Land at Crudwell
Heritage Statement
July 2023

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Report
Heritage Statement

Site
Land at Crudwell

Date
July 2023

Planning Authority
Wiltshire Council

Site Centred At
NGR 395066, 193183

Prepared By
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Report Status
Final

Orion Ref
PN1882/1

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Timescales Used in This Report

Prehistoric

Palaeolithic	850,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

1.0 Introduction

1.1 This heritage statement considers land at Crudwell (Figure 1). It has been prepared by Orion Heritage on behalf of Mr T Thornton to support representations to the promotion of the site through the Crudwell Neighbourhood Plan process.

1.2 The site is centred on NGR 395066, 193183.

1.3 This heritage statement provides a high level assessment which enables relevant parties to assess whether there are any likely heritage constraints to development of the site.

Location, Geology and Topography

1.4 The site is located on the northwestern edge of Crudlow. It is an arable field which is bounded to the west, north and northeast by fields, to the southeast by residential plots and to the south by Tuners Lane (Figure 1).

1.5 A level of 98m above ordnance datum is recorded at the site's southeastern boundary, on Tuners Lane (online mapping, accessed 26th July 2018).

1.6 The underlying geology of the site comprises Forest Marble Formation – Limestone and Forest Marble Formation - Mudstone; no superficial geology is recorded for the site. A band of Alluvium – Clay, Silt, Sand and Gravel is recorded along a watercourse to the south of the site (Geology of Britain Viewer; accessed 26th July 2018).

1.7 A watercourse flows from west to east, on the southern side of Tuners Lane.

2.0 Heritage Appraisal and Historical Background

2.1 The following resources have been reviewed:

- Heritage Gateway;
- The National Heritage List for England (NHLE) held by Historic England;
- Review of on-line historic mapping; and
  Wiltshire and Swindon Historic Environment Record (HER) data (accessed on-line 27th July 2018).

2.2 The site and surrounding landscape has been included within the Cotswold Hills National Mapping Programme which has used aerial imagery to map potential archaeological features across the landscape; it is noted that ridge and furrow was mapped within the western part of the site.

2.3 These resources have been used to provide an understanding of the heritage assets which may be affected if the site is put forward for development.

Archaeology

2.4 No archaeological investigations are known to have been undertaken within the site.

2.5 Findspot evidence, comprising Mesolithic and Neolithic artefacts, suggests that there was some movement across the wider landscape in the Prehistoric period and that the site may have some potential to contain similar artefactual evidence. There is no known evidence to suggest that the site would contain significant Prehistoric remains.

2.6 The site is at a significant distance from the Roman Fosse Way (c.1.4km) and there does not appear to be evidence for Roman farming or settlement activity within the site or surrounding landscape; a low potential for Roman remains is therefore identified.

2.7 The historic core of Crudwell, which has origins in the Saxon period, is located to the east and southeast of the site (c.290m at its closest point). The settlement continued to be focussed on this historic core through the Medieval period and it is likely, given the extent of agricultural remains which are mapped as ridge and furrow by the HER and which are mapped for the western part of the site, that the site would have formed part of an agricultural hinterland during the Saxon and Medieval periods. The impact of modern arable farming means that any evidence of earlier agricultural activity will be now limited to below-ground evidence.

2.8 On-line mapping shows that the site was formed of two fields extending north from Tuners Lane in the 19th century; the internal field division was removed in the later 20th century, creating a single arable field.

2.9 On the basis of the available evidence, there are no known archaeological constraints to development of the site or to masterplanning.

Designated Assets

2.10 There are no designated archaeological assets on the site or within the immediate landscape such that their setting or significance would be affected.

2.11 There are no designated built heritage assets on the site.

2.12 The Crudwell Conservation Area, with its associated designated built heritage assets, is located c.370m to the east and c.135m south of the site. Without the benefit of a site visit and without the benefit of a Conservation Area appraisal document, potential inter-visibility is noted at the northeastern site boundary and at the southeastern corner of the site. It is noted that the approach to the Conservation Area along Tuners Lane, includes modern residential build on the northern side and that development of the site may potentially extend the length of this residential build on the approach; it would not have a significant impact on the character or appearance of the Conservation Area.

2.13 At this early stage, it is noted that potential built heritage impacts could be mitigated by means of careful design, massing and landscaping.

3.0 Summary and Conclusions

3.1 This heritage statement considers land at Crudwell, Wiltshire which is being considered for development.

3.2 Following a review of available evidence, this statement concludes that the potential for significant buried archaeological remains within the site is low. Given the presence of Prehistoric and Roman findspots across the wider landscape, a low to moderate potential for similarly dated and locally-important remains to be present within the site is identified.

3.3 The Crudwell Conservation Area is located to the east and south of the site and there may be some inter-visibility. At this early stage, it is noted that potential built heritage impacts could be mitigated by means of careful design, massing and landscaping.

3.4 On the basis of the available evidence, this statement concludes that there are no known heritage constraints to proposed development of the site. It is noted that further assessment and investigation will carried out as the site progresses towards an application.

Sources

General

National Heritage List for England (NHLE)

Wiltshire and Swindon Historic Environment Record

Websites

Archaeological Data Service – www.ads.ahds.ac.uk

British History Online – http://www.british-history.ac.uk/

British Geological Society Geology of Britain Viewer - http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html

Historic England National Heritage List for England - https://www.historicengland.org.uk/listing/the-list/

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

Pastscape - www.pastscape.org.uk

Cartographic

online mapping – www.old-maps.co.uk



Schedule of Types

Affordable Housing

2	2 Bed House - R	74.2	2
2	2 Bed House - SO	74.2	2
2B	2Bed Bungalow - R	63.3	2
3	3 Bed House - R	83.8	2
3	3 Bed House - SO	83.8	2
Sub Total		**758.6m²**	**10**

Open Market

A	3 Bed detached (Bensham)	129.3	2
B	3 Bed detached (Blyth)	85.6	2
B	3 Bed semi-detached (Blyth)	85.6	8
C	4 Bed detached	147.4	3
Sub Total		**1,556.8m²**	**15**
Total		**2,315.4m²**	**25**

SITE AREA:

SITE AREA: 13666m² / 1.37ha
CAR PARKING = 54

Public Open Space (POS) requirement of 0.225Ha based on 125 persons
Attenuation Basin volume based on 40% Impermeable Areas

- Rented
- Shared Ownership / Intermediate

NORTH

0 25 50
Scale: Meters

KEY

- Existing trees
- Proposed trees
- Site boundary
- 0.5m Fence
- 1.8m High Close Boarded Fence
- 1.8m High Brick Wall to be confirmed

All surrounding buildings have been drawn from the OS map, detailed survey required

Notes
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Revision	Date	By	Chkd
J - Amended to UD's comments	04.07.22	GR	-
K - Added gates and footpaths	04.08.22	RS	GR
L - Revised Site Layout, 24 units	31.08.22	GR	-
M - Revised Site Layout, 25 units	19.10.22	GR	-
N - Revised Site Layout to client's comments.	23.11.22	RS	GR
P - Revised Site Layout	16.01.23	GR	
Q - Minor amendments - added footpaths and revised garage sizes	18.01.23	RS	

CDM Notes

Project	Drawing	Client
Tuners Lane Crudwell Wiltshire	Site Layout	

Scale	Dated	Job No.	Drawing No.	Drawn by	Checked	CiSfb Element	Revision
1:500@A1	10/01/2020	71127	D10	GR	-	FEASIBILITY	Q

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