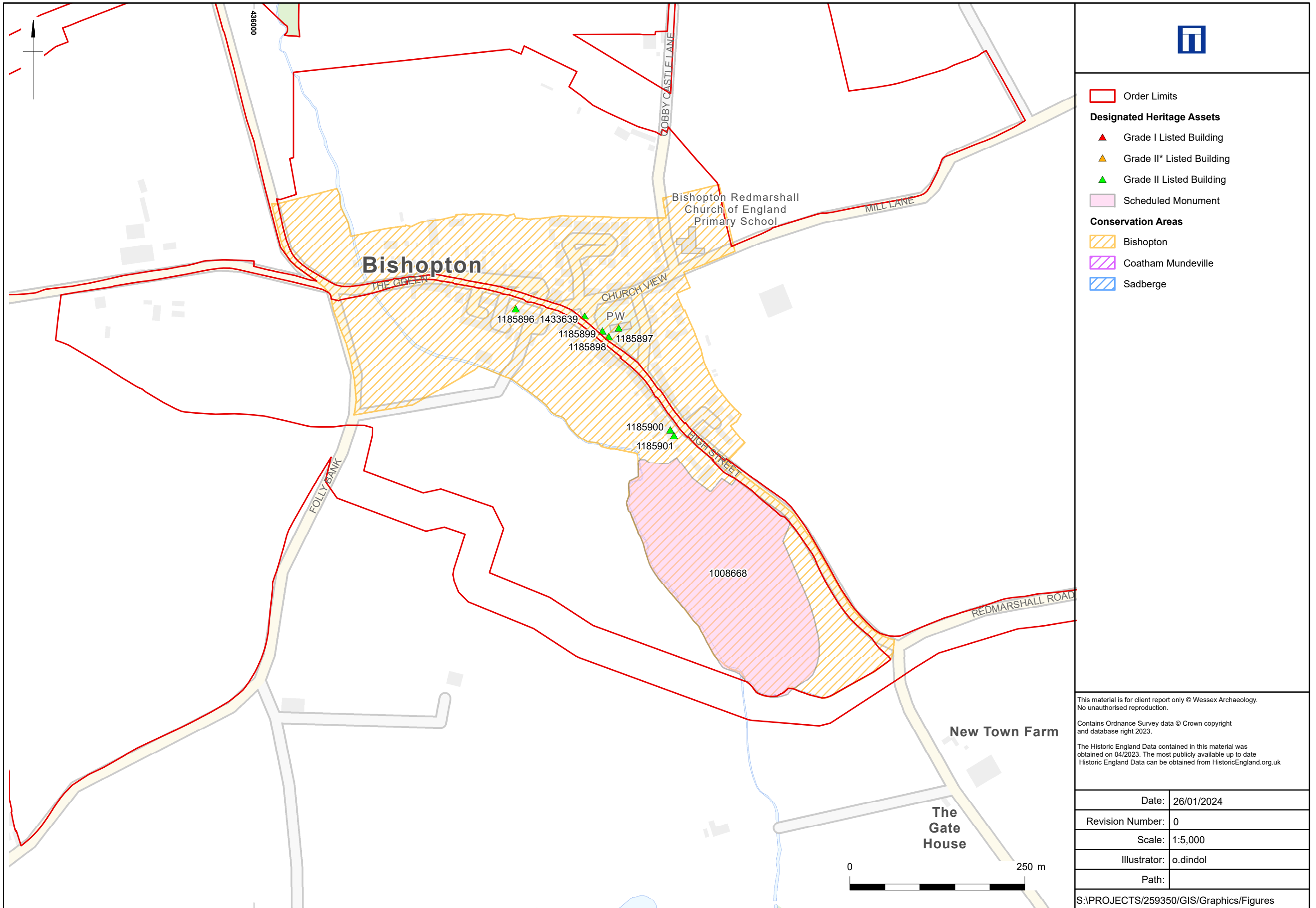
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Site Area and assets in Detailed Setting Assessment: Asset Group 2 (Sadberge)

Figure 3



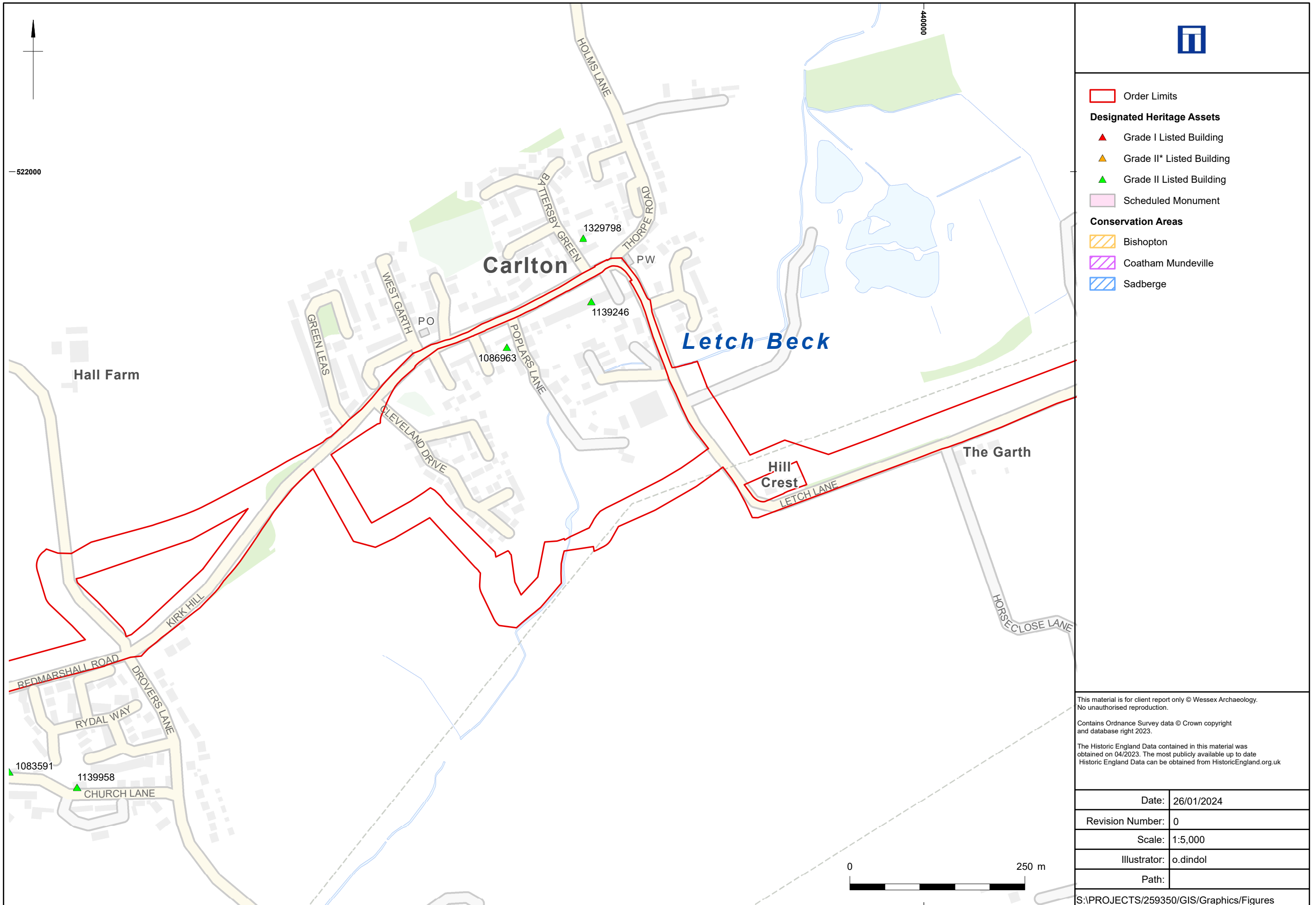
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Site Area and assets in Detailed Setting Assessment: Asset Group 3 (Bishopton) and motte and bailey castled Scheduled Monument (NHLE1008668)

Figure 3



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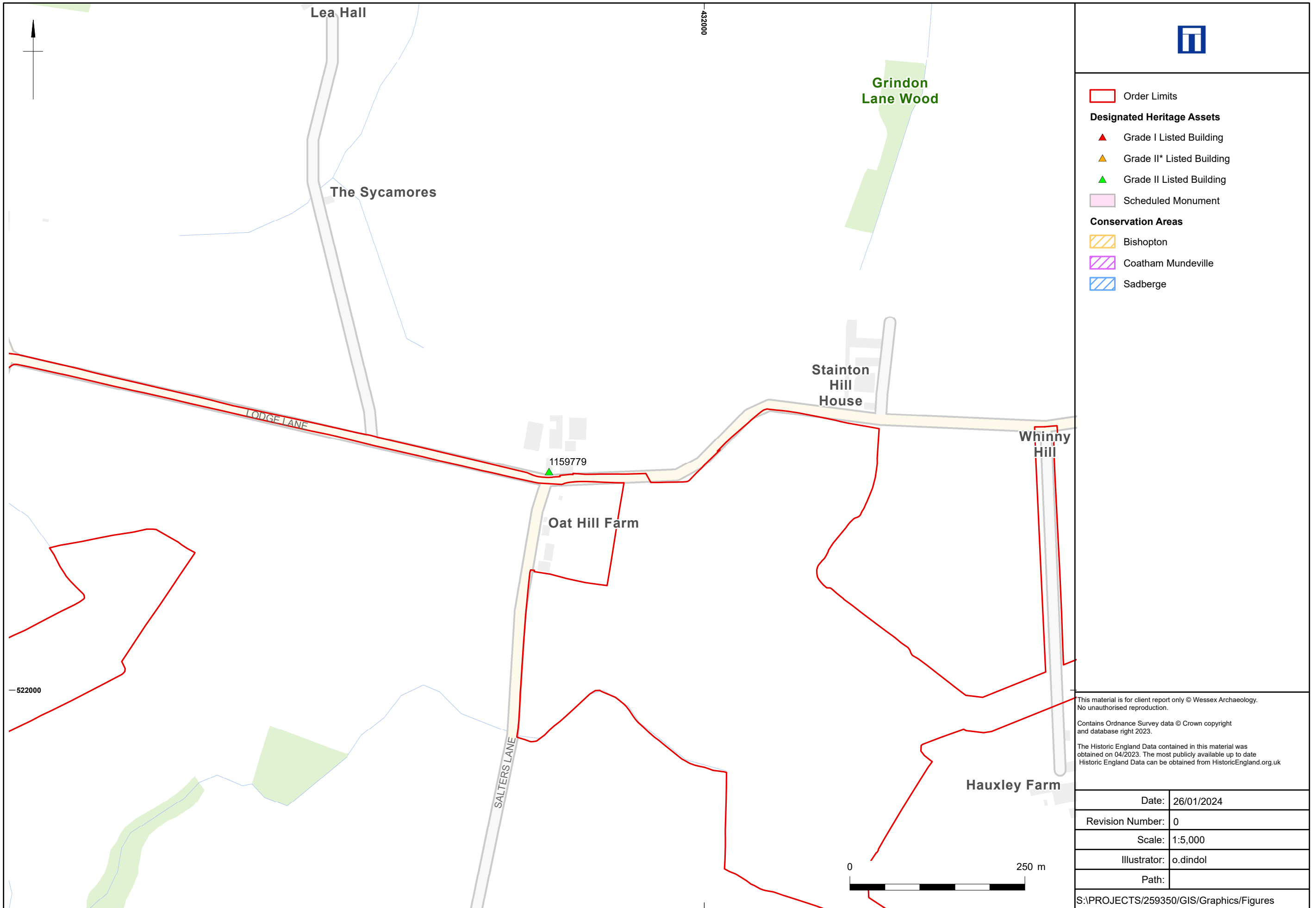
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Site Area and assets in Detailed Setting Assessment: Asset Group 4 (Redmarshal) and 5 (Carlton)

Figure 3



- Order Limits
- Designated Heritage Assets**
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Areas**
- Bishopton
- Coatham Mundeville
- Sadberge

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Site Area and assets in Detailed Setting Assessment: Preston Lodge Farmhouse and outbuilding (NHLE1159779)

Figure 3



Plate 1) Views from east of Great Stainton looking south



Plate 2) Views from south of Brafferton, looking southwest



Plate 3) Narrow track leading to farmstead south of Brafferton



Plate 4) Main view along High Street, Bishopton, looking southeast



Plate 5) View of ridge and furrow earthworks in fields to the south of Brafferton



Plate 6) Coatham Mundeville medieval village earthworks looking south



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Plate 7) Scheduled Monument of motte and bailey castle, Bishopton



Plate 8) Views towards Lambsgill Windfarm from north of Downland Farm, looking north



Plate 9) Views from Letch Lane towards solar farm, looking north



Plate 10) View of Coatham Mundeville deserted medieval village, looking south



Plate 11) View towards Site from within Coatham Mundeville Conservation Area, at the junction with Brafferton Lane and Durham Road, looking east



Plate 12) View along High Street, Bishopton, looking southeast



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Plate 13) Scheduled Monument motte and bailey looking north



Plate 14) Scheduled Monument motte and bailey looking north



Plate 15) View from bailey mound looking north towards Bishopton



Plate 16) View of listed buildings off Redmarshall Road, Redmarshall looking southeast



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Plate 17) View along Redmarshall Road, looking west



Plate 18) View of proposed cable route between Manor Farmhouse and threshing barn, Brafferton looking south



Plate 19) Proposed Panel Area A as viewed from High House Lane, Brafferton, looking south

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