

Land at The Forty, Cricklade

Historic Environment Desk-Based Assessment



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LANDGAGE HERITAGE LIMITED

Company registration Number: 12993775

Project Details

Landgage Heritage Project Reference	PR0184
Commissioning Client	Hannick Homes and Developments Ltd.
Local Planning Authority	Wiltshire Council
Site grid reference	Eastern parcel: 409341, 193083; Western parcel 409605,193067

Version History

Issue version	Date of issue	Author	Reviewed by	Comments
1 st issue	31 OCT 2023	Charles Winterburn MA Will Bedford	Will Bedford	1 st external issue
2 nd issue	23 NOV 2023	Charles Winterburn MA Will Bedford	Will Bedford	2 nd issue following client comments
3 rd issue	27 NOV 2023	Charles Winterburn MA Will Bedford	Will Bedford	3 rd issue following additional comments
4 th issue	27 NOV 2023	Charles Winterburn MA	Will Bedford	4 th issue following additional comments

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Land at The Forty, Cricklade – Historic Environment Desk-Based Assessment

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Non-technical summary

This report has been prepared in relation to the land south of The Forty, and land north of Chelworth Road, Cricklade, (the study site) on behalf of Hannick Homes and Developments Ltd. This land is proposed for development as a residential development. This assessment has been produced to inform a planning application for the proposed development of the study sites; the land at The Forty which is proposed for residential development and the land off Chelworth Road which is proposed for development as a cemetery.

This report has been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessments (CIfA 2014), as well as Historic England (HE) guidance on the assessment of the significance and setting of heritage assets (HE 2015 and 2017, respectively). The assessment provided in this report has been informed by a review of data from the historic environment record (HER) held by Wiltshire County Council, data held in the National Heritage List for England (NHLE) held by Historic England, a review of lidar data held by the Environment Agency (EA) and aerial imagery from available sources, as well as by the results of previous archaeological investigations in the wider area around the study site.

This assessment has assessed the potential the study sites have to contain buried archaeological remains of interest, the potential impacts that may result on those remains as a result of the proposed development.

A review of the available evidence has found that the study sites have:

- A low potential to contain buried remains of prehistoric date.
- A moderate potential for the study sites to contain evidence relating to the Roman and Romano British periods. This is likely evidence of a semi-rural settlement situated on the outskirts of the Roman settlement at Cricklade. The potential is greater in the eastern parcel of the study site.
- A known potential for the presence of ridge and furrow of likely Medieval date, with a moderate potential for other Medieval era archaeology relating to the agricultural management of the land, and a general potential for artefactual evidence relating to the Medieval period across both study sites.
- A moderate potential for archaeology relating to agricultural practices and land management techniques dating to the Post-Medieval period across both study sites.

The significance of these archaeological remains was assessed and it was found that any finds relating to the Prehistoric, Roman, and Medieval eras would be of local significance as defined in section 3.3.8 of this report. It was also found that any finds or features relating to the Post-Medieval era would be of limited interest as defined in section 3.3.8 of this report.

The potential impacts of the proposed development were also assessed and it was found that it would result in the localised loss of archaeological remains which may be present within the study site. However, it was also found that the loss the archaeological remains of local significance can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research potential of the buried remains, and would provide information on the past use of the study site, and the settlement at The Forty. As such, these works would provide a small public benefit.

This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the potential archaeological remains which may

be present within the study site. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study sites would be acceptable.

This assessment also considered potential effects which could result due to the changes in the setting of heritage assets, and found that the study sites fall within the wider setting of the grade I listed Church of St Samson, and the non-designated Upper Broad Leaze Farmhouse. However, it was found that the proposed development would not affect the appreciation of these buildings, nor affect any other element of the setting which contributes to their significance. It was therefore concluded that the proposed development would result in a negligible effect as defined in section 3.3.8 of this report. This would comprise a small change to the wider setting of the buildings, but one that results in no harm or loss.

On this basis it is clear that the impact of the proposed development on the archaeological potential of the study site could be adequately mitigated, and the development made acceptable in terms of heritage impacts. It therefore accords with the requirements in paragraph 202/203 of the NPPF and Core Policy 58: Ensuring the Conservation of the Historic Environment of the Wiltshire local strategy.

1.0 Introduction

1.1 The Study Site

- 1.1.1 This historic environment desk-based assessment considers two parcels of land south of The Forty, north of Chelworth Road, Cricklade (Fig. 1). It has been prepared by Landgage Heritage Ltd on behalf of Hannick Homes. It has been prepared to inform an outline planning application.
- 1.1.2 The site (hereafter referred to as the study site) is located at grid references Eastern parcel: 409341, 193083; Western parcel 409605, 193067.

Site Conditions

- 1.1.3 The study site comprises two agricultural parcels of land either side of Chelworth Road, south of The Forty, Cricklade (see Plate 1 below).

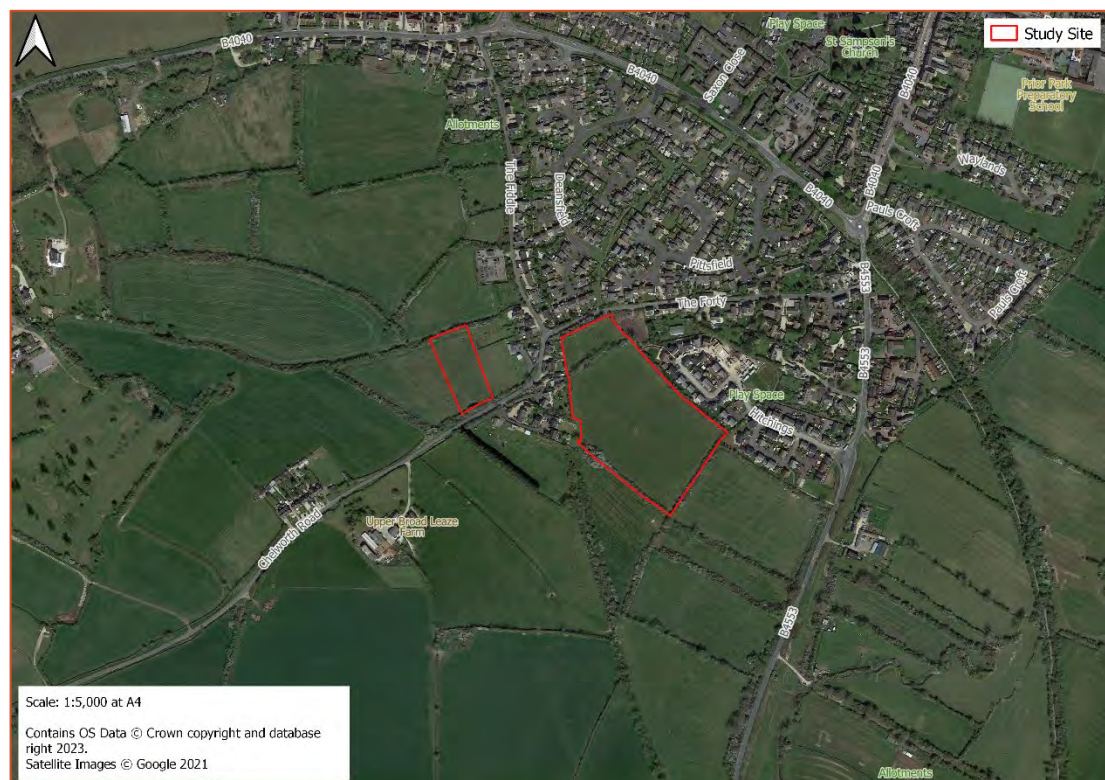


Plate 1 Study Site Location

Location, Geology and Topography

- 1.1.4 The study sites are located south of The Forty, Cricklade (see Fig. 1). The study sites occupy the base of a south east facing slope with a height above ordnance datum (aOD) of approximately 87m at the western extent of the western parcel, falling to 81m at the eastern extent of the eastern parcel. Plate 2, overleaf, provides a topographic model of the study sites and the surrounding area based on Environment Agency lidar data.
- 1.1.5 The underlying geology of the study site comprises Oxford Clay Formation - Mudstone (BSG geology of Britain viewer 2023).

1.2 The Proposed Development

- 1.2.1 The proposed development consists of an application for outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and

provision of a cemetery together with access and associated works. The illustrative masterplan for the proposed development is provided under a separate cover.

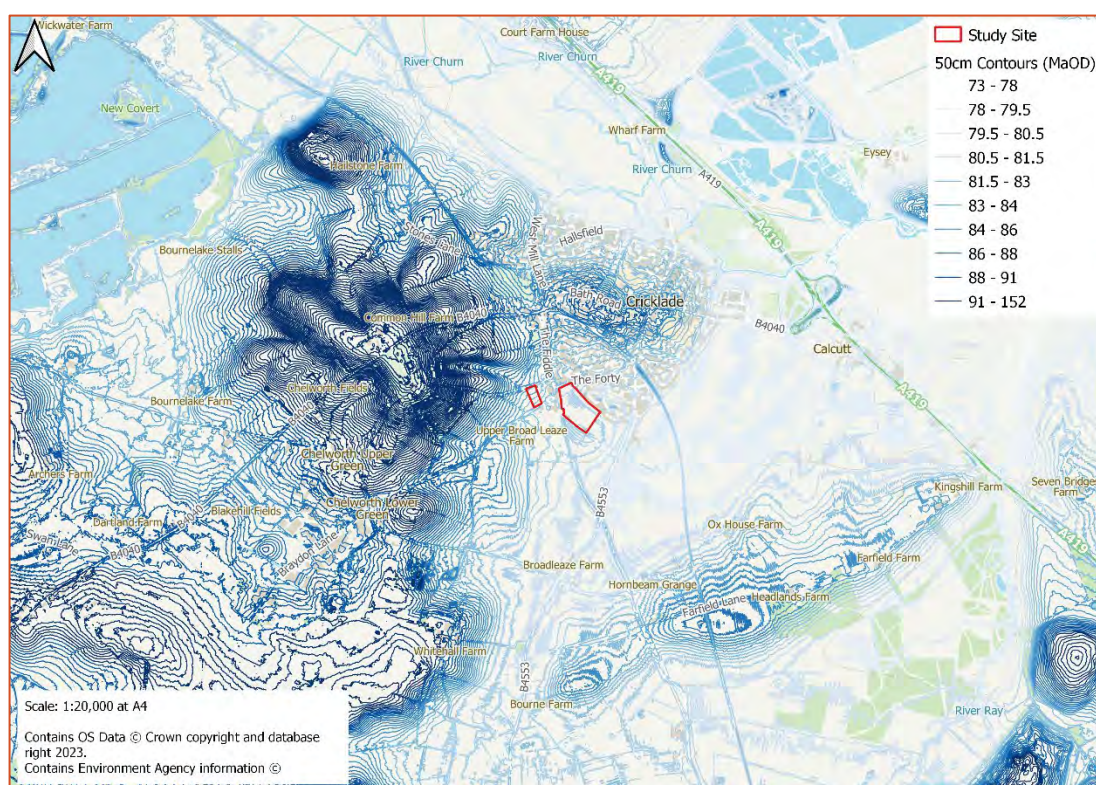


Plate 2 Topography of the Surrounding Landscape

1.3 Purpose and Scope of Assessment

1.3.1 This report assesses the effect the proposed development would have on the significance of heritage assets, both through any direct physical effects and also through changes to their setting. This assessment is made in the context of the statutory and policy framework set out in section 2. It follows best practice, and the approach to the assessment is set out in section 3. It has also been produced in accordance with the Chartered Institute for Archaeologists (CIfA) standard and guidance for historic environment desk-based assessment (CIfA 2017).

1.3.2 Section 4 of the report provides:

- An assessment of the potential the study site has to contain buried archaeological remains, based on available evidence;
- An assessment of which heritage assets have the potential to be affected by the proposed development, both through direct physical impacts and indirect effects through changes to their setting;
- An assessment of the setting and significance of the heritage assets which could be affected; and
- An assessment of the relationship of the study site to the heritage assets whose setting could be affected, to determine whether the study site makes a specific contribution to their significance by forming part of their setting.

1.3.3 Section 5 provides an assessment of the effect the implementation of the proposed development would have on the significance of the heritage assets, including a consideration of any mitigation measures and residual effects.

1.3.4 Finally, section 6 provides a summary of the results of the report.

2.0 Legislative, Planning and Development Plan Framework

2.1 Ancient Monuments & Archaeological Areas Act 1979

2.1.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but not their settings.

2.2 Planning (Listed Building and Conservation Areas) Act 1990

2.2.1 The Planning (Listed Building and Conservation Areas) Act 1990 enacts special controls for the protection of Listed Buildings and Conservation Areas and their settings. Of particular relevance to this assessment are the general duties set out in relation to listed buildings and conservation areas in the exercise of planning functions in sections 66(1) and 72(1) of the Act.

2.2.2 Section 66(1) states:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

2.2.3 Section 72(1) states:

In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

2.2.4 The Act does not make specific provisions to protect the setting of conservation areas.

2.3 National Planning Policy Framework & Planning Practice Guidance

Introduction and General Overview

2.3.1 Government policy in relation to the historic environment is set out in section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides policy for local planning authorities, property owners, developers and others on how effects to heritage assets which would result from a proposed development should be weighed and considered in plan-making and planning decisions.

2.3.2 The NPPF is supported by guidance provided in the Planning Practice Guidance (PPG), which helps to clarify some terms and requirements within the NPPF. The PPG has a category on the historic environment, which provides specific guidance in relation to heritage policies in section 16 of the NPPF.

2.3.3 In paragraph 189, the NPPF describes heritage assets as an irreplaceable resource, which should be “conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”.

Key Heritage Policies

2.3.4 Section 16 of the NPPF contains a number of key policies in relation to decision-making and the historic environment. These are briefly described below and are referenced to the NPPF by paragraph number.

- 2.3.5 Paragraph 194 provides policy on the level of information required to inform a planning application which affects the historic environment. It states that developers must describe the significance of any heritage assets which would be affected by a proposed development, and specifies that the level of detail should be proportionate to the assets' importance and no more than is required to understand the impact the development would have on the significance of the asset.
- 2.3.6 Paragraph 199 requires that decision makers give great weight to the conservation of designated heritage assets when considering applications that could affect an assets' significance. It also makes clear that great weight must be given irrespective of the degree of harm which would result.
- 2.3.7 Paragraph 200 states that any harm to the significance of a designated heritage asset must be supported by a clear and convincing justification. It then goes on to differentiate between designated heritage assets, and designated heritage assets of the highest significance while setting policy in relation to substantial harm:

Substantial harm to or loss of:

- (a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
 - (b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*
- 2.3.8 The NPPF does not provide a definition of substantial harm, however the Planning Practice Guidance on the historic environment provides guidance on how to identify substantial harm in paragraph 18a-018:

Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

- 2.3.9 Paragraph 201 then states that where a development would result in substantial harm or loss to a designated heritage asset the local planning authority should refuse consent unless it can be demonstrated that the proposed development would provide substantial benefits that clearly outweigh the harm, or specific circumstances apply.

- 2.3.10 Paragraph 202 specifies that where a development would result in less than substantial harm to the significance of a designated heritage asset, then this harm should be weighed against the public benefits of the proposal.
- 2.3.11 Paragraph 203 specifies that effects of a proposed development on the significance of non-designated heritage assets should be taken into account in the determination of the planning application, and requires that a balanced judgement is had having regard to both the scale of any harm or loss, and the significance of the asset.
- 2.3.12 Paragraph 205 requires that developers record and advance understanding of the significance of any heritage assets to be lost, in a manner proportionate to the significance of the asset to be lost, and to make this evidence publicly available.
- 2.3.13 Paragraph 206 requires that local planning authorities treat favourably planning applications that preserve elements of the setting of a heritage asset that contribute positively to its significance, or better reveal or enhance the significance of the heritage asset.

Key Definitions

- 2.3.14 Annex 2 of the NPPF provides a number of key definitions in relation to the historic environment:
- **Heritage Assets:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
 - **Archaeological Interest:** A heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Designated Heritage Assets:** World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
 - **Significance:** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
 - **Setting:** 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.
 - **Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 2.3.15 In addition to the definitions provided in Annex 2 of the NPPF, the PPG also provides important definitions of what is meant by architectural, artistic and historic interest in paragraph 18a-006:

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.4 Local Planning Policy

- 2.4.1 Local planning policy is provided by the Wiltshire Core Strategy which was adopted in 2015. The relevant policy is: Core Policy 58: Ensuring the Conservation of the Historic Environment:

Core Policy 58 Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. buildings and structures of special architectural or historic interest*
- iv. the special character or appearance of conservation areas*
- v. historic parks and gardens*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

- 2.4.2 A new, emerging, local plan is currently under the review process, a pre submission draft of the 2020-2038 plan has been made available.
- 2.4.3 Core policy 58 is proposed to be:

Updated and Replaced by WLP Policy 98 Ensuring High Quality Design and Place Shaping and WLP Policy 99 Ensuring the Conservation of the Historic Environment. The policy aims to ensure Wiltshire's heritage is conserved and where possible enhanced to ensure the important contribution it makes to Wiltshire's environment and quality of life is

maintained. The broad policy objective aligns with the National Planning Policy Framework which requires Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. However, the policy is strengthened to provide support for the reuse of historic buildings and encouragement for the integration of the historic environment in new development and regeneration projects.

2.4.4 WLP policies 98 and 99 are set out below:

Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. This will be achieved through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;*
- iii. responding positively to the existing townscape and landscape in terms of the distinctive local characteristics of the built form (i.e. the layout of blocks, streets, plots and buildings' scale, mass, height, build-line), and appearance (i.e. elevational composition, articulation, detailing and materials) and where a distinct change in character is proposed this must be explained and justified in the Design and Access Statement;*
- iv. being sympathetic to and conserving historic buildings and historic landscapes;*
- v. taking all opportunities for incorporating sustainable building design by following the energy hierarchy i.e. reducing the need for energy (e.g. for home heating or cooling), being more efficient with energy, and maximising the use of renewable energy (e.g. installing photovoltaics, and orienting facades, roofs and amenity spaces to receive optimal benefit from sunlight and solar gain) in accordance with the Wiltshire Climate Strategy;*
- vi. making efficient use of land whilst taking account of the local context (including, where applicable, density standards in local design guidance and local transport infrastructure and strategies) and of any distinctive characteristics, constraints and opportunities of the site itself;*
- vii. the inclusion of tree-lined streets and taking the opportunities to include trees elsewhere in developments i.e., parks, orchards, integrated with sustainable drainage systems;*
- viii. having regard to the compatibility of existing land and building uses in the vicinity of the proposed development, the impact of the development on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of vehicle parking, access and movement, internal and external space standards, private outdoor space, waste storage and collection, privacy, overshadowing, mass and height (overbearing), vibration, and*

pollution (e.g. light intrusion, noise (including vibration), smoke, odour, fumes, effluent, waste or litter);

ix. incorporating design features to reduce actual or perceived opportunities for crime and antisocial behaviour on the site and in the surrounding area through the design of the new streets, buildings and spaces including the use of building frontages with windows and doors located to assist in the informal surveillance of public and shared areas;

x. ensuring that the public realm, including new streets, public open spaces and other rights of way, are designed to create places of character which are legible, safe and accessible, with the integration of art and design in the public realm;

xi. the sensitive design of shop frontages, advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials, having regard to local design guidance, where applicable;

xii. taking account of the needs of potential users, with regard to accessibility and inclusivity, and considering how space and buildings will be used in the immediate and long-term future;

xiii. the use of high standards of materials and finishes for: buildings (e.g. appropriate form, colour and characteristic weathering); external spaces and hard landscaping (e.g. boundaries, paths, street materials and retaining structures), and all street furniture (e.g. seating and signage); and having regard to any local design guidance, where applicable.

Ensuring the conservation and enhancement of the historic environment

Development should conserve or enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;*
- ii. world heritage sites within and adjacent to Wiltshire;*
- iii. buildings and structures of special architectural or historic interest;*
- iv. the special character or appearance of conservation areas;*
- v. historic parks and gardens;*
- vi. important landscapes, including registered battlefields and townscapes.*

Any harm to the significance of designated heritage assets which will result from development proposals will be required to be justified and outweighed by public benefits (including heritage benefits) at a level appropriate to the significance of the asset and the harm caused.

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced.

The potential contribution of heritage assets towards wider social, cultural, economic and environmental benefits will be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Policy 98 (Ensuring high quality design and place shaping). The sensitive reuse of historic buildings and spaces will be supported

and opportunities for the historic environment to inform and shape new development and regeneration projects will be encouraged. The adaptation of heritage assets in accordance with Policy 85 (Sustainable construction and low carbon energy) using appropriate materials and techniques which conserve their fabric and significance will be encouraged.

Proposals for change affecting the historic environment (which require planning permission or listed building consent) should be accompanied and informed by an assessment of heritage significance and the impact of the proposals on this significance, making reference to the information held in the Historic Environment Record. Where a proposal includes potential archaeological interest a desk based assessment, and if necessary, field evaluation should be carried out and submitted with the proposal.

Development proposals that improve the condition of heritage assets at risk will be supported.

3.0 Assessment Methodology

3.1 Scope of Study

For the Assessment of Archaeological Potential

- 3.1.1 The archaeological potential of the study site will be assessed by reviewing available relevant evidence, both from within the study site, and also from the surrounding area, and using this to assess the potential the study site has to contain buried archaeological remains. The evidence will be drawn from the following resources, where relevant and available:
- The LPA's Historic Environment Record (HER) data;
 - The results of previous archaeological investigations (if available and relevant);
 - The National Heritage List for England (NHLE) held by Historic England;
 - The Historic England Archive;
 - Pastscape;
 - The Archaeology Data Service (ADS);
 - Local studies and record office research;
 - Environment Agency lidar data (if available and relevant);
 - Aerial photography (if available and relevant);
 - A site walk over (where possible and appropriate); and
 - Review of historic mapping.
- 3.1.2 In addition, information about the topography and geology of the study site will also be collated and considered alongside the archaeological evidence.
- 3.1.3 These records and resources will be examined in relation to the study site, and a suitable buffer zone (the study area) around the study site. This is to ensure that the baseline information used to inform the assessment of potential for the study site includes sufficient information with which to understand the context of the evidence discussed. The extent of the study area needed to inform the assessment will depend on the quantity and quality of the evidence available, as well as the size of the study site among other factors.
- 3.1.4 The standard extent of the study area is usually 1km from the study site's boundary. However, this may be varied depending on the nature of the evidence available; for example in some urban settings there may be a high quantity of evidence in the immediate vicinity of the study site, meaning that the extent of the study area can be reduced and more focussed on the study site and the immediately surrounding area.
- 3.1.5 On this occasion, a 1km search radius from the study site boundary is considered appropriate for the study area.

For the Assessment of Setting Impacts

- 3.1.6 This assessment will also consider the potential effects of development within the study site on the significance of heritage assets, through effects to their settings. This will include any heritage assets within the study site, and those in the surrounding area, whose setting may be affected. The heritage assets which require assessment have been selected with

reference to the National Heritage List for England (NHLE) database held by Historic England, as well as information held by the LPA on conservation areas and heritage assets.

- 3.1.7 A basic search radius of 2km from the study site boundary was used to establish which heritage assets required assessment for impacts. This is normally sufficient to ensure all assets which require consideration are properly assessed, as beyond this distance the residential development is rarely discernible to the degree that it would affect the heritage value of a view.
- 3.1.8 Finally, not all designated heritage assets within this radius will require full assessment for impacts; as set out in paragraph 194 of the NPPF, the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question. When a heritage asset has been excluded, a clear justification will be provided, for example if the asset is sufficiently far, and well screened from the study site.

3.2 Methodology for assessment of archaeological potential

- 3.2.1 The available evidence will be reviewed and used to determine what potential the study site has to contain buried archaeological remains. Regard must be had to the reliability of the evidence reviewed, any limitations inherent in the methods used to generate that evidence, and to the relevance of the evidence in informing the assessment of archaeological potential of the study site. The assessment will consider the available archaeological evidence by historical period.
- 3.2.2 It is not necessary to describe all available evidence for each period exhaustively; the assessment of potential should focus on the evidence which helps to clarify the archaeological potential of the study site.
- 3.2.3 The historical periods referred to in this assessment are set out below:

Prehistoric period

Palaeolithic	900,000 BC to 12,000 BC
Mesolithic	12,000 BC to 4,000 BC
Neolithic	4,000 BC to 2,300 BC
Bronze Age	2,300 BC to 800 BC
Iron Age	800 BC to AD 43

Historic period

Roman	AD 43 to AD 410
Early medieval/Saxon	AD 410 to AD 1066
Medieval	AD 1066 to AD 1485
Post-Medieval	AD 1485 to AD 1901
Modern	AD 1901 to present

- 3.2.4 The potential for the study site to contain buried remains will be categorised as either known, moderate, general, low, limited, no potential or unknown potential, based on the criteria set out below.
- **Known potential:** where a site is known to have archaeological remains, for example from evidence provided by archaeological investigations.
 - **Moderate potential:** where the available evidence suggests there is a strong possibility for a site to contain archaeological remains, but it is not conclusive or certain. For

example, an adjacent field to that being assessed has been subject to archaeological field investigations and is known to have evidence of occupation remains. But there is no clear evidence in the results of the investigations that these remains continue into the site being assessed.

- **General potential:** where the available evidence suggests that archaeological remains may be present in the study site, but the evidence is not clear enough to determine whether the study site is likely or unlikely to contain associated buried remains. For example there may be a general potential for archaeology, evidenced by residual finds in nearby investigations and other evidence in the wider area, but no clear evidence close to the study site, which would help to determine whether their presence within the study site is likely or unlikely.
- **Low potential:** where the available evidence suggests that the presence of archaeological remains within a site is unlikely, but this is not certain or conclusive.
- **No potential:** where a site is known to have no archaeological remains, for example due to past mineral extraction, or when previous archaeological works demonstrate that no remains are present.
- **Unknown potential:** where there is insufficient information to provide any assessment of the archaeological potential of a site.

3.2.5 The assessments of potential set out above can refer to the potential across the whole of the study site, or to only part of it. For example, potential for evidence from a particular period may be focussed in a specific part of the study site, or there may be evidence of localised mineral extraction.

3.3 Methodology for Assessment of the Significance and Setting of Heritage Assets

3.3.1 The significance and setting of the heritage assets considered within this report will be assessed using the methodology set out below. The methodology has been informed by Historic England's Good Practice Advice in Planning notes 2 and 3, which provide guidance on the assessment of the significance and the setting of heritage assets.

3.3.2 This section will therefore firstly summarise the methods set out in the Historic England guidance notes. This will be followed by a description of how the Historic England methods will be applied within this report.

Methodology for Assessment of Significance of Heritage Assets

3.3.3 Ultimately the assessment of the significance of archaeological remains and other heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the asset may have. However, assessments of significance should follow Historic England's Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment (GPA 2). This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered.

3.3.4 The **nature** of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest.

3.3.5 The **extent** of the significance refers to the area in which the significance resides, which includes the setting of a heritage asset.

- 3.3.6 The **level** of significance refers to the heritage asset's importance; for example scheduled archaeological remains are considered to be of the national significance. For the purposes of this assessment, the significance of the heritage assets will be assessed to determine whether they are of the highest national, national, regional, local or limited significance. The distinction between heritage assets of national, as opposed to those of the highest national significance has been made to reflect the distinction made in paragraph 200 of the NPPF.
- 3.3.7 The assessment will be made with reference to the Principles of Selection for Scheduled Monuments provided in Annex 1 of the DCMS policy statement on Scheduled Monuments, Historic England designation guidance and research priorities set out in the relevant regional and local archaeological research frameworks, as appropriate.
- 3.3.8 The levels of significance used in this assessment are briefly defined below.
- **National (highest significance)** - Scheduled monuments (and archaeological remains of demonstrably equivalent significance), protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites.
 - **National** - Grade II listed buildings, grade II registered parks or gardens and conservation areas.
 - **Regional** - Archaeological remains which have considerable archaeological interest, but which do not meet the criteria for designation. Remains which contain evidence that would make a substantive contribution to regional research objectives. A historic building with considerable architectural and historic special interest, but which does not meet the criteria for listing.
 - **Local** - Archaeological remains which have clear archaeological interest, and which preserve evidence that would contribute to local research priorities. Such remains would make a limited contribution to regional research objectives. Locally listed historic buildings identified by the LPA, for example in a conservation area appraisal.
 - **Limited** - Archaeological remains which have limited evidence that would not meaningfully contribute to local or regional research objectives. A historic building which retains limited original fabric, and/or whose historic interest has been largely compromised.

Methodology for Assessment of Setting of Heritage Assets

- 3.3.9 The setting of heritage assets will be assessed in line with Historic England's Historic Environment Good Practice Advice in Planning 3: The Setting of Heritage Assets (GPA 3). This sets out a five-step process for the assessment of the setting of a heritage asset (Historic England, 2017, p 8):
- Step 1. Identify which heritage assets and their settings are affected.
 - Step 2. Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3. Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - Step 4. Explore ways to maximise enhancement and avoid or minimise harm.
 - Step 5. Make and document the decision and monitor outcomes.

- 3.3.10 This assessment will consider Steps 1 through 3 for all heritage assets which require assessment. Step 4 may be considered on a case by case basis as required. Step 5 is beyond the remit of the assessment. The guidance also sets out the “twin roles” of setting in relation to the significance of heritage assets. It states that the setting can either contribute to the significance of a heritage asset, or provide an ability to appreciate that significance (Historic England, 2017, p 1 and 4).

Application of methods within this report

- 3.3.11 A full assessment of the potential impacts and effects of a proposed development on the significance of a heritage asset must incorporate the approaches in both GPA 2 and GPA 3, as it is necessary to understand both the setting and the significance of a heritage asset in order to understand what effect a development proposal would have on the significance of the heritage asset in question.
- 3.3.12 This report has therefore been structured to ensure that each step within both guidance notes is undertaken consistently for each heritage asset assessed. Table 1, below, sets out where each step of GPA 2 and 3 are found within this report. The table is organised around the first four steps in GPA 3, as the assessment of significance outlined in GPA 2 forms part of step 2 of the approach set out in GPA 3.

Table 1: Summary of application of Historic England guidance within report	
GPA 3 Steps	Location within report and descriptions
Step 1	- Section 3.1: Sets out the search areas used to determine which heritage assets may require further assessment. - Section 4.2: Describes any refinements to the scope of the assessment, and confirms which heritage assets require assessment.
Step 2	- Section 4.2: Contains descriptions of all the heritage assets which have been confirmed as requiring further assessment, consisting of: - o An assessment of the significance of the heritage asset, in accordance with the approach set out in Historic England’s Good Practice Advice in Planning note 2, and summarised above; and - o A description of the setting of the heritage asset, and of the role the asset’s setting plays in its significance. - Section 4.1: For archaeological remains, this process will be undertaken following the period-based evidence review and assessment of archaeological potential.
Step 3	- Section 4.2: For each heritage asset assessed, there will also be an assessment of the role the study site plays within its setting and significance, confirming whether the study site forms part of or is within the setting of the heritage asset, and whether it is a positive, negative or neutral aspect of its setting and / or significance. This helps to inform the impact assessment. - Section 4.1: For archaeological remains, this process will be undertaken following the period-based evidence review and assessment of archaeological potential. - Section 5.2: Provides an assessment of the impacts and effects of the proposed development on the significance of the heritage asset. This is undertaken in accordance with the approach set out in sections 3.4 and 3.5, below.
Step 4	- If appropriate, additional mitigation measures may be suggested to further reduce any harm identified in section 5.3.

3.4 Assessment of Impacts

3.4.1 As is confirmed by the PPG: “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset” (PPG 18a-018). The NPPF uses the term “harm”, when discussing the impacts of a development on the significance of a heritage asset. The assessment of the overall impacts of the proposed development on the significance of heritage assets is evaluated by taking into account both the significance of the heritage asset, and the nature and extent of the predicted impact on that significance. If a proposal would change the setting of a heritage asset in a way which is considered harmful, it is essential that clear reasoning is provided on why the change would lead to harm. That reasoning must explain how the change to the setting of the heritage asset would either affect some element of its setting which contributes to its significance or hinder the appreciation of the asset’s significance.

3.4.2 The NPPF identifies only three levels of harm, substantial harm, less than substantial harm and no harm in the wording of the policies set out in paragraphs 200-202. However, as is noted above, the PPG states that substantial harm is a “high test” (PPG Paragraph 18a-018). This means that less than substantial harm can encompass impacts that range from just below substantial harm, down to just above negligible, which is a considerable range of impacts. Furthermore, in paragraph 18a-018 the PPG also clarifies that:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

3.4.3 Therefore, to ensure the impacts are clearly articulated, where a finding of less than substantial harm is identified it will be categorised as either medium or low depending on the degree of harm. This results in a spectrum of potential impacts on the significance of heritage assets which ranges from no impact up to substantial harm. This spectrum of impacts is summarised in Table 1, below, along with brief descriptions of the terms used.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets	
Level of impact	Description
Substantial harm	- Total or substantial loss of the significance of a heritage asset. - Harm to a heritage asset through effects to its setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial harm - medium	- Moderate harm to a heritage asset, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial harm - low	- Low level of harm to the significance of a heritage asset. - This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance (e.g. the demolition of later extensions/additions of little intrinsic value). - Low level of harm to the heritage asset’s significance through effects to its setting.

Table 2: Criteria for determining the degree of harm on the significance of heritage assets

Level of impact	Description
Negligible	- A change to a heritage asset or its setting that involves no loss of significance or harm.
No Impact	- No change to a heritage asset or its setting.

3.4.4 Assessments of the degree of harm on the significance of heritage assets are based on the extent to which the proposed development would affect the nature, extent and level of significance of the asset. By nature this process is not quantitative but relies on professional judgement. However, this judgment is informed by accepted, observable facts, such as spatial relationships and designations.

3.5 Assessment of Heritage Benefits

3.5.1 There are no criteria within the NPPF or in the PPG for the assessment of beneficial effects to the significance of heritage assets. However the NPPF does make it clear that enhancements to the significance of heritage assets are desirable (paragraph 197) and that developments that enhance the significance of heritage assets should be treated favourably (paragraph 206).

3.5.2 The National Planning Policy Guidance defines public benefits, and also provides examples of heritage benefits in Paragraph 18a-020:

The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal.

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation*

3.5.3 Furthermore, there are often instances where the effects of a development on the significance of a heritage asset are multifaceted, with both harmful and beneficial effects. In these instances it is necessary to come to an overall understanding of the impact of a proposed development, which considers both positive and negative effects. To inform such a judgment, it is not sufficient to understand that an effect is beneficial, it is also necessary to understand the scale of the benefit in order to understand how a harmful effect compares to a beneficial one.

- 3.5.4 Therefore, where a beneficial effect to a heritage asset is identified it will be categorised as either substantial, moderate or low, mirroring the degrees of harm set out in table 1. Where a benefit is categorised, this will be justified within the assessment. The categorisation of a benefit will follow the broad criteria set out below in table 2.

Table 3: Scale of heritage benefits	
Level of effect	Description
Substantial benefit	- Benefits that enhance key elements of a heritage asset's significance to a substantive degree. This would include effects such as substantial repairs or restoration of original fabric of a listed building which is at risk, or works that allow a central part of an asset's special interest to be appreciated or understood where this was not previously possible.
Moderate benefit	- Benefits that provide a moderate enhancement to important elements of a heritage asset's significance. Examples would be realising the research value of remains of archaeological interest through archaeological investigation, modest repairs and restoration of key parts of the fabric of a heritage asset, and works that better reveal key elements of the significance of a listed building, either by removing unsympathetic extensions or by sympathetically modifying the building's setting.
Low benefit	- Benefits that either provide minor enhancements to important elements of a heritage asset's significance, or which benefit more peripheral elements of the asset's significance. Examples would include removing unsympathetic elements from the setting of a heritage asset which allow for generally enhanced appreciation of the asset's significance, or minor repairs and restoration of a historic building's fabric.

- 3.5.5 It is important to note that the descriptions and categories above are for guidance, and that assessments of benefits must ultimately be based on professional judgment which is informed by a thorough understanding of the heritage asset's significance, and of the effects of the proposed development.

3.6 Photography

- 3.6.1 Photographs taken to illustrate the scale of a heritage asset from a particular viewpoint have been taken with a Canon EOS 6D camera with a 24-105mm lens. The camera has a 20.2 megapixel full-frame CMOS sensor.
- 3.6.2 Research has found that images taken with a focal length of between 70mm and 80mm provide the most realistic representation of landscape features in terms of their scale within the photograph, with shorter focal lengths (i.e. 50mm or 60mm) found to exaggerate the distance of the object (Hunter 2012). While this chapter does not consider landscape impacts, it does consider views of heritage assets within their setting, including distant key views, in which similar considerations to those studied by Hunter's research apply (for instance, one of the receptors considered in the 2012 study was Urquhart Castle, a scheduled monument in Scotland).
- 3.6.3 Therefore, photographs of heritage assets within this assessment, such as a church tower seen from a specific viewpoint, will be taken at focal lengths of between 70mm to 80mm, to provide an accurate representation of the scale of the heritage asset within any view presented. Lower focal lengths (which provide a more wide-angle view) may be used in certain circumstances, for example in urban contexts or for general site or location photographs, to provide better context for a view, or understanding of the setting of a

heritage asset, if appropriate. The focal length of the image will be provided with all photographs.

- 3.6.4 Care has also been taken to ensure that the images presented are of a good quality. Photographs are taken in clear weather wherever possible. Finally, photographs within the body of this assessment are provided for illustrative purposes only and are not sized within the assessment for viewing to scale as is done in Landscape and Visual Impact Assessment (LVIA). If it is necessary to provide such a scaled view, it will be clearly labelled with specific viewing instructions.

3.7 Methodology for Assessment of Lidar Data

- 3.7.1 Lidar (light detection and ranging) uses airborne laser scanning to scan the ground to provide a highly accurate set of topographic data at a high level of resolution. This data can be used to detect slight earthwork remains and other archaeological features to a degree of accuracy previously only possible through detailed field survey or photogrammetry (HE 2018).
- 3.7.2 The Environment Agency (EA) regularly collects Lidar data for England to help model flood risk, and has made this data publicly available. The EA has also completed a programme to map the whole of England using lidar to a resolution of 1m to help them better plan for the future and also so that this data can assist in other environmental studies. As such it should be possible to use lidar to help understand the archaeological potential of most rural sites across England.
- 3.7.3 Digital Terrain Models (DTM) are a surface model generated from lidar data, which shows the ground surface with buildings and trees filtered out to create a 'bare earth' effect. DTM data is regularly used to detect archaeological features, as the 'bare earth' model can assist in the detection of archaeological earthworks remains and even subtle depressions associated with ancient ditches. DTM models can also sometimes detect archaeological features which would be obscured by tree cover in aerial photographs. Therefore lidar assessments will make use of DTM data unless otherwise stated.
- 3.7.4 Generally the assessment will make use of the highest resolution data available from the EA for the study site and surrounding area, although regard will also be had to the date of the available data; some data is up to 10 years old and may not reflect the current condition of the site under assessment. The date and resolution of the data used will be noted in the assessment. Where two different datasets have been used, for instance where coverage for higher 0.5m resolution data does not cover the whole of the assessment site and 1m data is also used, the different datasets will be analysed separately and this will be clearly stated and referenced in the assessment.
- 3.7.5 EA lidar data is processed using standard settings in the Relief Visualisation Toolkit (RVT) version 2.4 and reviewed using QGIS. The results of the analysis are then reviewed for evidence of remains, in conjunction with other available evidence. The lidar data will only be illustrated where clear evidence of archaeological features is detected.

4.0 Archaeological and Heritage Baseline

4.1 Archaeological Evidence, Potential and Significance

4.1.1 The archaeological evidence considered in this assessment comprises evidence from:

- The Wiltshire County Council Historic Environment Record;
- Previous archaeological investigations in the vicinity;
- Lidar data from the Environment Agency;
- Aerial imagery available from Google Earth; and
- Historic mapping, including OS maps and earlier tithe and estate maps.

4.1.2 The evidence provided by each of these sources is described below, together with a consideration of the reliability of the information provided by each source, and its relevance to the assessment of the archaeological potential of the study site. This will be followed by an assessment of the archaeological potential of the study site by period. Finally, an assessment of the likely significance of the potential buried archaeology within the study site will be provided.

Previous archaeological investigations

4.1.3 In the area surrounding the study sites there have been a number of archaeological investigations. The land situated immediately east of the eastern parcel has been subject to: two geophysical surveys (HER EWI7577, HER EWI8545); an archaeological evaluation (HER EWI7578); a watching brief (HER EWI8628); and an excavation (HER EWI8843).

4.1.4 The HER summaries of the geophysical surveys are as below:

HER EWI7577: *A detailed gradiometry survey was conducted over 2.9 hectares of meadow fields near Cricklade. The site contains extensive evidence of ridge and furrow activity, represented by widely spaced parallel anomalies. Running perpendicular to these features in the centre of the site is a broken positive linear anomaly which is of possible archaeological origin. The site contains areas of magnetic disturbance, notably along field boundaries, and a small area of made ground to the east. A number of magnetic spikes cover both parts of the survey area.*

HER EWI8545: *The evaluation had revealed evidence for medieval walling in the northern part of the site. The results of the survey corresponded with the formerly revealed structure, with a high resistance rectilinear anomaly of approximately 6.3m by 20.2m. Another structure or structures were located to the southeast of this which were also likely to be associated. The structures were situated on a low platform, subdivided by shallow gullies and surrounded by channels or ditches. To the west was a series of ridge and furrow truncated by a later drainage channel.*

4.1.5 The archaeological excavation, carried out by Wessex Archaeology in 2017 (HER EWI8843), followed the evaluation; the summary of the excavation is as follows:

Three main periods of activity were revealed by the archaeological investigations on the site: Romano-British, medieval, and post-medieval. The Romano-British ditched boundary in the south of the site was a probable field division, that was re-cut at least once, and pits were also later dug in this locality. The range and quantity of domestic finds (predominantly pottery) suggested that there was settlement within the vicinity – Cricklade is known to have had a probable roadside Romano-British settlement. In the

northeast of the site, there is clear evidence of a farmstead/settlement that pre-dates the earliest examined historic map evidence (enclosure map of 1824).

A group of structural remains comprised a metalled yard separating two buildings represented only by their stone foundations: one long, narrow probable agricultural barn or byre measuring 28m by 5m (probably timber framed) was fully exposed within the excavation area and the corner of a second building was located on the edge of excavation. The buildings were amongst the latest remains in a stratigraphic sequence, and overlay a chronologically mixed layer containing finds of medieval (12th–15th century) and post medieval date (with a focus in the late 17th/early 18th century). Therefore, the precise date of the buildings remained uncertain and they may have been of medieval or post-medieval date, and no datable finds were recovered from the associated yard surface or the buried soil that it sealed. However, on balance, a late medieval date for the buildings was provisionally suggested.

Medieval features were recorded predating the building remains and surrounding them, though the pottery recovered from both was similar, while environmental remains from those preceding the building suggested a possible early medieval date due to the lack of commonly found later medieval crop remains. However, further understanding of these medieval deposits predating the building was difficult as the ditches were discovered in isolated excavated slots and, therefore, their full extent and nature was unknown.

The other medieval features surrounding the buildings were cut into what appeared to be a remnant soil layer, and comprised several large pits containing domestic waste and a feature of uncertain type with evidence of in situ burning. The ridge and furrow agriculture revealed across much of the Site is also likely to date from this period, although no datable finds were recovered from the furrows.

The post medieval period was represented by finds (possibly intrusive) found within the chronologically mixed layer below the main building and in an interface layer between the subsoil and topsoil. No features were positively identified to this period, though it was considered likely that undated field boundaries in the north of the site were pre-Enclosure divisions.

- 4.1.6 Immediately north of these investigations, a smaller parcel of land was subject to a geophysical survey (HER EWI8361), an archaeological evaluation (HER EWI8767), and an excavation (HER EWI10252).
- 4.1.7 An archaeological evaluation was carried out immediately west of the eastern parcel at Lypiatt House (HER EWI9330), no archaeological features were identified.

Lidar data

- 4.1.8 A review of the available lidar data demonstrates that both parcels of land contain clear evidence of ridge and furrow, as shown in plate 3 (provided overleaf). This is consistent with the surrounding landscape of Cricklade, and with the findings of the archaeological works undertaken to the east of the eastern parcel of the study site.
- 4.1.9 No other features are visible as a result of the ridge and furrow.



Review of archaeological evidence by period

Prehistoric

- 4.1.10 The HER records a number of Prehistoric era records within the wider search area, alongside three undated features which are recorded as ring ditches (HER MWI9608 and MWI9622) and a double ditched enclosure (HER MWI9613, this feature surrounds HER MWI9622), all of which are likely to be Prehistoric in date. These features were identified as a result of aerial photographic analysis carried out by both Wiltshire County Council and Historic England.
- 4.1.11 The double ditched enclosure (HER MWI9613), which surrounds one of the ring ditches (HER MWI9622) is situated around 750m south west of the western parcel of the study site on a south western facing slope at 100m aOD. The remaining possible ring ditch (HER MWI9608) is situated at a similar elevation (95m aOD); on a plateau 830m north west of the western parcel of the study site.
- 4.1.12 The study sites are situated on much lower lying land than the above examples, however it is at the same altitude as a chance find of a neolithic axe head (HER MWI9552) close to the plateau 570m north of the western parcel of the study site.
- 4.1.13 Prehistoric archaeology (HER MWI6863, MWI6867, MWI6875) has been identified on the northern slopes of the settlement at Cricklade 850m north of the eastern parcel during an excavation at Abingdon Court Farm (HER EWI6013).
- 4.1.14 It is reasonable to infer that the potential evidence for Prehistoric activity within this area is situated on the higher land, away from the floodplains. The western parcel is situated at the base of a slope, and the eastern parcel is located at the base of the floodplain. The archaeological investigations surrounding the study sites have not identified Prehistoric archaeology.

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- 4.1.14 It is reasonable to infer that the potential evidence for Prehistoric activity within this area is situated on the higher land, away from the floodplains. The western parcel is situated at the base of a slope, and the eastern parcel is located at the base of the floodplain. The archaeological investigations surrounding the study sites have not identified Prehistoric archaeology.

- 4.1.15 Due to the topographical location of the study site, and the results of nearby archaeological investigations, it is reasonable to suggest that there is a low potential for the presence of Prehistoric archaeology within either parcel of the study site.

Roman

- 4.1.16 As previously discussed, the archaeological investigations immediately east of the eastern parcel of the study site identified evidence of Roman era activity (HER EWI8843). The relevant section is repeated below:

The Romano-British ditched boundary in the south of the site was a probable field division, that was re-cut at least once, and pits were also later dug in this locality. The range and quantity of domestic finds (predominantly pottery) suggested that there was settlement within the vicinity – Cricklade is known to have had a probable roadside Romano-British settlement.

- 4.1.17 The Romano British features discussed in the above section (HER MWI74372) are situated 53m east of the eastern parcel of the study site, with the pits situated 25m further to the east. It is not clear from the previous archaeological investigations which side of the boundary the potential settlement was situated.
- 4.1.18 The area surrounding the study site has produced a number of incidental finds of Roman era archaeology, consisting of coins and pottery. The closest being a findspot of Romano-British pottery 65m south of the western parcel (HER MWI8332).
- 4.1.19 Further north of the study site, within the heart of Cricklade is the Roman settlement at St Sampson's School which was identified in the latter part of the 20th century (HER MWI8323). The site is described in the HER as, 'an extensive occupation layer with 3rd-4th century sherds and animal bone'. At the time of writing, it was not possible to access volumes 74 and 75 of The Wiltshire Archaeology and Natural History Magazine to further understand the site.
- 4.1.20 Given the results of the nearby archaeological investigations, it is considered that there is a moderate potential for the study site to contain evidence relating to the Roman and Romano British periods. This is likely a semi-rural settlement situated on the outskirts of the Roman settlement at Cricklade. The potential is greater in the eastern parcel of the study site. The western parcel, has a general potential for substantial evidence relating to the same period due to the additional distance from the remains previously identified, however there remains a moderate potential for artefactual evidence as a result of the nearby finds of Roman artefacts.

Saxon/Medieval

- 4.1.21 The study site is situated on the outskirts of the Saxon and Medieval settlement of Cricklade (HER MWI16909, HER MWI8343, and HER MWI8340). Medieval pottery was found within the western parcel of the study site, HER MWI9590, identified during the installation of a pipeline.
- 4.1.22 Closer to the study site, the archaeological investigations on the eastern edge of the eastern parcel identified a large amount of evidence relating to the Medieval period (HER EWI8843). The archaeological evidence identified (HER MWI75837) could relate to the settlement identified through placename evidence known as 'The Forty' (HER MWI9571) which has been provisionally mapped 110m to the east of the eastern parcel and almost immediately east of the excavation results.

- 4.1.23 It appears that the structure and associated yard surfaces (HER MWI75837) were at the westernmost extent of the settlement at 'The Forty'. This is based on the layout of the ridge and furrow agriculture which was identified during the excavation and is clearly demonstrated in the lidar analysis across the excavation area and the study site.
- 4.1.24 The study site therefore likely formed the arable land related to the small structure or the settlement at 'The Forty' which formed part of the wider agricultural hinterland of Cricklade. The study site has a moderate potential for Medieval era archaeology relating to the agricultural management of the land, and is known to contain the remains of ridge and furrow. It is also considered that the study site has a general potential for artefactual evidence relating to the Medieval period.

Post-Medieval/Modern

- 4.1.25 The previously identified ridge and furrow earthworks which cover the majority of both the eastern and western parcels of the study site could be Post-Medieval in date. The lidar data also demonstrates a potential Post-Medieval field boundary in the eastern parcel of the study site. This appears to cut through the ridge and furrow, suggesting it is of a later date. It is not visible on any mapping however, and may be a deep and well-worn path across the area.
- 4.1.26 Historic mapping analysis does not demonstrate any other potential Post-Medieval features within the study site. It does show the original route of the Wiltshire and Berkshire Canal on the western boundary of the eastern parcel, this is also recorded in the HER (MWI9472).
- 4.1.27 The study site therefore has a moderate potential for archaeology relating to agricultural practices and land management techniques. There is a lower, general potential for the presence of artefactual evidence relating to the Post-Medieval period.

Summary of archaeological potential and assessment of significance

- 4.1.28 A review of the available evidence has found that the study sites have a low potential to contain buried remains of prehistoric date, given the results of nearby archaeological investigations and the topographic position of the study site.
- 4.1.29 There is a moderate potential for the study sites to contain evidence relating to the Roman and Romano British periods. This is likely evidence of a semi-rural settlement situated on the outskirts of the Roman settlement at Cricklade. The potential is greater in the eastern parcel of the study sites. The western parcel, has a general potential for substantial evidence relating to the same period due to the additional distance from the remains previously identified, however there remains a moderate potential for artefactual evidence as a result of the nearby finds of Roman artefacts.
- 4.1.30 The study sites have a moderate potential for Medieval era archaeology relating to the agricultural management of the land, and a general potential for artefactual evidence relating to the Medieval period. The study sites are also known to contain the remains of ridge and furrow of potential Medieval date.
- 4.1.31 The study sites have a moderate potential for archaeology relating to agricultural practices and land management techniques. There is a lower, general potential for the presence of artefactual evidence relating to the Post-Medieval period.

Level of significance

- 4.1.32 The archaeological potential of the study sites would likely be of a local significance (as defined in section 3.3.8 of this report) for any finds relating to the Prehistoric, Roman, and Medieval eras. With finds relating to the Post-Medieval era being of a limited interest.

Nature of the significance

- 4.1.33 The potential buried remains are of archaeological interest. The medieval ridge and furrow also have some historic interest, as they provide an appreciation of the historic development of settlement at Cricklade.

Extent of significance and relationship with the study site

- 4.1.34 The potential Roman evidence which may be present within the study sites are part of a wider archaeological site, part of which was identified by archaeological works to the east. The medieval ridge and furrow is part of a large system of such field boundaries which are present in much of the landscape surrounding Cricklade.

4.2 Built Heritage Baseline

- 4.2.1 As is noted above in Section 3, this assessment also considers the setting of designated heritage assets in the area around the study site, to determine whether the development of the study sites would affect their setting. There are a total of 123 listed buildings, 11 scheduled monuments and one conservation area within 2km of the study site. The location of these designated heritage assets in relation to the study site is shown in Figure 2 at the back of this report.
- 4.2.2 The potential for the development of the study sites to affect the setting and significance of designated heritage assets in the wider area was informed by a site visit and walkover of the study sites and the surrounding area. The site visit confirmed that the study sites are separated from the historic core of Cricklade by extensive areas of modern housing, combined with vegetation. As a result, the study site is separated from Cricklade conservation area, and the listed buildings within Cricklade both visually, and contextually. The only historic building which is visible from the study site is the Church of St Sampson, due to its prominence. Therefore the church is considered further below.
- 4.2.3 With regard to the remaining historic buildings, scheduled monuments and the conservation areas within Cricklade, it is clear that the proposed development would not materially affect either their setting or significance given the residential scale of the proposed development. Therefore it is not necessary to assess them further.
- 4.2.4 Beyond the designated heritage assets in Cricklade, the only designated heritage asset within 1km of the study sites is the grade II listed Broadleaze Farmhouse, which is 800m to the south. However, the site visit confirmed that the farmhouse is separated from the study sites by multiple areas of mature hedgerows and coppices such that it is clear that the introduction of residential development within the eastern study site would not materially affect its setting or significance. Therefore it is not necessary to assess this building further.
- 4.2.5 Finally, the non-designated Upper Broad Leaze Farmhouse is present approximately 115m to the south of the western parcel of the study site. Due to its proximity it will also be considered further below.

Assessment of heritage assets

Church of St Sampson

- 4.2.6 The Church of St Sampson is an imposing building which dominates the townscape of Cricklade. The church has origins in the 10th century and has had many phases of rebuilding and renovation throughout its history. The church has a detailed description in the NHLE, which is reproduced below for ease of reference (NHLE 1023081; the structure of the entry has been lightly edited for clarity, but no words have been changed):

Anglican Parish church. C10-C11, C12, C13, C15, C16 and C19 by Ewan Christian. Limestone rubble with stone slate and lead roofs. It comprises nave with north and south aisles, north porch, transepts with central tower, chancel with north chapel. Entrance through C15 gabled north porch with angle buttresses. Mid C13 moulded door with 2 Anglo Saxon stones (1 tomb, 1 part cross shaft) over. North aisle with 3-light C14 windows but 2 lancets to west. South aisle has C19 geometric window and trefoiled lancets. Chancel has C15 windows being a remodelling of an earlier structure. Central tower heavy and impressive, mid C16 built at the expense of the Duke of Northumberland and the Hungerfords of Down Ampney, for which money was collected

from 1512 on. Two stages with large octagonal panelled corner towers terminating in octagonal spires. Intersecting tracery to ringing stage and small bell openings in panelled bell stage. Pierced crenellated parapet.

Interior:

Nave of 3 bays without clerestorey. Some C10-C11 work seems incorporated, see lesenes on wall above south aisle. North arcade of late C12, piers with carved capitals and arches of 2 orders of C13-C14 date. South arcade similar but C13 with round capitals and lobed bases, but probably a remodelling as imposts are similar to those on north side. Centre span wider. Five-bay C19 roof. North aisle has pitched roof with barrel vault in timber. Lancets have rere-arches and nook shafts. Transepts incorporate early work, the north transept now an organ chamber and south transept a vestry. Lancet to north transept. Chancel C13, remodelled in C14 with C19 improvements. Open C19 timber roof with one tie. North Chapel probably of 1484 for the Hungerford family. Depressed arches to chancel and to transept. Niches flank east window having attached columns and elaborate openwork canopies. Central tower supported on massive piers splayed to central space. Piers panelled and have bold heraldic decoration and carved corbels for statuary, all in Reyes Catolicos style. Lierne vault with central opening for bells.

Fittings: Font C15, panelled, on C19 base with suspended cover. Pulpit, C19 limestone with stone steps.

Monuments:

North aisle: C14 wall tomb with crocketed ogee canopy and quatrefoiled base, now containing a probably C15 monolithic and worn effigy, said to be Agnes Dunstanville, died 1442 who partially rebuilt the south transept. Low chest tomb at east end, limestone with black marble top, inscription to ROBERT JENNER, Goldsmith of London, who built the adjoining school (q.v.) and died 1651. Slab to wife below. East wall of aisle has series of wall tablets:

- ❖ Top left JOHN NOTT, died in Port Royal, 1790.*
- ❖ Centre: White marble tablet on slate ground. Obelisk and phoenix, to JOHN BRISTOW, died 1788.*
- ❖ Top right: Draped urn with side pilasters, to WILLIAM MASKELYNE, died c.1800.*
- ❖ Bottom left: Aedicule with broken pediment, to JOHN NOTT died at Madras 1769.*
- ❖ Centre: Tablet with recessed side panels inlaid with black, to JOHN NEALE PLEYDELL-NOTT died off Martinique, 1784, arms below.*
- ❖ Bottom right: Tablet with cornice, to EDWARD PLEYDELL died 1675 and MARY MORGAN died 1763.*
- ❖ Left wall: Major SMYTHE, died in East Indies, 1857, by W. Legg of Purton.*
- ❖ Right wall: Tablet with cornice and urn, to WILLIAM ADAMS died 1812, by R. Mills of Cirencester.*

North transept: Wall monument, C17, limestone with slate back. Segmental pediment with arms. Scrolls to sides. Also 3 lozenge wall tablets.

Glass: C19 glass, including west window by Kempe, 1888. There are good C17 grave slabs laid in paving under the tower.

Miscellaneous: In south aisle at high level are built in two carved stones, to west, two deeply carved affronted beasts, probably C12, and stone with central moulded panel, now defaced, supported by two figures, said to be Roman. In porch, a clunch niche. (Taylor & Taylor, Anglo-Saxon Architecture I, 1965, 182-4, Pevsner, Buildings of England: Wiltshire, 1975. Church Guide).

Level of significance

- 4.2.7 As a grade I listed building, the Church of St Sampson is a heritage asset of national significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.2.8 The significance of the building is primarily derived from its architectural and historic interest. The church also has artistic interest as is exemplified by the 19th century stained glass, and decorated monuments within the church. The church also has archaeological interest and evidence of the earlier Saxon era church is recorded within the building, and other remains may also be preserved elsewhere within its curtilage.

Extent of significance, including setting

- 4.2.9 The church is located within a churchyard which comprises its curtilage and immediate setting. The churchyard contains a number of historic monuments which have a contextual relationship with the church and amplify its historic interest. The churchyard is surrounded by historic buildings and is located in the centre of Cricklade (see plate 4 below).



Plate 4 Looking E towards Church of St Sampson from within churchyard (24mm)

- 4.2.10 The immediate churchyard setting and surrounding historic building preserve early relationships between the church and the surrounding landscape. This immediate setting also provides the best appreciation of the architectural interest of the church, and of its group value with nearby historic monuments.
- 4.2.11 The tower is also prominent in the wider landscape, and is prominent in views from across the surrounding area (see plate 5, below for example).



Plate 5 Looking E towards Church of St Sampson from public footpath CRIC29; study site not visible (70mm)

- 4.2.12 The wider setting, comprising views of the church tower from the surrounding landscape, provides some appreciation of the church's architectural interest, and also of its prominence and central role in the community throughout its history.

Relationship with the study site

- 4.2.13 The top of the church tower is visible from the western parcel of the study site (see plate 6 below, church circled in red for clarity).



Plate 6 Looking NW towards Church of St Sampson from western parcel of study site (35mm)

- 4.2.14 More of the church tower is visible from within the eastern parcel of the study site (see plate 7, below).



Plate 7 Looking NW towards Church of St Sampson from eastern parcel of study site (70mm)

- 4.2.15 The study sites therefore provide some appreciation of the church's architectural interest, and of its local prominence. It is therefore considered that the study sites form part of the wider setting of the church. It is also considered that the study sites form a positive part of the church's setting, due to the appreciation it provides of the church's significance.

Upper Broad Leaze Farmhouse

- 4.2.16 The farmhouse dates from the 19th century and has been recorded on the historic environment record as the only surviving historic building within the 19th century farmstead at Upper Broad Leaze. The historic environment record provides the following brief description of the building (HER MWI67540):

Upper Broad Leaze Farm, Cricklade. 19th century farmstead of dispersed plan. The dispersed farm buildings are of clustered plan. Isolated location. The farmhouse is the only surviving historic structure.

Level of significance

- 4.2.17 As a non-designated historic building noted in the historic environment record, Broad Leaze Farmhouse is considered to be a heritage asset of local significance as defined in section 3.3.8 of this assessment.

Nature of significance

- 4.2.18 The building has some limited architectural interest, and has some local historic interest representing the remains of 19th century farming in the area.

Extent of significance, including setting

- 4.2.19 The farmhouse is located in a rural context, surrounded by fields, and modern farm buildings to the southwest. These are consistent with the historic use of the farmhouse, and also provide some appreciation of its architectural and historic interest.

Relationship with the study site

- 4.2.20 Despite the proximity of the farmhouse to the study sites, there is no intervisibility between them due to the presence of intervening mature hedgerows. As such, while the study sites are considered to form part of the rural landscape surrounding the farmhouse is cannot be considered to form a meaningful part of its setting.

5.0 Proposed Development and Predicted Effects

5.1 The Proposed Development

- 5.1.1 The proposed development consists of an application for outline planning application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works. The illustrative masterplan for the proposed development is provided under a separate cover.

5.2 Potential Impacts

Physical impacts

- 5.2.1 The construction of houses, cemetery, and associated roads, drainage and other utilities within the study sites would involve the mechanical excavation of foundations and trenches, which would result in widespread impacts where these are planned. The depth of these impacts are likely to be between 500mm and 1m in depth, and would severely truncate or entirely remove any archaeological remains which may be present within areas that are developed.
- 5.2.2 A review of the available evidence undertaken by this assessment has identified that the study sites have potential for archaeological remains from all eras. There is a low potential for Prehistoric era remains; a moderate potential for Roman or Romano-British remains in the eastern parcel, a general potential in the western parcel; a moderate potential for Medieval and Post-Medieval remains. These are anticipated to be of no more than of local interest and significance.
- 5.2.3 The proposed development would therefore result in the physical loss of any remains within the study sites, however the remains affected would not be of high significance, which would be expected to preclude development or require preservation.

Indirect impacts through effects to the setting of heritage assets

Church of St Samson

- 5.2.4 The proposed development would not be visible from within the immediate setting of the Church of St Samson, nor would be affect the experience of the church from within the settlement of Cricklade. Furthermore, the proposed development would not be visible in the long views of the church from the surrounding landscape, such as the view shown in plate 5 of this report.
- 5.2.5 The context of views from within the study site would change due to the presence of new homes, however framed views of the church tower would be afforded from within the proposed development. The proposed development would therefore not harm the appreciation of the church's prominence, or of its architectural interest.
- 5.2.6 On this basis it is considered that the proposed development would result in a small change to the setting of the church, but that this change would not result in any harm or loss. The proposed development would therefore result in a negligible effect as defined in Table 2 of this report.

Upper Broad Leaze Farmhouse

- 5.2.7 The proposed development would be separated from the setting of the farmhouse by both mature hedgerows and vegetation, as well as the presence of existing modern housing at Lypiatt View. The proposed development would be placed behind existing mature hedgerows and would likely be effectively screened. Any glimpsed views of the tops of the

houses in winter views would be seen in the context of existing sub-urban development, and would not materially affect the character of the setting of the farmhouse.

- 5.2.8 On this basis it is considered that the proposed development would result in a small change to the setting of the farmhouse, but that this change would not result in any harm or loss. The proposed development would therefore result in a negligible effect as defined in Table 2 of this report.

5.3 Mitigation Measures

For the loss of archaeological remains

- 5.3.1 The loss the archaeological remains of local significance can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research potential of the buried remains, and would provide information on the past use of the study site, and the settlement at The Forty. As such, these works would provide a small public benefit.
- 5.3.2 This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the potential archaeological remains which may be present within the study sites. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study site would be acceptable.

For potential effects due to changes to setting

- 5.3.3 As it has been found that the proposed development would not harm the significance of any heritage assets due to changes to their setting, no further mitigation measures are considered necessary.

6.0 Summary and Conclusions

- 6.1.1 This historic environment desk-based assessment has considered the land at The Forty, Cricklade, which is proposed for development, this report is forming an outline application (with all matters except access reserved) for up to 49 dwellings and associated works and provision of a cemetery together with access and associated works. This assessment has assessed the potential the study site has to contain buried archaeological remains of interest, the potential impacts that may result on those remains as a result of the proposed development.
- 6.1.2 A review of the available evidence has found that the study sites have:
- A low potential to contain buried remains of prehistoric date.
 - A moderate potential for the study site to contain evidence relating to the Roman and Romano British periods. This is likely evidence of a semi-rural settlement situated on the outskirts of the Roman settlement at Cricklade. The potential is greater in the eastern parcel of the study site.
 - A known potential for the presence of ridge and furrow of likely Medieval date, with a moderate potential for other Medieval era archaeology relating to the agricultural management of the land, and a general potential for artefactual evidence relating to the Medieval period across the study sites.
 - A moderate potential for archaeology relating to agricultural practices and land management techniques dating to the Post-Medieval period across the study sites.
- 6.1.3 The significance of these archaeological remains was assessed and it was found that any finds relating to the Prehistoric, Roman, and Medieval eras would be of local significance as defined in section 3.3.8 of this report. It was also found that any finds or features relating to the Post-Medieval era would be of limited interest as defined in section 3.3.8 of this report.
- 6.1.4 The potential impacts of the proposed development were also assessed and it was found that it would result in the localised loss of archaeological remains which may be present within the study sites. However, it was also found that the loss the archaeological remains of local significance can be adequately mitigated by a programme of archaeological works. This would comprise an initial phase of archaeological evaluation, to confirm the nature and extent of the remains, followed by archaeological excavation and recording of any remains of interest. This would realise the research potential of the buried remains, and would provide information on the past use of the study site, and the settlement at The Forty. As such, these works would provide a small public benefit.
- 6.1.5 This benefit is considered sufficient to compensate for the loss of archaeological remains of local interest, and would be an appropriate response for the potential archaeological remains which may be present within the study sites. Therefore, provided a suitable programme of archaeological works is secured, the loss of the archaeological remains within the study site would be acceptable.
- 6.1.6 This assessment also considered potential effects which could result due to the changes in the setting of heritage assets, and found that the study sites fall within the wider setting of the grade I listed Church of St Samson, and the non-designated Upper Broad Leaze Farmhouse. However, it was found that the proposed development would not affect the appreciation of the these buildings, nor affect any other element of the setting which

contributes to their significance. It was therefore concluded that the proposed development would result in a negligible effect as defined in section 3.3.8 of this report. This would comprise a small change to the wider setting of the buildings, but one that results in no harm or loss.

- 6.1.7 On this basis it is clear that the impact of the proposed development on the archaeological potential of the study sites could be adequately mitigated, and the development made acceptable in terms of heritage impacts. It therefore accords with the requirements in paragraph 202/203 of the NPPF; Core Policy 58: Ensuring the Conservation of the Historic Environment of the Wiltshire local strategy; and draft policies 98 and 99 of the pre-submission draft of the Wiltshire Local Plan 2020-2038.

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Cartographic

1773 John Andrews & Andrew Dury A topographical map of Wiltshire [sheet 2]

1816 Ordnance Surveyor Drawing, Cricklade OSD 165

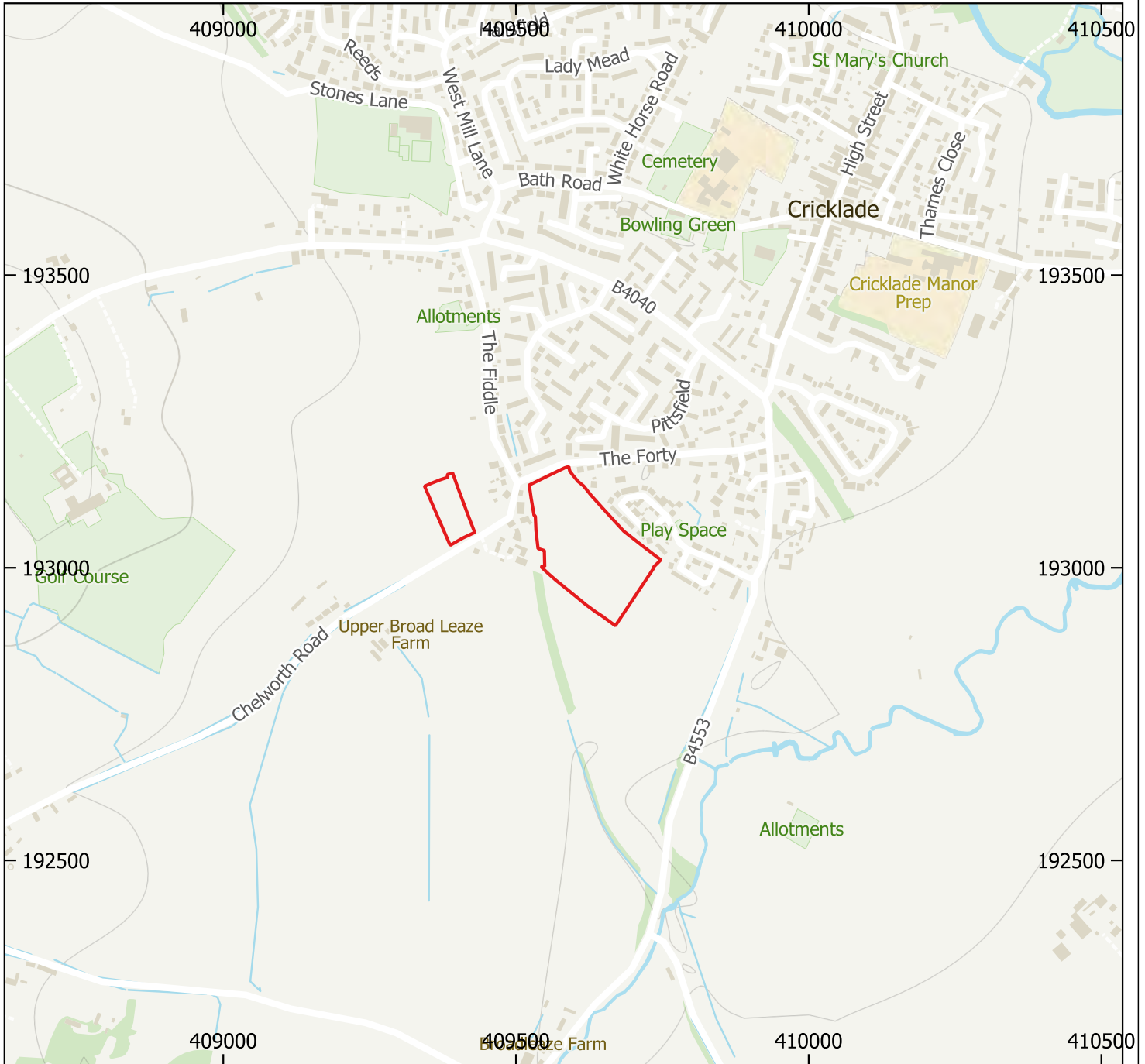
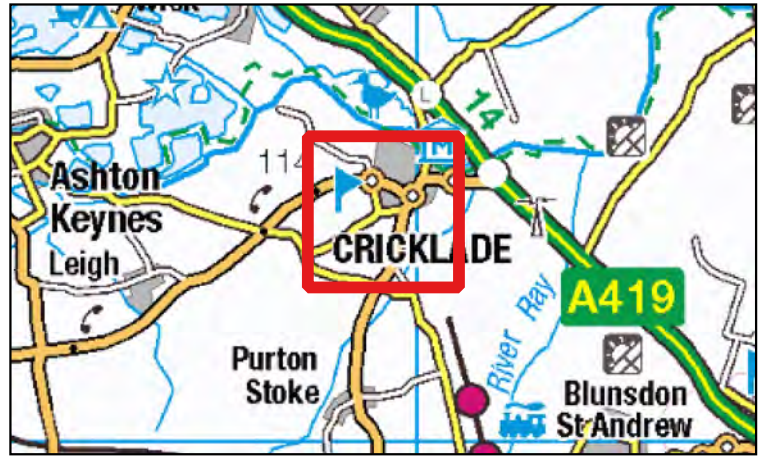
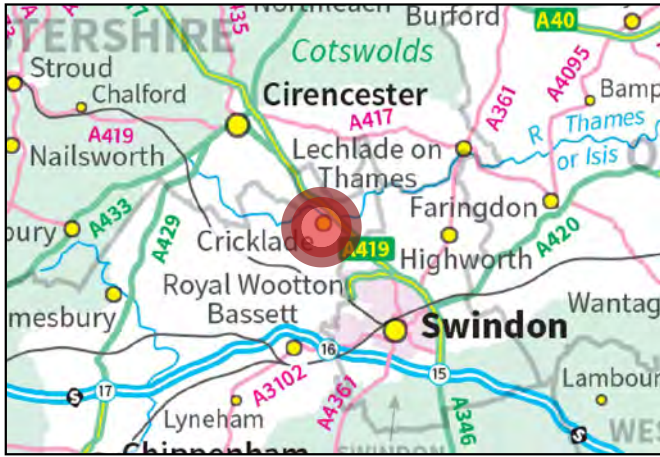
1828 OS First Series Sheet 34

1899 OS Map

Lidar

Lidar data were downloaded from the Environment Agency website in July 2023 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SU09se	2022	1
SU09ne	2022	2
SU19nw	2022	2
SU19sw	2022	2



Project Number: PR0184 Date: 27 OCT 2023
Drawing Number: PR0184-1

Legend

 Study Site

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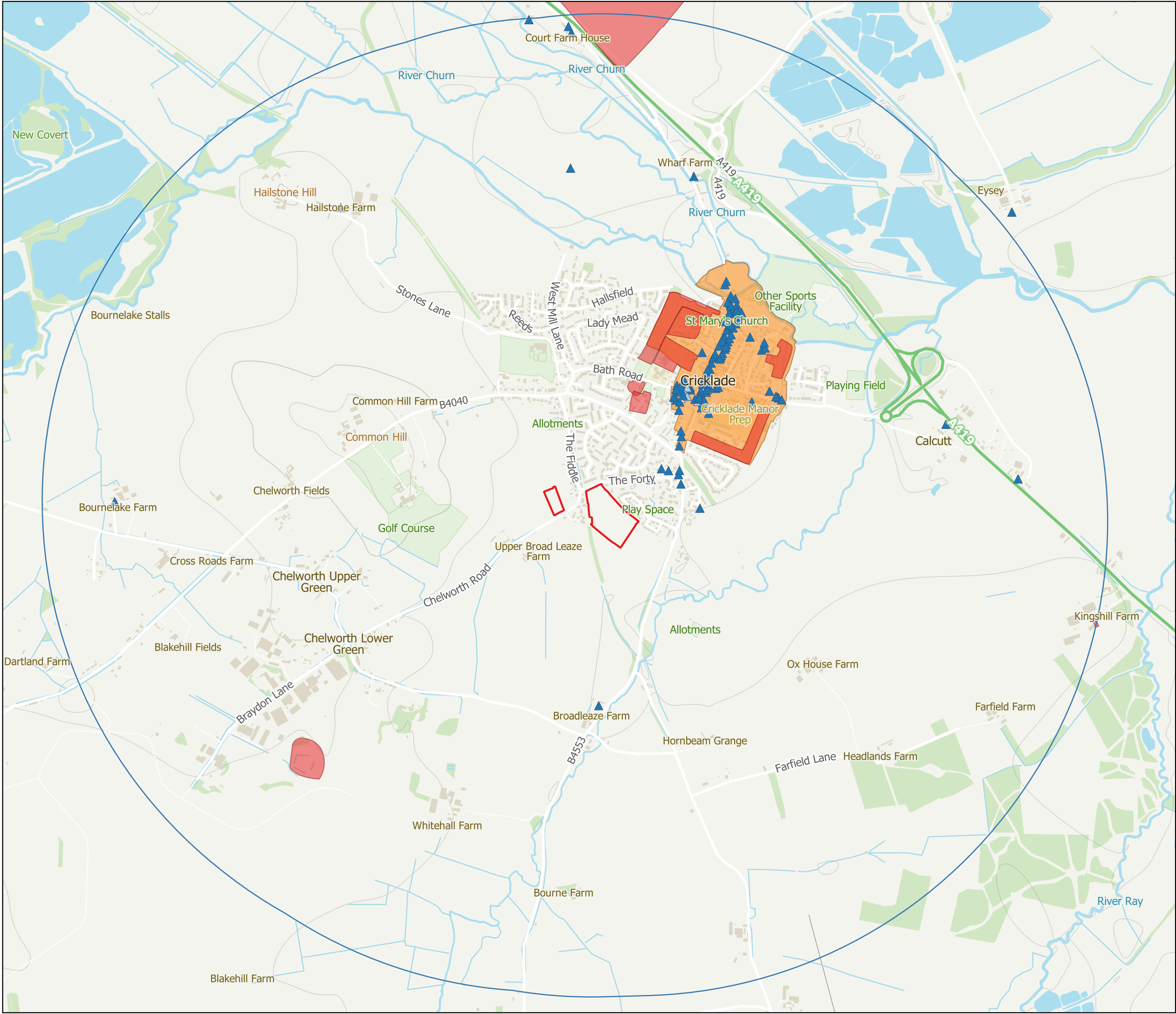
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Address:

The Forty, Cricklade, Wiltshire

Title:

Figure 1: Site Location Plan

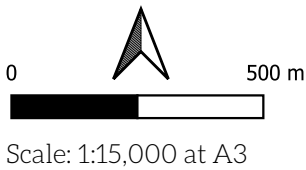


Legend

- Study Site
- 2km search area

Listed Buildings

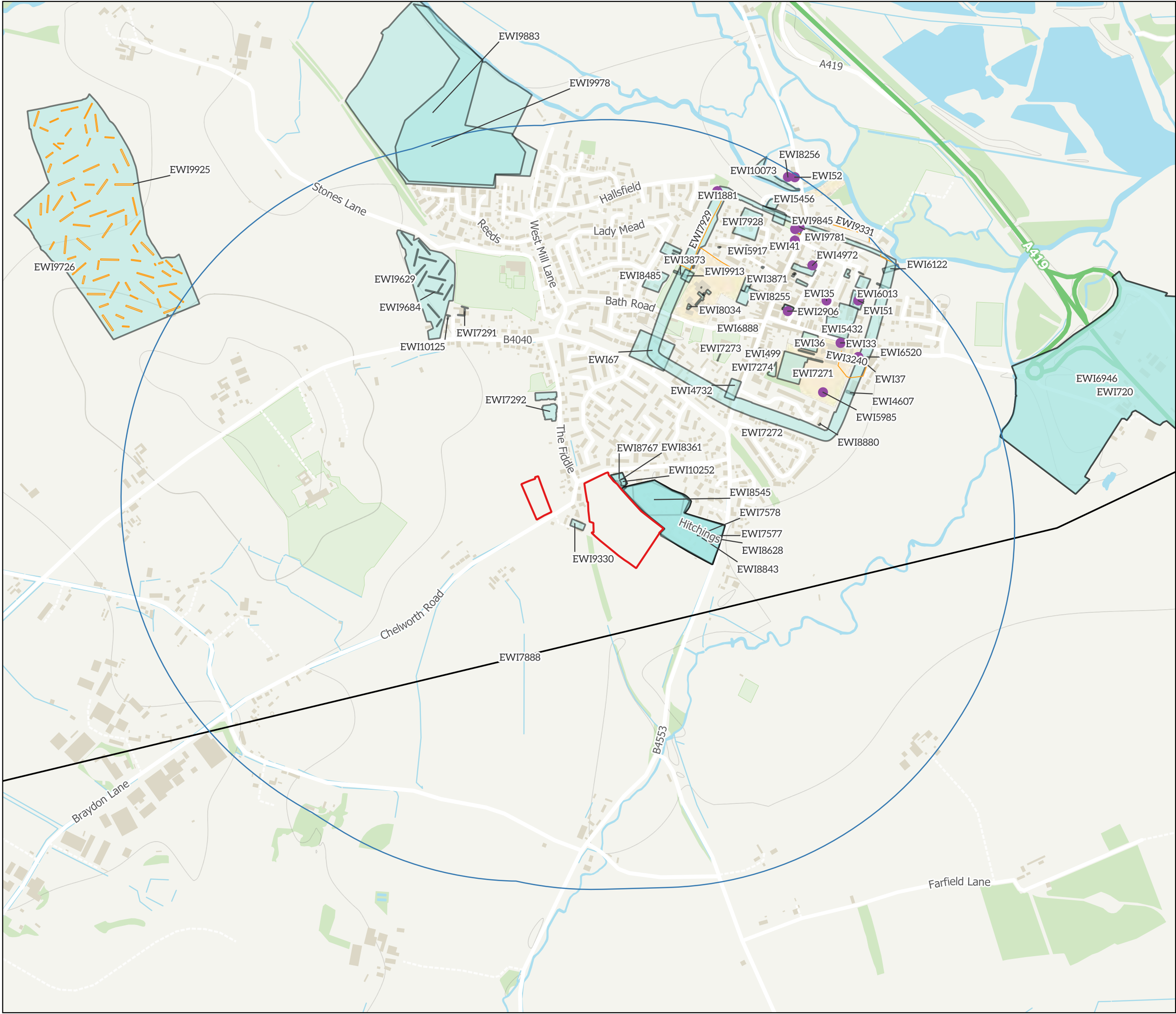
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- Grade II*
- Grade II
- Scheduled Monuments
- Conservation Areas



Project Number: PR0184 Date: 05 APR 2023
Drawing Number: PR0184-2

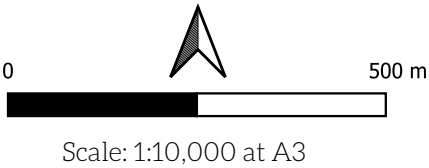
Address:
The Forty, Cricklade, Wiltshire

Title:
Figure 2: Designated heritage assets within 2km of the study site



Legend

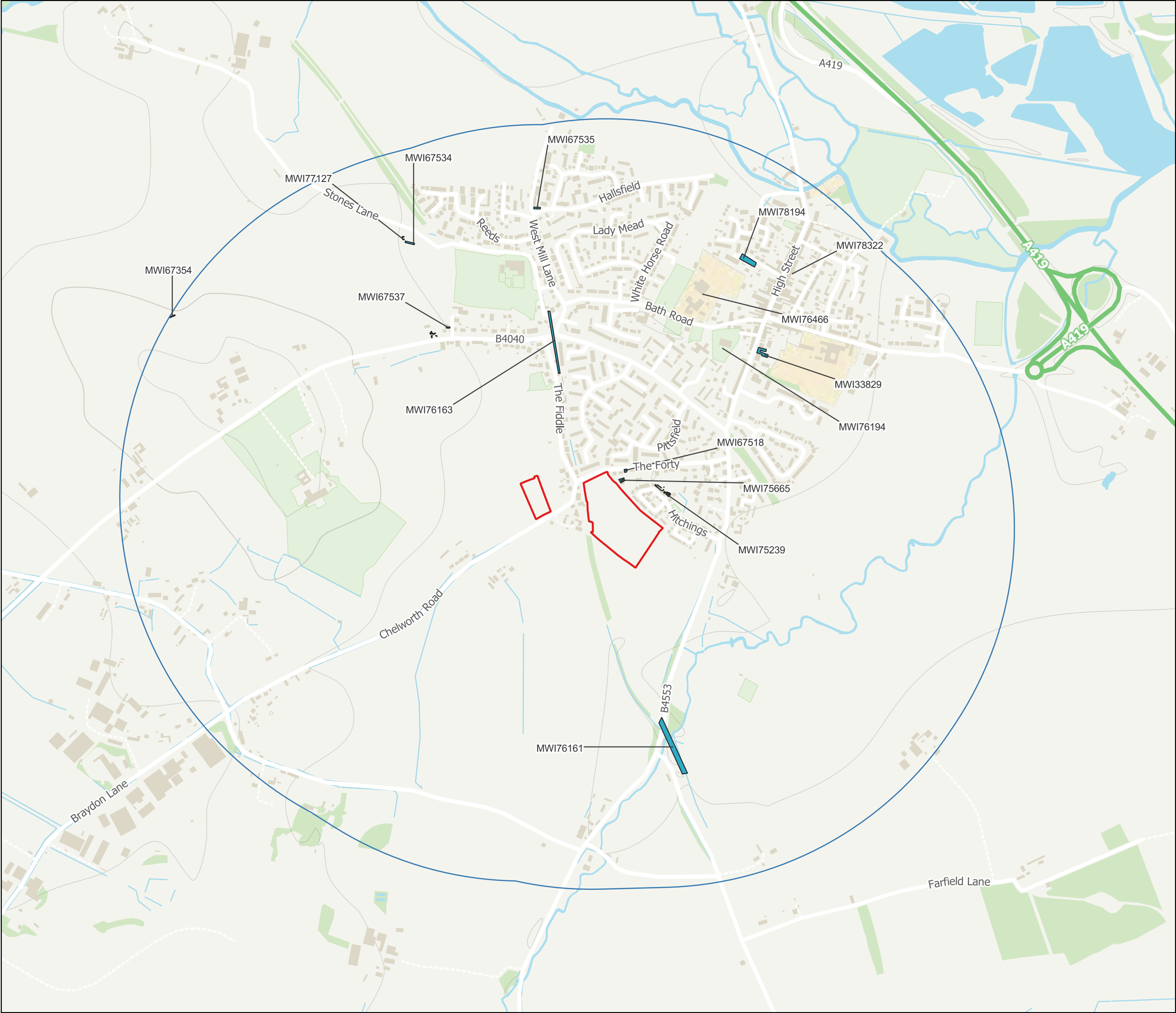
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- 1km search area
- HER Events Data
 - Archaeological Investigations
 - Landscape Study
 - Linear investigations
 - Investigations location (point)



Project Number: PR0184 Date: 30 OCT 2023
Drawing Number: PR0184-3

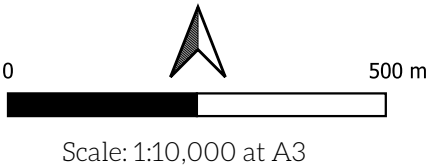
Address:
The Forty, Cricklade, Wiltshire

Title:
Figure 3: Archaeological investigations within 1km of the study site



Legend

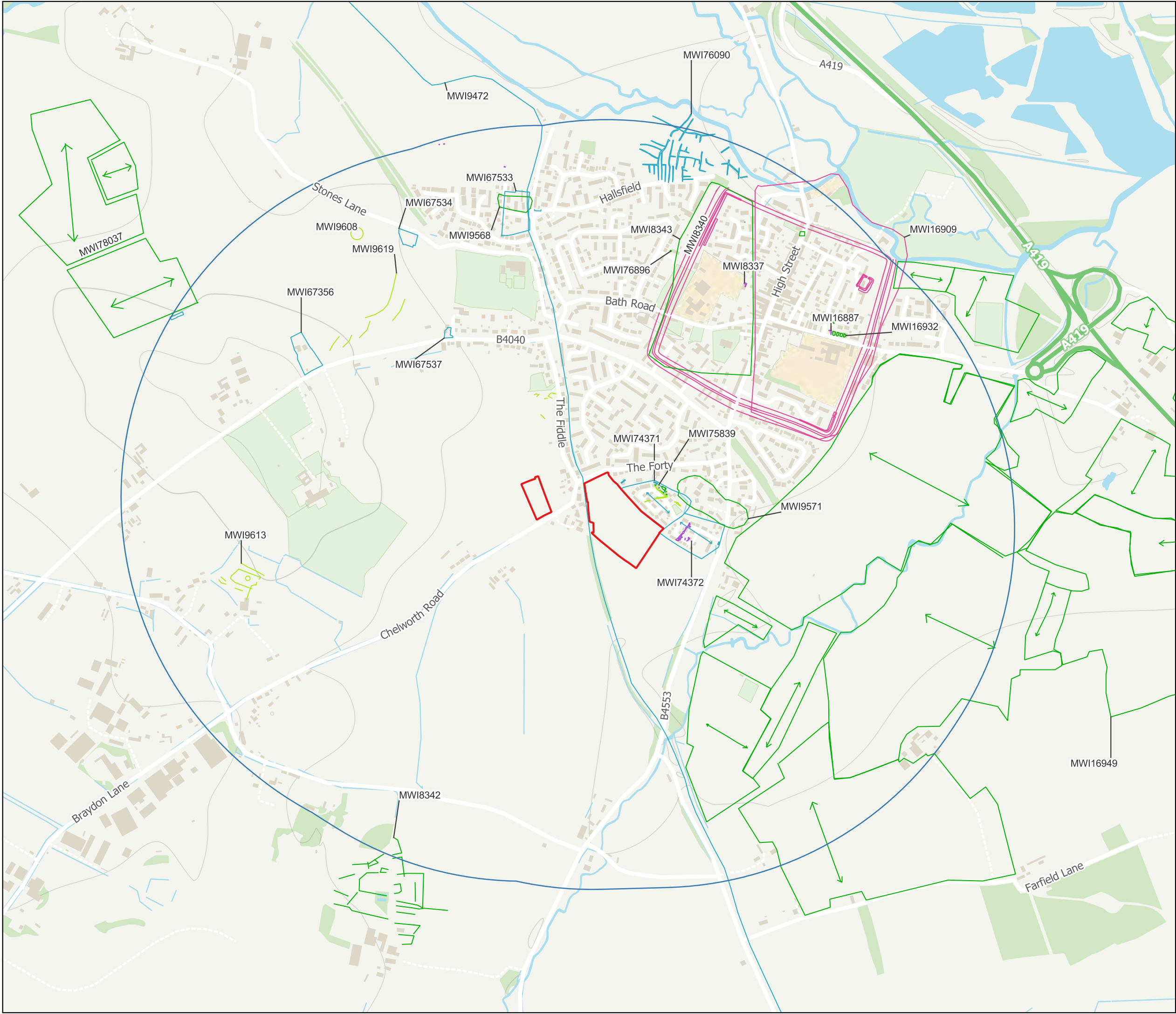
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- 1km search area
- Monuments(poly)
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 - Medieval
 - Post-Medieval



Project Number: PR0184 Date: 30 OCT 2023
Drawing Number: PR0184-4

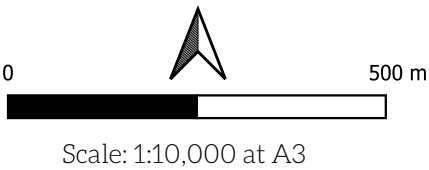
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Title:
Figure 4: HER Monuments (polygons) within 1km of the study site



Legend

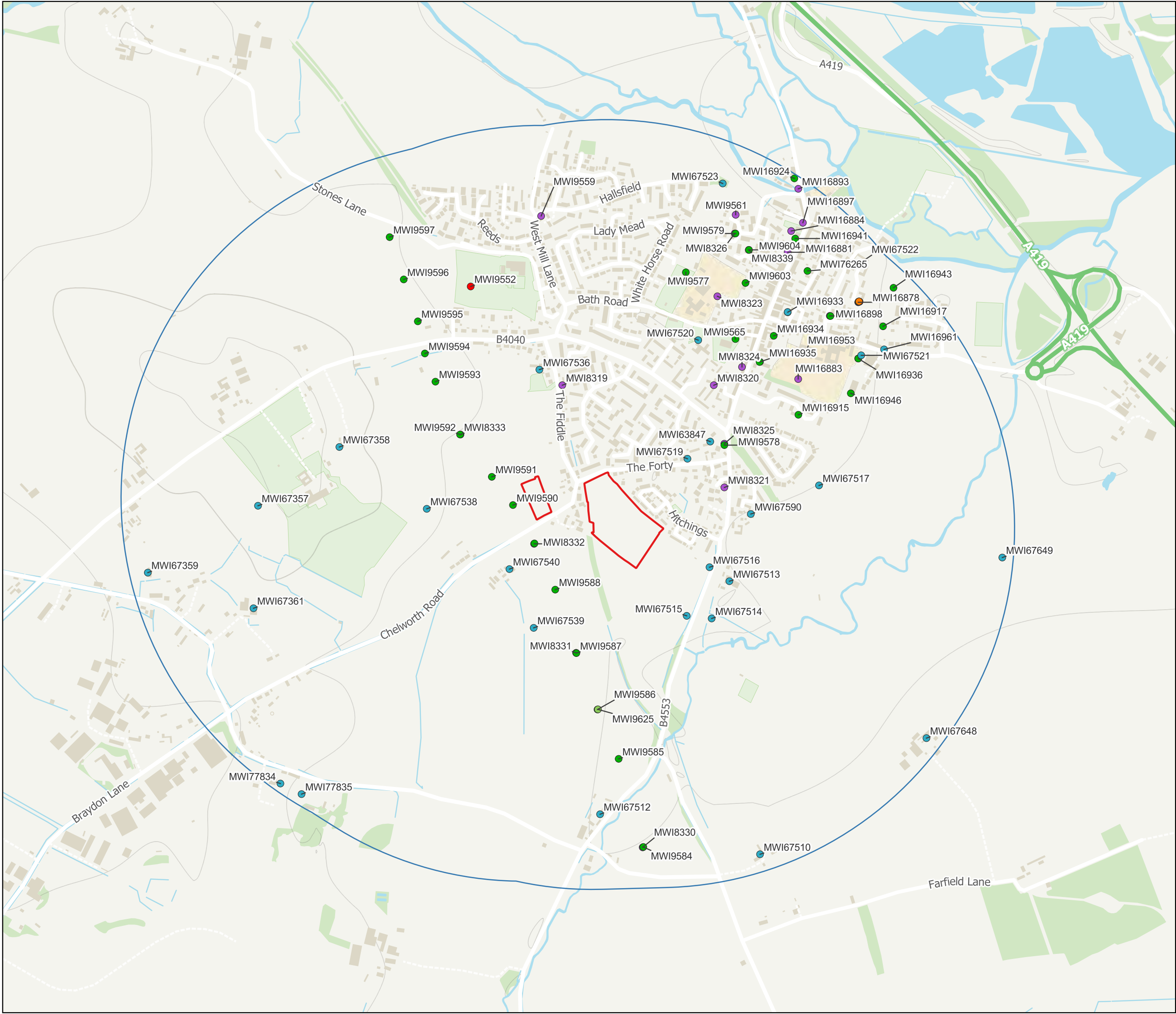
- Study Site
- 1km search area
- Monuments(line)
 - Roman
 - Saxon
 - Medieval
 - Post-Medieval
 - Unknown



Project Number: PR0184 Date: 30 OCT 2023
Drawing Number: PR0184-5

Address:
The Forty, Cricklade, Wiltshire

Title:
Figure 5: HER Monuments (line) within
1km of the study site

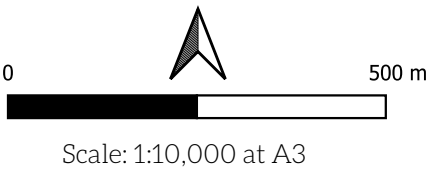


Legend

- Study Site
- 1km search area

Monuments(point)

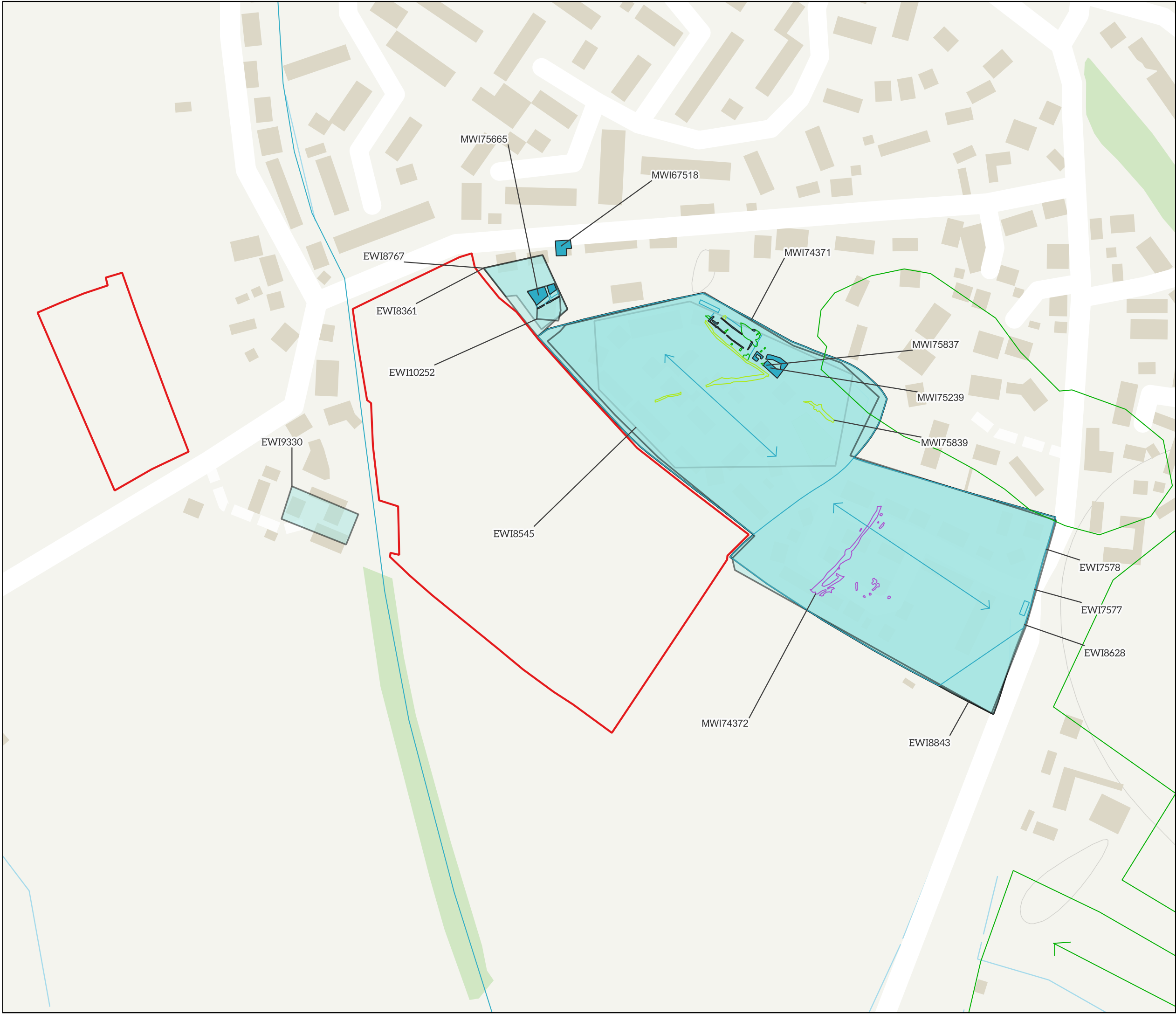
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- Medieval
- Saxon
- Post-Medieval
- Modern
- Unknown



Project Number: PR0184 Date: 30 OCT 2023
Drawing Number: PR0184-6

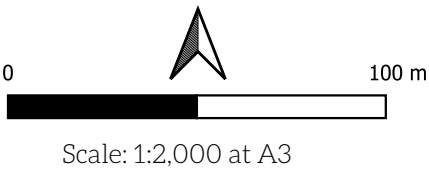
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The Forty, Cricklade, Wiltshire

Title:
Figure 6: HER Monuments (points) within
1km of the study site



Legend

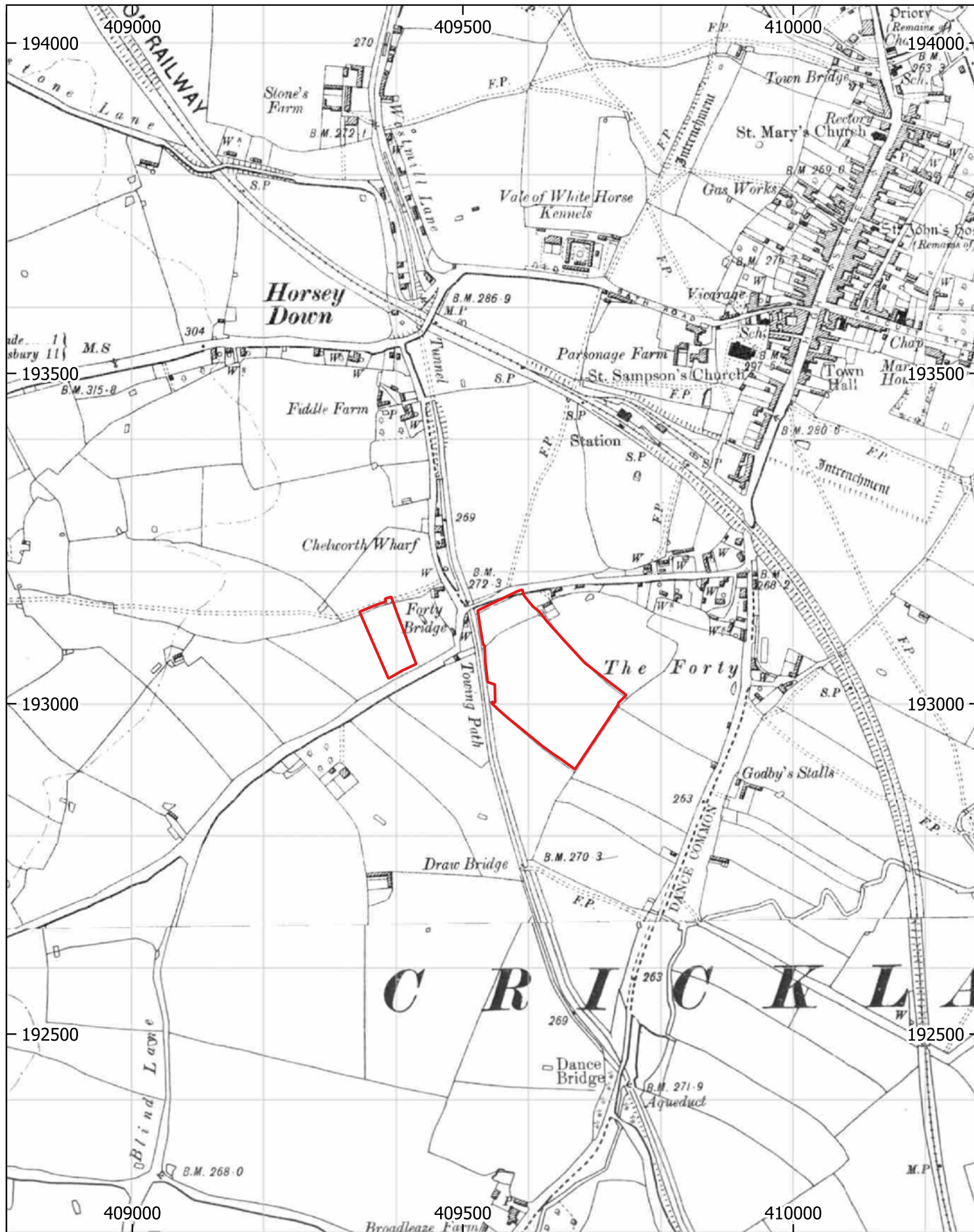
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- HER Events Data
 - Archaeological Investigations
 - Linear investigations
- HER Monuments(line)
 - Roman
 - Saxon
 - Medieval
 - Post-Medieval
 - Unknown
- HER Monuments(poly)
 - Roman
 - Medieval
 - Post-Medieval



Project Number: PR0184 Date: 30 OCT 2023
Drawing Number: PR0184-7

Address:
The Forty, Cricklade, Wiltshire

Title:
Figure 7: Archaeological investigations and recorded archaeological remains in the immediate vicinity of the study site



Legend



Study Site

0 200 m



Scale at A4: 1:7,500

Address:

The Forty, Cricklade, Wiltshire

Title:

Figure 9: OS 1899 1:10,560 scale

Project Number: PR0184 Date: 30 OCT 2023

Drawing Number: PR0184-9