

Land off Common Hill
Cricklade
Wiltshire
Proposed
Residential Development
Historic Environment
Assessment

Project Ref: AH2443

March 2026



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Date	02 March 2026
Issue no.	01
Approved	Sue Farr 02/03/2026

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1. SUMMARY

Project Name:	Land off Common Hill
Proposal:	Proposed Residential Development
Location:	Cricklade, Wiltshire
NGR:	408804, 193811 (Centre)
Type:	Historic Environment Assessment

Armour Heritage was commissioned in January 2026 to prepare an updated Historic Environment Assessment for land off Common Hill, Cricklade, Wiltshire, following a redefinition of the Site boundary. This report updates and replaces the original assessment completed in 2022. The Site is centred on NGR 408804, 193811 and comprises four agricultural fields forming a northern and southern parcel. The proposals comprise residential development with associated infrastructure, open space and green infrastructure provision.

The Site lies to the west of Cricklade and approximately 660m west of the nearest designated heritage asset, the Scheduled *Cricklade town banks*. The historic core of Cricklade, including the majority of Listed Buildings, lies within the Cricklade Conservation Area to the east. The nearest Listed Building is the Grade II Listed Hailstone Farmhouse, located c. 230m west of the northern part of the Site.

Assessment of baseline data and observations made during two site visits confirm that the Site makes a limited contribution to the significance of designated heritage assets through setting. The proposed development would not result in harm to the significance of any designated heritage asset.

The Site has remained in agricultural use since at least the 18th century and has not been subject to significant modern disturbance beyond historic cultivation. A low to moderate potential for buried archaeology has been identified. Any remains present are most likely to comprise medieval and later agricultural features, including ridge and furrow earthworks evident in LiDAR data. While proximity to the Roman and Saxon settlement at Cricklade marginally elevates the potential for earlier material, there is no evidence for pre-medieval occupation within the Site itself.

The Historic Landscape Character of the Site comprises piecemeal enclosure and reorganised fields of post-medieval and later origin, with historic map evidence indicating that the present field pattern was established between c. 1816 and 1879. The HLC is assessed to be of moderate heritage value, reflecting the survival of ridge and furrow associated with an underlying medieval open field system.

The proposed development has the potential to disturb archaeological remains where present and would result in the removal of ridge and furrow earthworks within the development footprint, representing a significant but localised change to the Historic Landscape Character of the Site. These effects would be spatially contained and would not result in significant adverse effects on the wider historic landscape or on designated heritage assets.

2. INTRODUCTION

Outline

- 2.1. In January 2026 Armour Heritage was commissioned to update an assessment completed in 2022 in relation to a proposal for residential development on land off Common Hill, Cricklade, Wiltshire, following the redefining of the boundary. The plot of land is centred on NGR 408804, 193811, and is referred to hereafter as ‘the Site’ (Image 1). This historic environment assessment replaces the assessment completed in 2022.

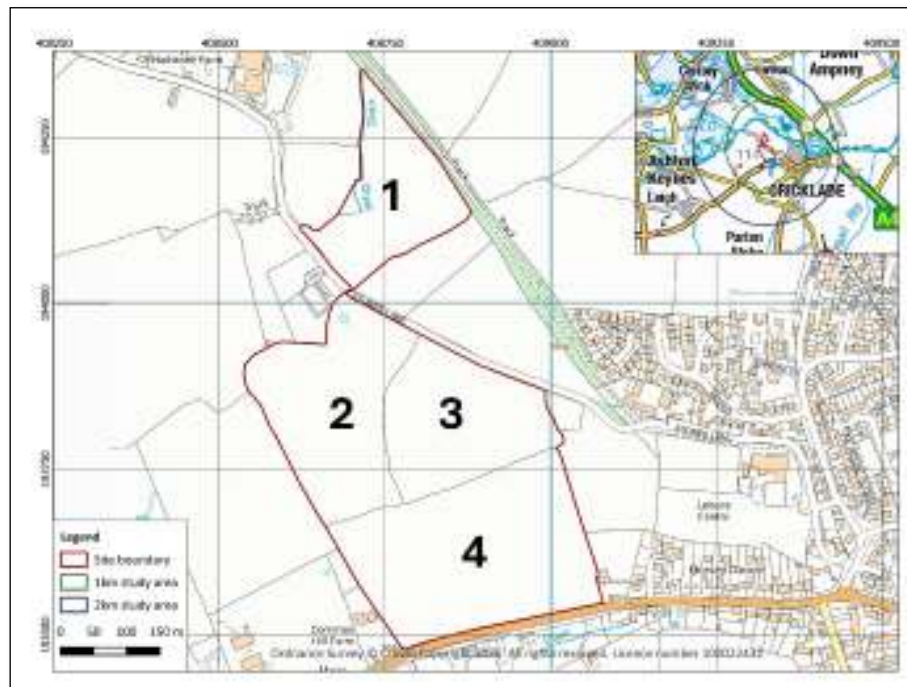


Image 1: Site location with fields numbered



Image 2: Aerial view of Site showing Listed Building to north

- 2.2. In terms of the division of the Site, the application cites Fields 1 and 2 as the Northern Parcel (8.9ha), with Fields 3 and 4 identified as the Southern Parcel (11.81ha). A plan showing these areas forms part of Appendix 2 of this document.

Planning proposal

- 2.3. The planning proposal comprises the development of the Site for residential housing, with associated infrastructure and landscaping. Further detail of the proposal is set out later in this document.

Topography and geology

- 2.4. The Site slopes gently down from south to north, lying at elevations of between 108m OD in the south, and 85m OD in the north.
- 2.5. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as Oxford Clay Formation – a silicate-mudstone bedrock formed between 163.5 and 157.3 million years BP. No superficial geological deposits are recorded.

Project aims

- 2.6. The specific aims of this historic environment assessment are:
- an assessment of the potential for survival of archaeological deposits at the Site;
 - an assessment of previous impacts at the Site; and
 - scoping and assessment of the potential for impacts on the setting and significance of designated heritage assets in a 1km study area.

Limitations of data

- 2.7. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.8. It is recognised that the Wiltshire and Swindon Historic Environment Record (HER) does not comprise a record of all surviving elements of the historic environment resource in the county, representing instead a record of the discovery of a wide range of archaeological and historical components in Wiltshire. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown

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Instruction and limitations of this report

- 2.10. Armour Heritage can accept no responsibility for the accuracy of the survey if the Site has been accidentally or deliberately disturbed leading to damage to, or removal of, historic fabrics, features or archaeological remains. Assignment of this report without the written

consent of Armour Heritage Limited is forbidden. An assignment can be easily arranged but may require a re-assessment. In the case of a change of plans, site use, site layout or changes of use of the wider area or buildings and/or end use, then a new assessment may be required to ensure its fitness for purpose.

Assessment Criteria

- 2.11. The criteria used in this assessment to define the level of harm resulting from any proposed development are set out in Table 1, below. These criteria are drawn from an understanding both the NPPF and the two advice notes issued by Historic England in respect of the assessment of significance and setting of heritage assets (GPA Note 2 and GPA Note 3; Historic England 2015-2017).

Table 1: Definition of harm

Magnitude of Impact	Defined as	Harm
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset	Substantial Harm
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset	Less Than Substantial Harm
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset	Less Than Substantial Harm
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset	No Harm
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset	No Harm
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset	No Harm
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset	No Harm

3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

The Site

- 3.1. The Site comprises four fields: three between Stones Lane to the north and Common Hill to the south, with the fourth to the north of Stones Lane and south of a former railway line. At the time this assessment was completed all fields were under pasture/meadow. It lies a short distance west of the built extents of Cricklade and some 730m west of its historic core marked by Scheduled Monuments encompassing the remains and limits of the Saxon burh and the medieval town banks. Limited development is extant to the west of the Site, north and south of Common Hill, including Common Farm, Windmill Farm and communications infrastructure.
- 3.2. The historic core of the town forms the bulk of the Cricklade Conservation Area which includes a significant number of Listed Buildings. The closest to the Site is the Grade II Listed *Hailstone Farmhouse* (List Entry 1023126) which lies c. 230m west of the Site's northern extent.

Site visit



Image 3: View west across Field 4

- 3.3. The Site was visited on 21st June 2022, and again on 27th July 2023. On both occasions the proposed development area and its wider setting were walked over and visually assessed. It is understood that no material change to site conditions has occurred since the previous visits.
- 3.4. The fields were under fairly long grass at the time of both visits, obscuring the surfaces in respect of any detailed visual assessment or identification of surface material (Image 3).
- 3.5. Attention was paid during the site visit to the edges of the fields to identify any artefactual evidence which might be immediately visible. No material of earlier than demonstrably modern date was found.

- 3.6. Assessments was also made of the Site’s visual and spatial relationship with the nearby Cricklade given the designation of the historic core as a Conservation Area and the Scheduled remains of the town’s historic defences.



Image 4: View northeast over Field 1

- 3.7. Observations made during the site visit informed assessments of significance and impact set out later in this document.

Statutory and local heritage designations

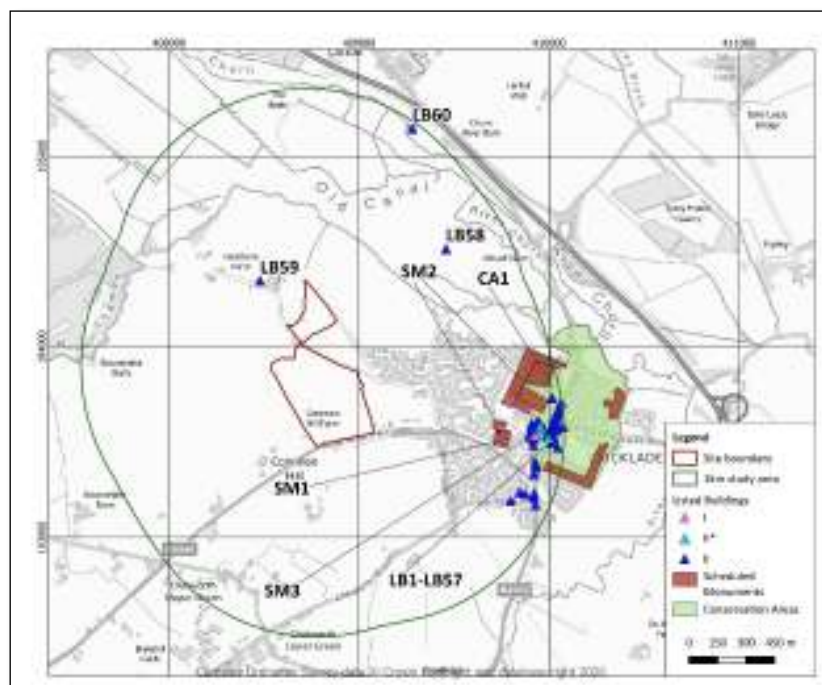


Image 5: Distribution of designated heritage assets in study area

- 3.8. A 1km study area was established, measured from the Site’s boundary, to better quantify and understand the Site’s visual and spatial relationship with locally and nationally

designated heritage assets in its wider setting (Image 5), alongside the distribution of known archaeological sites and findspots.

- 3.9. Three Scheduled Monuments are recorded in the study area, all to the east of the Site. These comprise: *Areas of Saxon 'burh' within the town walls* (Image 5, SM1); *Cricklade town banks* (Image 5, SM2) and *Cross in St Sampson's churchyard* (Image 5, SM3). In addition, the study area also contains 60 Listed Buildings, the majority situated in the Cricklade Conservation Area (Image 5). In closest proximity, situated c. 225m to the west of the northern extent of the Site, is the Grade II Listed Hailstone Farmhouse (Image 5, LB59).

Archaeological and historical context

Previous studies

- 3.10. A total of 53 archaeological or heritage studies, referred to as 'events', are recorded by the HER within the study area (Image 6). The Site falls into a wide area subject to landscape analysis (Image 6, EV31; Morrison *et al* 2014).
- 3.11. Geophysical survey (Image 6, 45; Sabin & Donaldson 2020) and subsequent evaluation trial trenching (Image 6, 46; Allsop 2020) were undertaken on land directly east of the Site. The evaluation identified a single feature representing evidence for a former agricultural building shown in early OS maps.

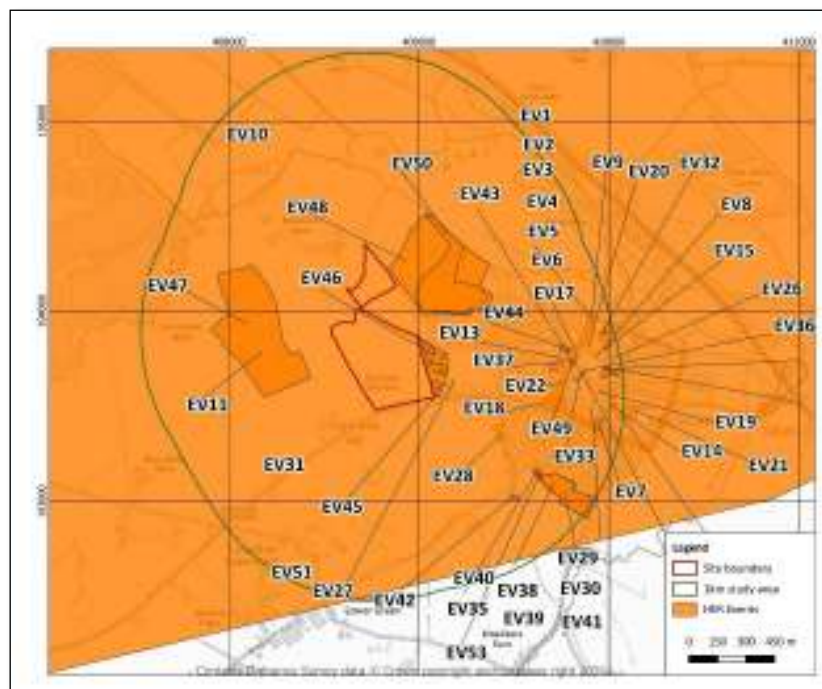


Image 6: Distribution of events in study area

- 3.12. Where the results of events are considered relevant to the assessment of the Site's archaeological potential, these will be discussed in the sections below.

Prehistoric (pre-43CE) to

- 3.13. Evidence recorded in the HER for prehistoric activity in the study area is limited, comprising a single record of the findspot of a Neolithic arrowhead from a garden (Image 7, 47). The findspot is some 50m east of the Site. Whilst HER data for the prehistoric

period is sparse, it is noted that little intrusive archaeological investigation has been undertaken in the area. The potential for prehistoric archaeological remains to be recorded at the Site is considered low.

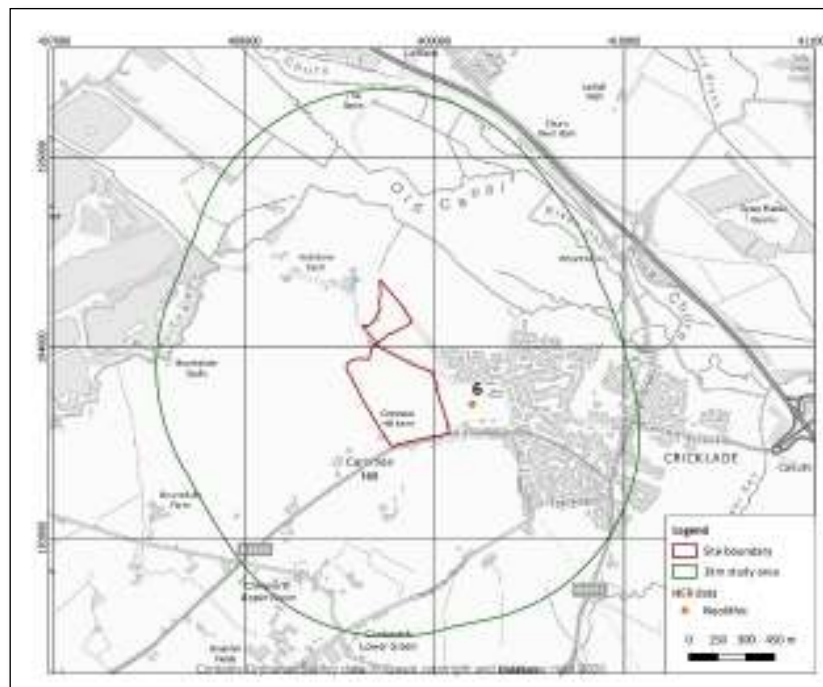


Image 7: Distribution of prehistoric data in study area

Romano-British (43CE-410CE)

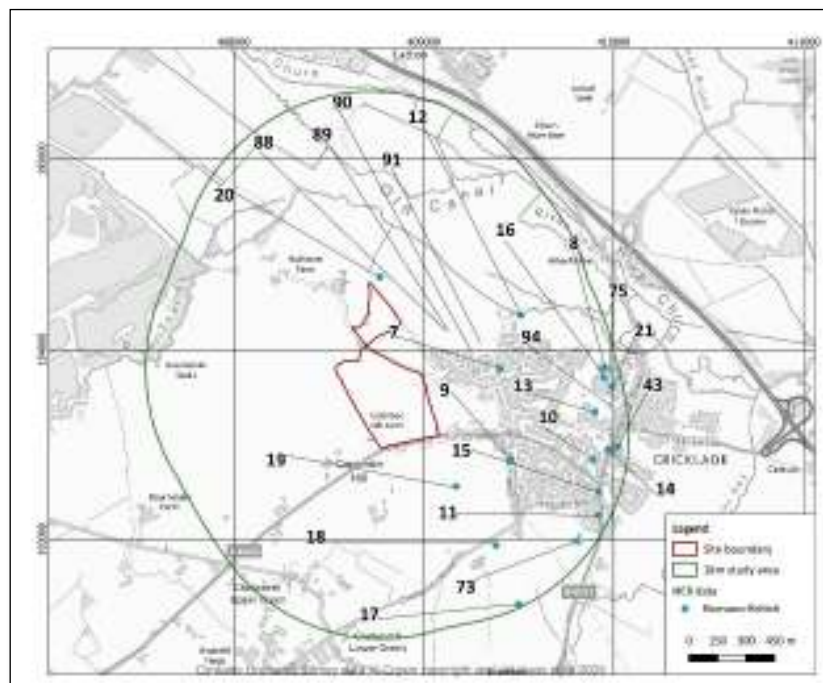


Image 8: Distribution of Romano-British data in study area

- 3.14. Within and close to the boundaries of historic Cricklade, the HER records a number of sites and findspots of Romano-British date. This concentration of material has been interpreted as clear evidence for a Roman settlement at Cricklade. The Extensive Urban

Survey (EUS; McMahon 2004) indicates that this suggests the Thames may have been navigable as far upstream as Cricklade during the Romano-British period.

- 3.15. Beyond the town, evidence for Romano-British activity extends into the surrounding landscape, including a short distance north of Field 1, finds of Romano-British period pottery (Image 8, 20). This group, alongside further similar finds recovered from an area some 280m south of the Site (Image 8, 43), were recovered during works on a pipeline (Smith & Cox 1986). Further pottery of similar date was recorded from archaeological works on the same pipeline route (Image 8; 42, 41, 44).
- 3.16. It is assessed that the potential for Romano-British period finds and/or features at the Site is low to moderate with material most likely to represent stray finds of ceramics or metal.

Early medieval (410CE-1066CE) to medieval (1066-1539)

- 3.17. A manor/settlement is first recorded at Cricklade in the 10th century as *Cracgelade* and subsequently in the Domesday Book of 1086 as *Crichelade*, the place name deriving from the Old English *gelād* meaning 'difficult river crossing' with the derivation of the first element unclear, but possibly from the Celtic *crŷg* meaning 'hill' (Mills 2003).
- 3.18. Domesday records the manor held by The Abbey of St. Peter, Westminster (Williams & Martin 1992).

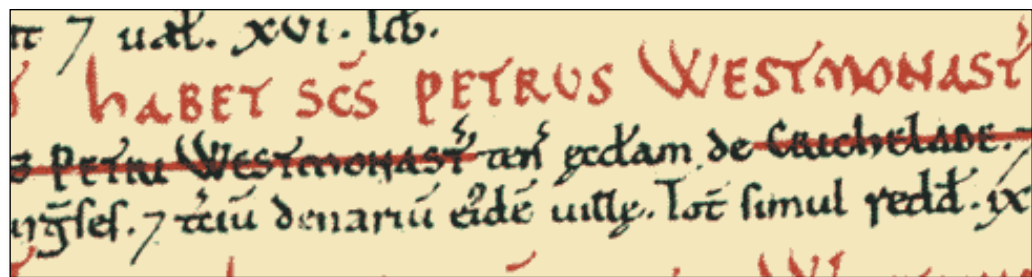


Image 9: Domesday Book entry for Cricklade (Crichelade)

- 3.19. The HER records the extents of the early medieval (Saxon) burh (Image 9; 85, 95). The western extent of the Saxon settlement lies some 700m east of the Site. Cricklade formed one of King Aelfred's burghal hidage towns and early medieval masonry can be found incorporated into the fabrics of St. Sampsons Church in the town.
- 3.20. The establishment of a fortified town in c. 880CE formed a compact, regular and densely packed urban settlement (Image 10-11; Bainbridge 2011) within a landscape of scattered hamlets and farmsteads.
- 3.21. The distinctive north-south aligned line of findspots which pass through the eastern extent of the Site (Image 11, 62-64) represent groups of finds recovered during archaeological works on the Esso Midline pipeline (Smith & Cox 1986).
- 3.22. To the west of the Site an area of remnant medieval ridge and furrow agricultural earthworks are identified (Image 11, 83). Evidence has been informed by the results of LiDAR survey.
- 3.23. Possibly associated with the agricultural features is the record of medieval activity at Hailstones Farm (Image 11, 87) where a deer park is recorded in 1236 (WNHAM 1996).

- 3.24. Evidence for medieval and post-medieval agricultural activity is recorded across a number of areas, including the Site itself (Image 11).

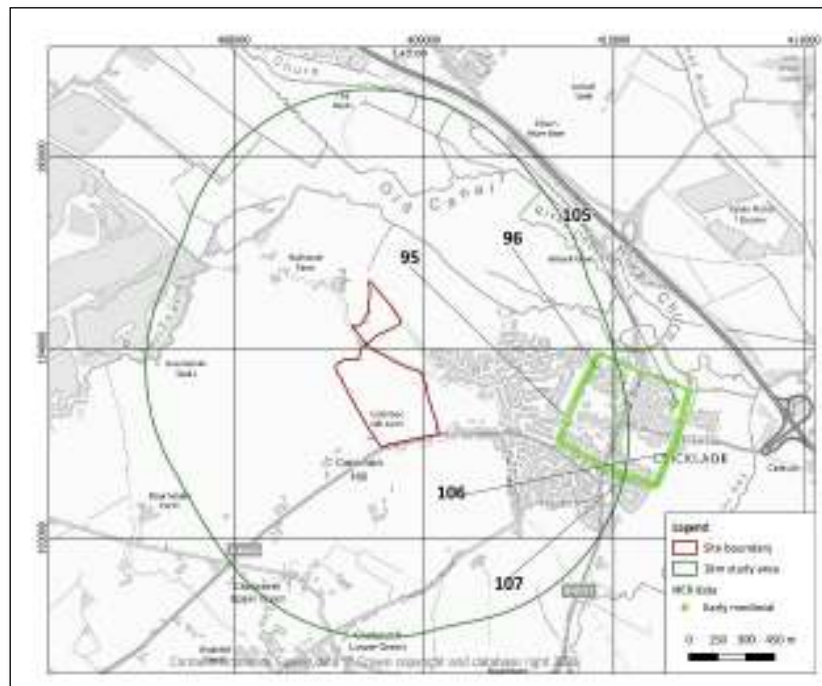


Image 10: Distribution of early medieval data in study area

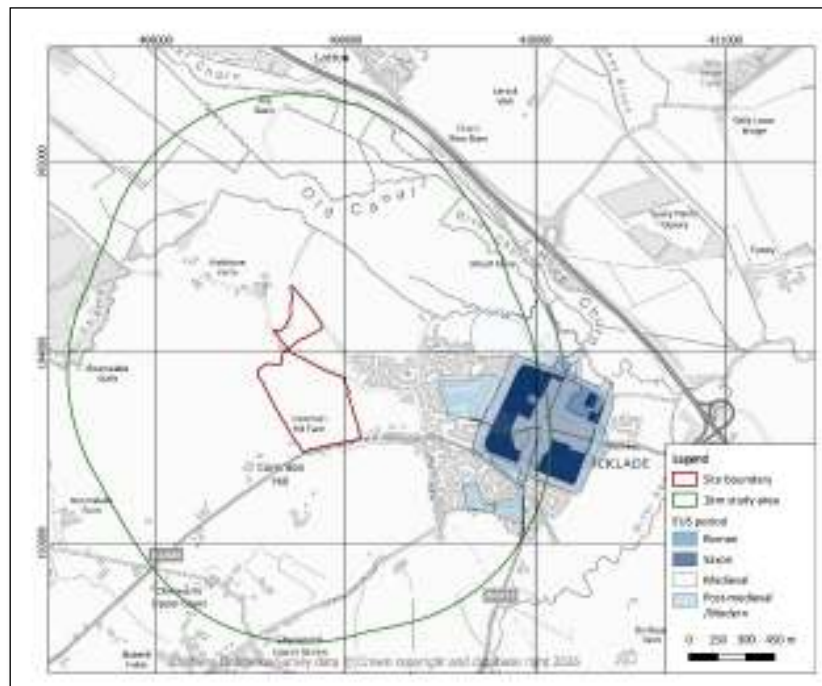


Image 11: Plan of early Cricklade (from EUS)

- 3.25. Remaining features and finds are found within the boundaries of the Saxon and medieval town. A plan showing the likely extents of Cricklade during the Roman, Saxon and medieval periods, as set out in the EUS (Image 11; McMahon 2004) is presented in Image 11.

- 3.26. It is assessed that the potential for finds and features of medieval date within the Site, based on current evidence, and beyond those identified along the route of the pipeline, is at least moderate.

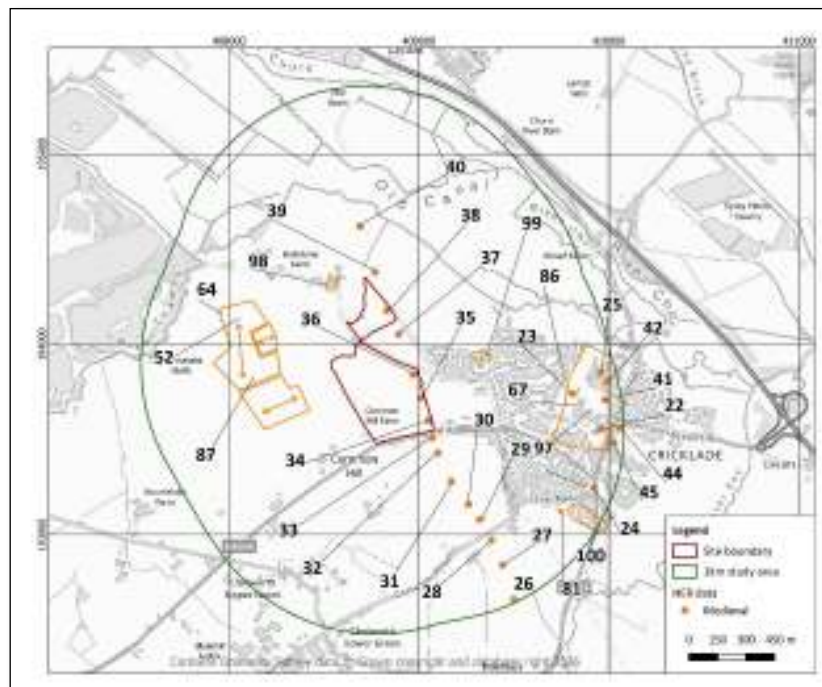


Image 12: Distribution of medieval data in study area

Post-medieval (1540 to 1899)

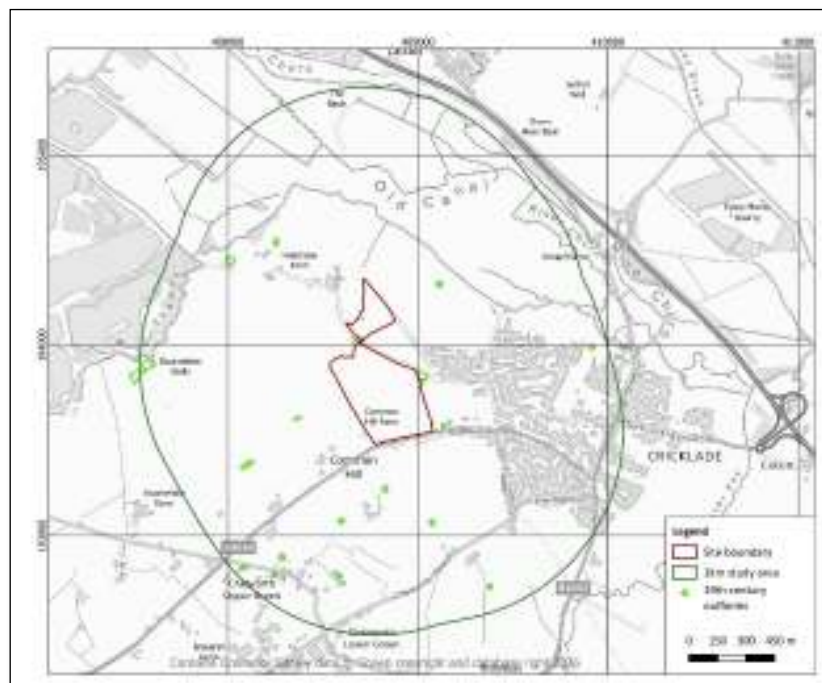


Image 13: Distribution of post-medieval outfarms in study area

- 3.27. Many of the features in the open landscape around the Site, away from urban Cricklade, refer to agricultural activity from the 16th to 19th century, including a number of outfarms (Image 13). Four of these lie in relatively close proximity to the Site, comprising outfarms

at Hailstone Lane, a site to the southwest of Stone's Farm and Horsey Down. Common Farm, directly west of the Site, is also a post-medieval foundation.

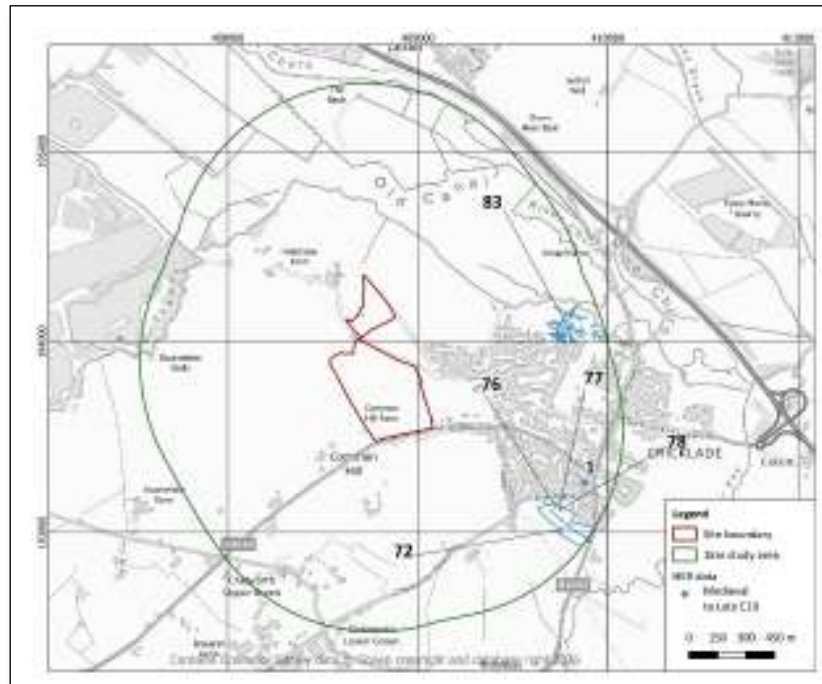


Image 14: Distribution of medieval to late 19th century data in study area

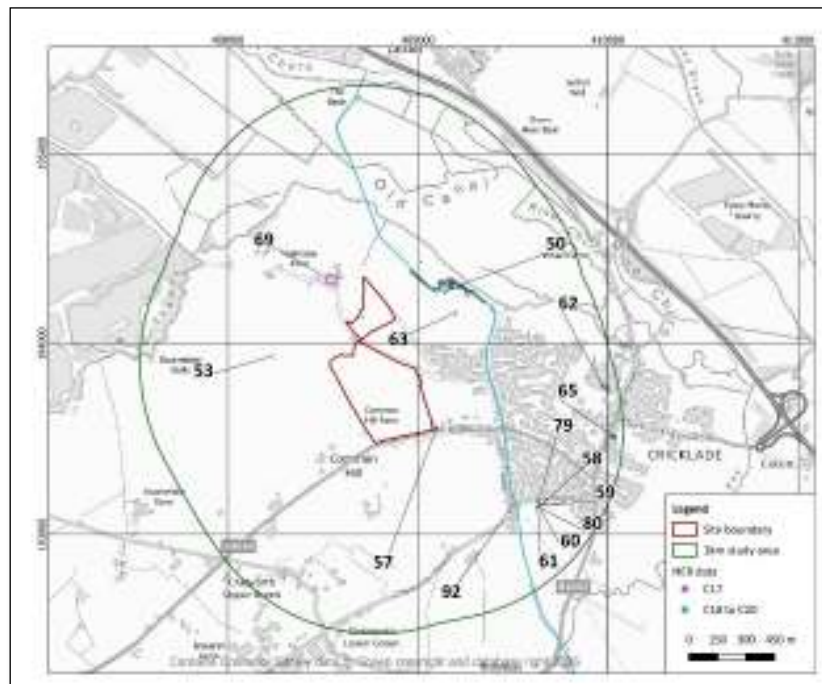
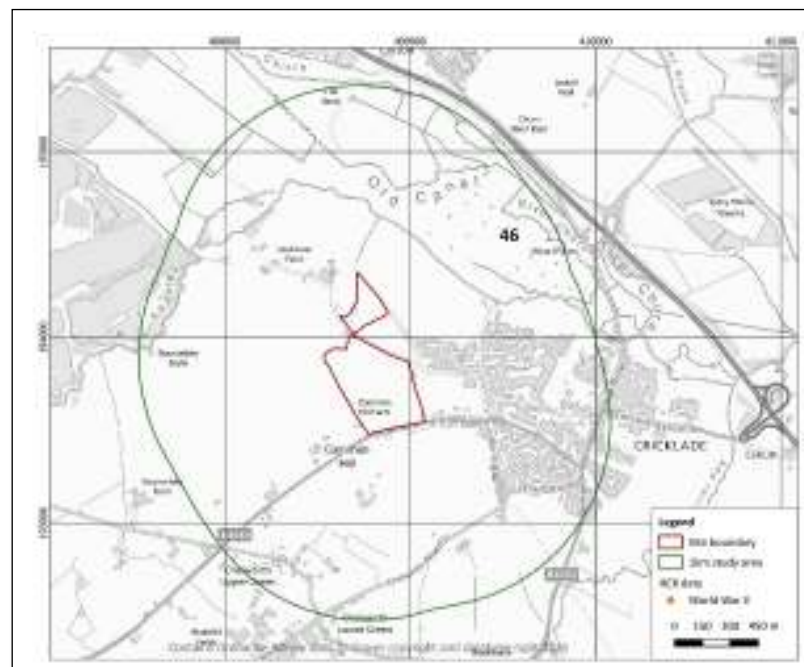


Image 15: Distribution of 17th century and later data in study area

- 3.28. A group of features relating to the Wiltshire and Berkshire Canal have been identified at Stones Farm (Image 14, 50). The features were identified through geophysical survey (Image 6, EV48; Dolan & Forshaw-Penning 2021). The site of viaducts which formerly carried the canal over the River Thames is located some 665m north of the Site (Oliver 2015).

- [illegible]

Modern period (1900 to present)



3.30. The most obvious modern period changes in the area reflect the modern expansion to the west in particular of Cricklade. The HER records limited notable features of 19th and 20th century date within Cricklade itself, including features from World War II (Image 17, 46) comprising a group of boundary stones used as anti-landing obstacles.

- 3.31. The potential for archaeological remains, beyond boundary features and stray finds, is considered low.

Undated sites and features

- 3.32. The HER identifies a number of features of unknown date within the Site (Image 18).

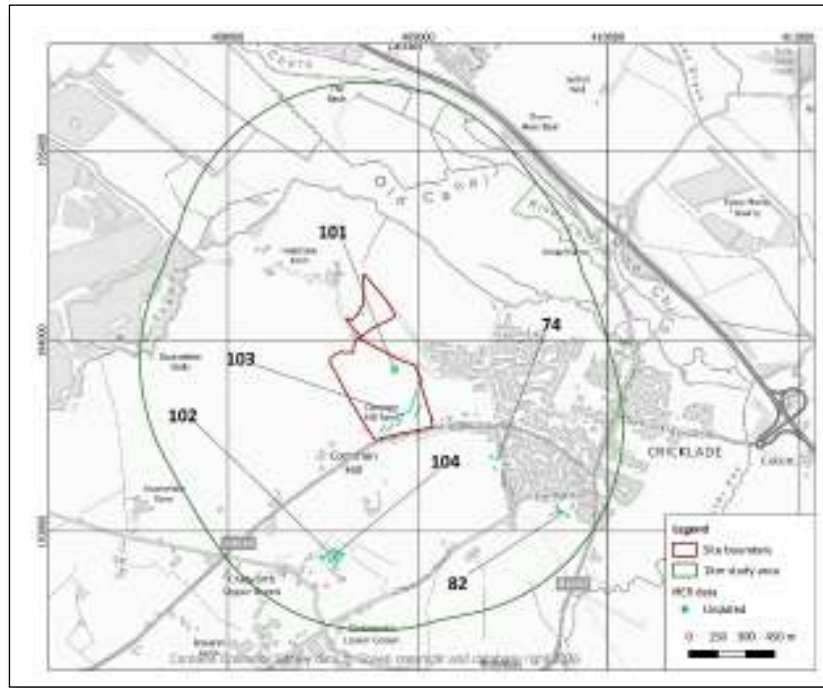


Image 18: Distribution of undated sites and features in study area

- 3.33. Field 3 includes a single circular feature (Image 18, 101) identified from aerial photographs taken in 1971 (Ref. A18/219012-3). The nature of the feature remains unknown. In the Field 4, a group of linear features were identified, again through aerial photography (Ref. D/SU0993/2/30-1). The features (Image 18, 103) remain uninvestigated, and their nature is unknown.
- 3.34. The historical development of the Site is investigated further in the historic map regression section below.

Historic map regression: the developmental history of the Site

- 3.35. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape.

1773 Andrews and Dury – Wiltshire

- 3.36. Andrews and Dury's map of the county, the first edition of which was produced in 1773, shows rather exaggerated relief by means of dark hachuring around the Site. The buildings of Windmill Farm, with windmill nearby, are shown potentially within the west of the Site, with the route of the road to the south perhaps slightly to the north of its present position.
- 3.37. Limited land division is illustrated suggesting a single piece of land containing what is now the two fields of the Site.



Image 19: 1773 Andrews and Dury – Map of Wiltshire

1816 Edmund Crocker - Cricklade (OSD 165 series 120)

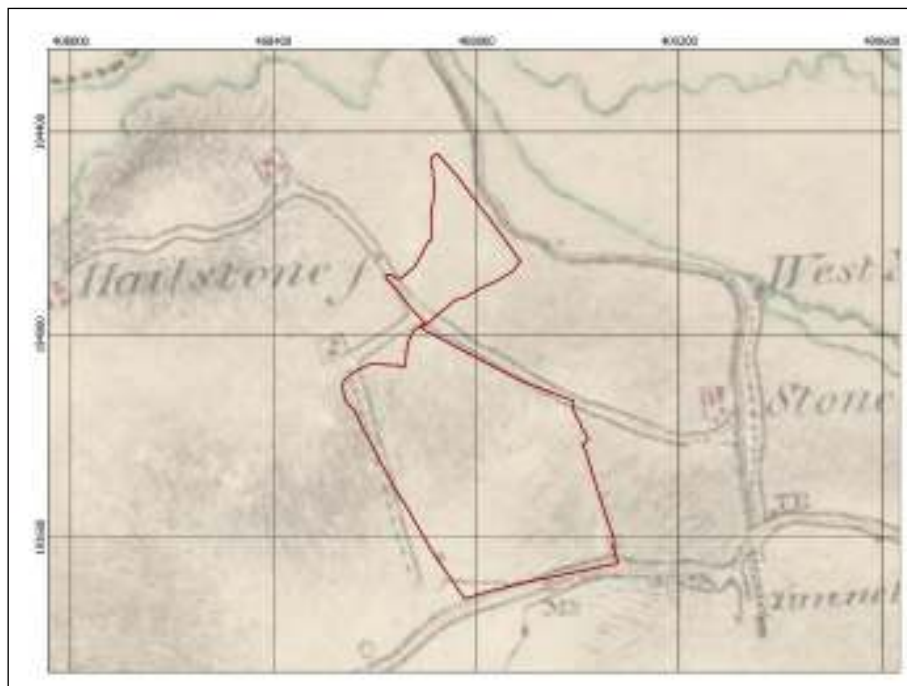


Image 20: 1816 Edmund Crocker – Cricklade (OSD 165 series 120)

- 3.38. This hand drawn early 19th century survey of the area represents one of the first group of Ordnance Survey drawings completed for the military. It illustrates the large undeveloped zone west of Cricklade, including the Site. A building is shown in the south within a small enclosure – this may be within the Site, but the scale and nature of the map make it difficult to be sure. The western boundary of the Site appears to be broadly in line with a trackway on this map. A small building is shown close to the Site's southwest corner. A

tunnel of unknown function is illustrated to the southeast of the Site, across the line of the road.

1879 Ordnance Survey County Series 1:2,500

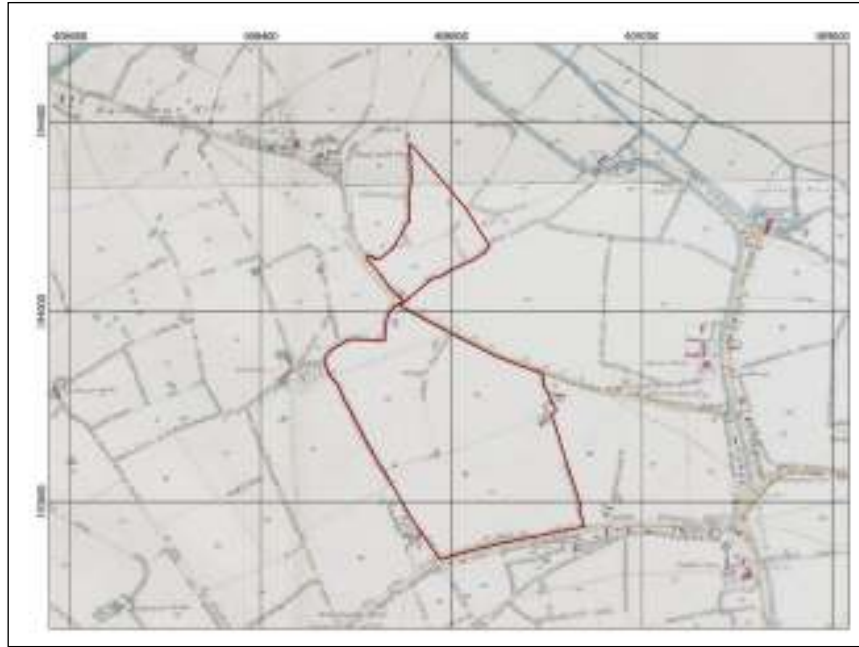


Image 21: 1879 Ordnance Survey County Series 1:2,500

- 3.39. The first edition OS map illustrates the field layout south of Stones Lane to resemble that currently extant at the Site. Field 1 in the north is sub-divided into three units at this time. Three ponds are shown, two around the boundary between the Fields 3 and 4 close to the eastern Site boundary, with a third in the north of Field 2.

1883 Ordnance Survey County Series 1:10,560

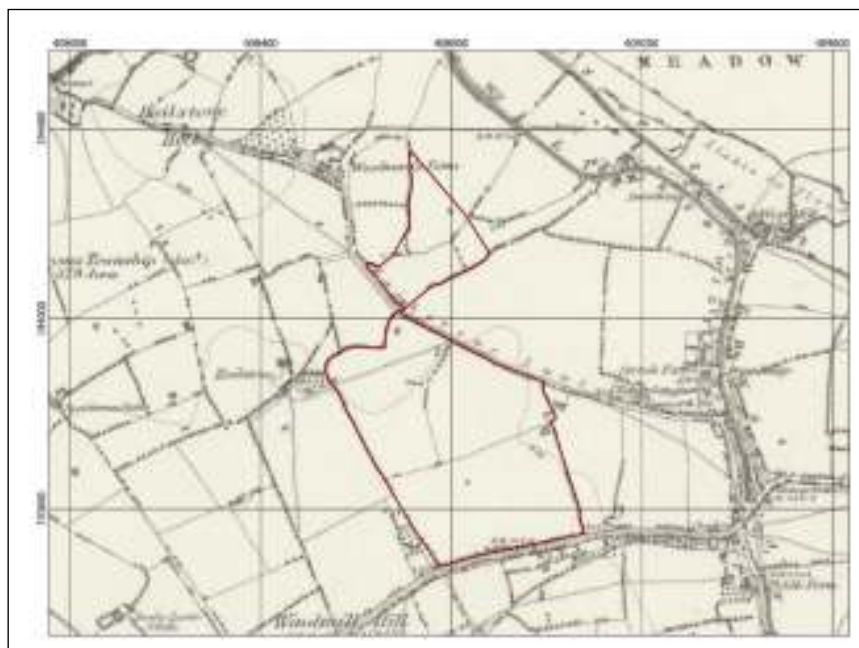


Image 22: 1883 Ordnance Survey County Series 1:10,560

3.40. By 1883 no obvious change is apparent at the Site since the issue of the first edition OS.

1900 Ordnance Survey County Series 1:2,500

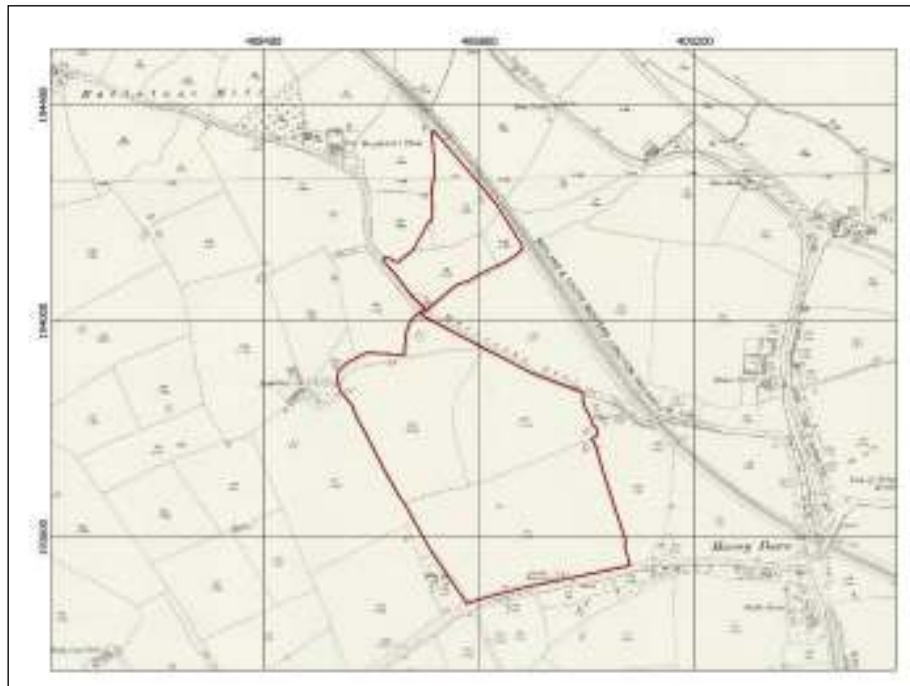


Image 23: 1900 Ordnance Survey County Series 1:2,500

3.41. By the turn of the 20th century, no boundary change or development is evident at the Site.

1920 Ordnance Survey Plan 1:10,560

3.42. By 1920 there remains no boundary change or development evident at the Site.



Image 24: 1920 Ordnance Survey County Series 1:10,560

Later maps

- 3.43. With the exception of the infilling of the three ponds, no change occurs at the Site throughout the remainder of the historic map sequence.

Satellite imagery

- 3.44. The Google Earth satellite image sequence runs from 1999 to 2021. No changes at the Site are visible beyond the enclosing of Field 1 into a single unit at some time prior to 1999.

Historic Landscape Character

- 3.45. The Historic Landscape Characterisation (HLC) for Wiltshire records Fields 2-4 under the HLC designation *Piecemeal enclosure*, of post-medieval and later origin. The documentation indicates that “These fields have changed little since their depiction on the 1 ed 6" OS. These piecemeal enclosures have both ridge and furrow and trackways that don't respect boundaries which suggest this area was part of a medieval open field system”.

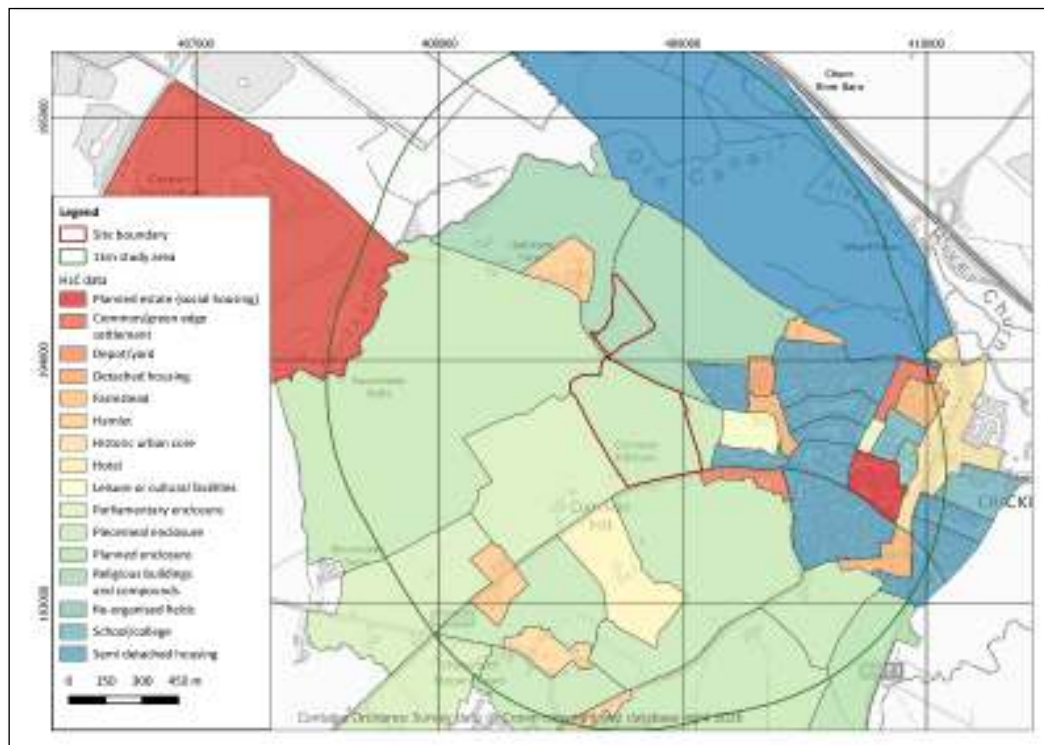


Image 25: Historic Landscape Character

- 3.46. Field 1 is identified as *Re-organised fields*, described thus: “This area of fields has been cut by both the railway and the North Wilts Canal. The layout of the fields has been changed since their depiction as piecemeal enclosures on the 1 ed. OS. Traces of ridge and furrow suggest their former medieval strip fields”.

Satellite imagery

- 3.47. The modern Google Earth sequence covers the period 1999 to 2022. By 1999 the layout of fields at and around the Site is as it is today. There is no clear evidence for any remnant ridge and furrow visible through the sequence.

LiDAR

- 3.48. LiDAR imagery for the Site (Image 26) shows evidence for ridge and furrow earthworks across parts of the Site. The agricultural earthworks are evident in the north of Field 1, all of Field 2, the northern half of Field 3, and the northern and southern extents of Field 4, separated by a strip of land showing no earthworks. Former field boundaries in Field 1 are also visible.



Image 26: LiDAR survey data

4. ASSESSMENT OF SIGNIFICANCE

Introduction and scoping

- 4.1. Initial desk based studies, confirmed by the site visit, identified no designated heritage asset whose setting was considered to be at risk of harm as a result of the proposed development.
- 4.2. The Site is located some 660m west of the closest designated heritage asset, the Cricklade town banks which forms part of a group of assets largely, though not exclusively, within Cricklade Conservation Area.
- 4.3. The proposed development is set adjacent to existing modern development, forming an extension to existing residential development west of the town's historic core.

Buried archaeology

- 4.4. A generally low to moderate potential for the presence of buried archaeology at the Site has been assessed. This may be enhanced somewhat due to the proximity of the town which includes Roman and Saxon occupation phases, although it should be stressed that there is no evidence for pre-medieval development at the Site.
- 4.5. Evidence from LiDAR survey indicates significant ridge and furrow cultivation evidence across much of the Site. Beyond this, HER data and historic map evidence suggests that

other than evidence for former field boundaries and ridge and furrow agricultural practice, any archaeological material present at the Site will most likely represent stray finds, quite possibly largely derived from medieval and later manuring. Potential finds and/or features are considered most likely to be of local importance unless they should specifically relate to the Roman and/or Saxon town which has the potential to represent regional importance.

Historic Landscape Character

- 4.6. The HLC of the Site is recorded as *Piecemeal enclosure*, assessed to be of post-medieval and later origin. Historic maps indicate that the current layout of fields was established between c. 1816 and 1879. The historical and archaeological value of the HLC is considered moderate, with the ridge and furrow evidence suggesting an underlying medieval open field system.

5. PLANNING PROPOSAL

- 5.1. The proposal comprises residential development across two parcels of land arranged within a defined landscape framework. The principal built form is concentrated within the southern parcel, with the northern parcel largely retained as open space
- 5.2. The layout is structured around a primary east–west route with secondary streets branching from it, creating a legible development pattern. Vehicular access is proposed from the B4040 (Common Hill), with pedestrian and cycle connections linking to surrounding residential areas and recreational routes
- 5.3. The development incorporates significant green infrastructure, including informal open space, structural landscape buffers, a SANG area within the northwest parcel, allotments, a community orchard, play space (including a LEAP), and wetland features integrated as part of a sustainable drainage strategy
- 5.4. Existing hedgerows and trees are retained where possible and reinforced with additional planting to provide landscape containment and ecological enhancement.
- 5.5. Built form will be predominantly two storeys in height, with limited elements of up to 2.5 storeys at defined focal points within the layout
- 5.6. Development has been arranged to avoid the most elevated and visually sensitive parts of the site and to provide appropriate stand-off from neighbouring properties and infrastructure corridors, including the safeguarded oil pipeline route.
- 5.7. Detailed proposal drawings are included in Appendix 2 of this document.

6. ASSESSMENT OF POTENTIAL EFFECTS ON HERITAGE ASSETS

Previous impacts

- 6.1. Historic mapping, aerial imagery and LiDAR data indicate that the Site has remained in agricultural use since at least the 18th century and has not been subject to any significant development. Aside from agricultural activity, including ridge and furrow cultivation and the removal or infilling of former ponds, there is no evidence for significant ground disturbance. The absence of substantial modern intrusion suggests that any buried archaeological remains, where present, are likely to survive in situ.

Designated heritage assets

- 6.2. The proposed development would not result in physical impacts on designated heritage assets. The nearest designated asset, comprising the Scheduled *Cricklade town banks*, lies approximately 660m to the east, with intervening modern development and landscape features limiting intervisibility. The Grade II Listed Hailstone Farmhouse lies to the west of the Site; however, the proposed development has been arranged to provide appropriate set-back and landscape buffering.
- 6.3. Given the distance, intervening development, and the position of the Site on the western periphery of Cricklade, the contribution made by the Site to the significance of designated heritage assets in relation to their setting is limited. The proposed development is assessed not to have the capacity to result in harm to the significance of any designated heritage asset.

Buried archaeology

- 6.4. The proposed development, including ground reduction, foundation excavation, service installation and associated infrastructure works, has the potential to disturb or remove archaeological deposits where present. As identified in the 2022 assessment, the overall archaeological potential of the Site is considered low to moderate, with any remains most likely to relate to medieval and later agricultural activity, including ridge and furrow cultivation.
- 6.5. Should archaeological remains be present, development would result in their partial or total loss within affected areas. The magnitude of impact upon any such remains would be dependent upon their nature, extent and significance, but is likely to be localised.

Historic Landscape Character

- 6.6. The development of the Site for residential use would alter the existing Historic Landscape Character (HLC), which presently reflects post-medieval piecemeal enclosure with evidence for underlying medieval open field systems. The introduction of built form and associated infrastructure would remove surviving ridge and furrow earthworks within the development footprint and replace the agricultural field pattern with a modern residential layout.
- 6.7. This would represent a significant change at the Site level; however, the effect would be spatially contained and experienced only locally. The Site lies adjacent to existing modern development and does not form part of a wider intact historic landscape of high sensitivity. The proposed development would therefore result in a localised adverse effect on the HLC but would not give rise to significant adverse effects on the wider historic landscape of the area.

7. CONCLUSION

- 7.1. Initial desk-based research and site inspection have identified no designated heritage asset whose significance would be harmed as a result of the proposed development. The Site lies approximately 660m west of the Scheduled *Cricklade town banks* and is physically and visually separated from the historic core of Cricklade by intervening development and landscape features. The Grade II Listed Hailstone Farmhouse to the west is similarly separated by distance and intervening landform. The Site makes a limited contribution to the significance of designated heritage assets through setting, and

the proposed development is found therefore to result in no harm to the significance of any designated heritage asset.

- 7.2. The Site has remained in agricultural use since at least the 18th century and has not been subject to significant modern disturbance. A low to moderate potential for buried archaeological remains has been identified, principally relating to medieval and later agricultural activity, including ridge and furrow cultivation visible in LiDAR data. While proximity to the Roman and Saxon settlement at Cricklade marginally elevates the potential for earlier material, there is no evidence for pre-medieval occupation within the Site itself. Development would have the capacity to disturb or remove archaeological remains where present; however, any impact upon non-designated archaeological assets would be localised and capable of appropriate mitigation through archaeological investigation secured by condition.
- 7.3. The Historic Landscape Character of the Site reflects post-medieval piecemeal enclosure with evidence for underlying medieval open-field systems. The proposed residential development would result in the removal of ridge and furrow earthworks within the development footprint and the replacement of the historic agricultural field pattern with modern built form. This would constitute a significant change at the Site level, but the effect would be contained locally and would not give rise to significant adverse effects on the wider historic landscape.
- 7.4. Overall, the proposed development accords with national and local planning policy relating to the conservation of the historic environment. No harm to designated heritage assets has been identified, and any effects on non-designated archaeological remains or Historic Landscape Character would be localised and capable of appropriate mitigation.

8. SOURCES AND REFERENCES

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Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Scheduled Monuments (1km study area)								
SM1	1004679	Areas of Saxon 'burh' within the town walls	Town walls	Early medieval	Ninth century burh of Cricklade, fortified by 919 or possibly earlier. The town is surrounded by a square earthwork now surviving as a low bank.	SM	409893	193732
SM2	1002997	Cricklade town banks	Banks	Early medieval	Where best preserved they show as a broad bank between 50 and 60 ft wide and about 3 ft high. In places this bank has entirely disappeared; more generally it is marked by modern hedges or shows as a slight rise in the ground	SM	409830	193806
SM3	1003009	Cross in St Sampson's churchyard	Cross	Medieval	A 14th-century limestone cross stands in the northeast of the churchyard, complete with a carved head. This was the town cross which stood at the High Street crossroads until c. 1817-20 when the town hall was demolished.	SM	409956	193566
Listed Buildings (1km study area)								
LB1	1023079	Masters House At Jenner's School	Schoolmaster's house	Post-medieval	Schoolmaster's House. C18.	II	409967	193583
LB2	1023080	Orthostatic Wall To Churchyard Between Jenner's School And The Gatehouse	Wall	Post-medieval	Orthostatic wall, probably early to mid C19	II	409942	193579

LB3	1023081	Church Of St Sampson	Church	Medieval	Anglican Parish church. C10-C11, C12, C13, C15, C16 and C19 by Ewan Christian. Limestone rubble with stone slate and lead roofs.	I	409926	193538
LB4	1023082	St Sampson's Cross, Against Gable Of Gatehouse, In Churchyard, Church Of St Sampson	Cross	Medieval	Churchyard Cross. Medieval.	II	409933	193579
LB5	1023083	Group Of 5 Monuments In Churchyard 8 Metres West Of West Door. Church Of St Sampson	Headstones	Post-medieval	Group of 5 headstones in row. C17.	II	409901	193540
LB6	1023084	Smart Monument In Churchyard, 37 Metres South Of South Transept, Church Of St Sampson	Chest tomb	Post-medieval	Large chest tomb. Mid C19.	II	409918	193486
LB7	1023085	Group Of 3 Poulton Monuments In Churchyard, 4 Metres South Of South Transept, Church Of St Sampson	Chest tomb	Post-medieval	Group of 3 chest tombs. Late C18 - early C19.	II	409907	193529
LB8	1023086	Cuss Monument, In Churchyard, 18 Metres North Of North West Corner Of Church Of St Sampson	Chest tomb	Post-medieval	Chest tomb. Early C19.	II	409915	193570
LB9	1023087	Entrance Quadrants, Wall And Stable South West Of Candletree	Structures	Post-medieval	Structures forming north side of Bath Road. Early C19.	II	409910	193592
LB10	1023092	Wesley Hall	Chapel	Post-medieval	Primitive Wesleyan Methodist chapel. Now surgery. 1855.	II	410076	193580
LB11	1023093	Orthostatic Wall To The Chimneys	Wall	Post-medieval	Orthostatic limestone wall, early-mid C19	II	409799	193191

LB12	1023094	Orthostatic Wall To Number 18	Wall	Post-medieval	Orthostatic limestone wall, early-mid C19,	II	409917	193212
LB13	1023095	1, High Street	House	Post-medieval	House. Early C19.	II	409920	193334
LB14	1023096	Outbuilding At Rear Of Number 23	Outbuilding	Post-medieval	Outhouse. C18 or early C19	II	409987	193533
LB15	1023097	27, High Street	House	Post-medieval	House. C18 or early C19	II	410008	193556
LB16	1023098	Kings Head Public House	Inn	Post-medieval	Inn, formerly The George. C18.	II	410011	193569
LB17	1023099	The Vale Hotel	Hotel	Post-medieval	Hotel. Early C19	II	410025	193613
LB18	1023100	33, High Street	House	Post-medieval	House, late C18 - early C19.	II	410029	193624
LB19	1023101	35, High Street	Shop	Post-medieval	Shop. C18.	II	410032	193635
LB20	1023102	37, High Street	Shop	Post-medieval	Shop and restaurant, C18.	II	410040	193646
LB21	1023103	London House	House	Post-medieval	House. Late C17 altered early C19.	II	410056	193687
LB22	1023104	Outbuilding To Rear Of Number 44	School	Post-medieval	Schoolroom, now outbuilding. Early C19.	II	410017	193732
LB23	1023121	107, High Street	Shop	Post-medieval	Shop. Late C18.	II	410045	193591
LB24	1023122	108, High Street	House	Post-medieval	House, rendered with raised quoins. Welsh slate roof.	II	410041	193584
LB25	1023123	110, High Street	House	Post-medieval	House in row. Early C19, rendered, with Welsh slate roof.	II	410035	193563
LB26	1023124	Ockwells Glove Factory	Town hall	Post-medieval	Town hall, 1861, replacing C16 raised town hall in centre of High Street	II	410019	193517

LB27	1023125	Stables To South East Of Alkerton House	Stables	Post-medieval	A stable block of 1862, (see date stone on the west gable, by an unknown architect	II	410045	193473
LB28	1182771	Old Town Cross, In Churchyard, Church Of St Sampson	Town cross	Medieval	Town Cross. C14	II*	409958	193575
LB29	1182777	Group Of 8 Campernowne And Related Monuments In Churchyard, 16-19 Metres North Of North Porch, Church Of St Sampson	Tombs	Post-medieval	Group of 8 tombs, 1 bale tomb of C17, and 7 chest tombs of C18 and C19.	II	409924	193564
LB30	1182807	Hall And Associated Monument, In Churchyard, 6 Metres South Of South Aisle, Church Of St Sampson	Chest tomb	Post-medieval	Two chest tombs, C18, limestone	II	409922	193522
LB31	1182828	Candletree	Vicarage	Post-medieval	Vicarage, now house. C15, C17, C18 and C19.	II	409940	193615
LB32	1182927	Malt House	House	Post-medieval	House, dated 1837.	II	409927	193172
LB33	1182932	Greystones	House	Post-medieval	House. C18.	II	409844	193237
LB34	1182965	8, High Street	House	Post-medieval	House, C18 or early C19.	II	409929	193374
LB35	1182974	Bod Trever	House	Post-medieval	House. C17	II	410007	193546
LB36	1183092	44, High Street	House	Post-medieval	House. Late C18 early C19	II	410063	193708
LB37	1183286	Alkerton House	Farmhouse	Post-medieval	House. C18.	II	410014	193497
LB38	1255497	K6 Telephone Kiosk	Telephone kiosk	Modern	Telephone kiosk, Type K6. Designed 1935 by Sir Giles Gilbert Scott	II	410051	193660

LB39	1284274	23, High Street	House	Post-medieval	House. Late C17	II*	409998	193524
LB40	1284276	24, High Street	House	Post-medieval	House. C18 or early C19.	II	410002	193534
LB41	1284306	18, The Forty	House	Post-medieval	House, early C19 with C18 cottage adjoining to south-east.	II	409921	193230
LB42	1284328	3, Church Lane	House	Post-medieval	House. Late C15, remodelled C17 or C18.	II	409968	193573
LB43	1284360	White Monument In Churchyard, Of Church Of St Sampson	Chest tomb	Post-medieval	Chest tomb, late C18.	II	409896	193542
LB44	1284388	Group Of 4 Rice Vaughan And Associated Monuments, In Churchyard North East Of Church Of St Sampson	Chest tomb	Post-medieval	Group of 4 chest tombs, C15-C16 and early C19.	II*	409954	193545
LB45	1356060	Jubilee Clock	Clock	Post-medieval	Town clock. 1897.	II	410035	193616
LB46	1356061	36, High Street	Offices	Post-medieval	Offices. C18.	II	410035	193640
LB47	1356062	38, High Street	House	Post-medieval	House. C17, altered in early C19.	II	410040	193658
LB48	1356072	Danvers House	Farmhouse	Post-medieval	House. Early C18.	II	410039	193574
LB49	1356073	Lloyds Bank	Bank	Post-medieval	Bank. C18.	II	410026	193529
LB50	1356089	Jenner's School	School	Post-medieval	School, now community room. 1652.	II*	409954	193583
LB51	1356090	Orthostatic Wall To Front Garden Of Gatehouse	Wall	Post-medieval	Orthostatic wall, probably early to mid C19.	II	409925	193587
LB52	1356091	Orthostatic Wall On North Side Of Churchyard, Against Bath Road	Wall	Post-medieval	Orthostatic wall. Early-mid C19.	II	409906	193575

LB53	1356092	Carter Monument In Churchyard, 4 Metres North Of North Wall, Church Of St Sampson	Chest tomb	Post- medieval	Chest tomb. C18.	II	409936	193549
LB54	1356095	17, The Forty	House	Post- medieval	House. Circa 1830.	II	409874	193229
LB55	1356096	Orthostatic Wall To Rear Of Number 9	Wall	Post- medieval	Orthostatic limestone wall. Early- mid C19.	II	409927	193397
LB56	1356097	25, High Street	House	Post- medieval	House. C17 and later.	II	410004	193539
LB57	1356098	31, High Street	Farmhouse	Post- medieval	House with shop. C18	II	410020	193596
LB58	1356087	North Meadow Boundary Stones	Boundary stones	Post- medieval	Boundary stones in North Meadow. 1824	II	409457	194516
LB59	1023126	Hailstone Farmhouse	Farmhouse	Post- medieval	Farmhouse, C17.	II	408479	194348
LB60	1183382	The Mill House	House	Post- medieval	House and former mill. Early - mid C19.	II	409280	195148
Conservation Areas (1km study area)								
CA1	n/a	Cricklade	CA	Early Medieval to post- medieval	Historic core	n/a	409927	193397
Wiltshire HER data (1km study area)								
1	MWI63847	Oakwells	Findspot	Medieval to Late C19	Medieval/Post Medieval Pottery, Oakwells	n/a	409880	193260
2	MWI67519	The Forty	Farmstead	C19	Site of Farmstead, The Forty	n/a	409815	193211

3	MWI67520	Site of Parsonage Farm	Farmstead	C19	Site of Parsonage Farm	n/a	409846	193548
4	MWI67536	Fiddle Farm	Farmstead	C19	Fiddle Farm	n/a	409395	193464
5	MWI67540	Upper Broad Leaze Farm	Farmstead	C19	Upper Broad Leaze Farm	n/a	409310	192898
6	SU09SE100	Cricklade Garden	Findspot	Neolithic	Neolithic Arrowhead, Cricklade Garden	n/a	409200	193700
7	SU09SE300	Westmill Lane	Findspot	Roman	Roman Coin, Westmill Lane	n/a	409400	193900
8	SU09SE302	Cricklade	Settlement	Roman	Romano-British Settlement, Cricklade	n/a	409952	193903
9	SU09SE305	Fiddle Farm	Findspot	Roman	Roman Coin, Fiddle Farm	n/a	409460	193420
10	SU09SE306	Saxon Close	Findspot	Roman	Roman Coin, Saxon Close	n/a	409890	193420
11	SU09SE307	The Forty	Findspot	Roman	Roman Coin, The Forty	n/a	409920	193130
12	SU09SE308	Westmill	Findspot	Roman	Roman Counterfeit Coin, Westmill	n/a	409510	194180
13	SU09SE309	St Sampsons School Playing Field	Settlement	Roman	Roman Settlement, St Sampsons School Playing Field	n/a	409900	193672
14	SU09SE310	High Street	Findspot	Roman	Roman Finds, High Street	n/a	409970	193472
15	SU09SE311	The Forty	Findspot	Roman	Romano-British Pottery, The Forty	n/a	409920	193254
16	SU09SE312	Saxon Meadows	Findspot	Roman	Romano-British Pottery, Saxon Meadows	n/a	409949	193850
17	SU09SE317	East of Upper Broadleaze Farm	Findspot	Roman	Romano-British Pottery, East of Upper Broadleaze Farm	n/a	409499	192661
18	SU09SE318	South of Forty Bridge	Findspot	Roman	Romano-British Pottery, South of Forty Bridge	n/a	409380	192970
19	SU09SE319	Southwest of Fiddle Farm	Findspot	Roman	Romano-British Pottery, Southwest of Fiddle Farm	n/a	409171	193280
20	SU09SE320	Northeast of Hailstone Farm - Woodwards	Findspot	Roman	Romano-British Pottery, Northeast of Hailstone Farm - Woodwards	n/a	408771	194381
21	SU09SE325	9 Gas Lane	Ditch	Roman	Roman Ditch, 9 Gas Lane	n/a	409989	193804
22	SU09SE457	St Sampsons Churchyard	Cross	Medieval	Medieval Cross, St Sampsons Churchyard	n/a	409951	193551

23	SU09SE469	St Sampsons School Playing Field	Ditch	Medieval	Medieval Pottery, St Sampsons School Playing Field	n/a	409811	193740
24	SU09SE470	The Forty	Findspot	Medieval	Medieval Pottery, The Forty	n/a	409920	193250
25	SU09SE471	Medieval Pottery, Saxon Meadows	Findspot	Medieval	Medieval Pottery, Saxon Meadows	n/a	409952	193850
26	SU09SE479	East of Upper Broadleaze Farm	Findspot	Medieval	Medieval Pottery, East of Upper Broadleaze Farm	n/a	409500	192660
27	SU09SE480	Northeast of Upper Broadleaze Farm	Findspot	Medieval	Medieval Pottery, Northeast of Upper Broadleaze Farm	n/a	409440	192840
28	SU09SE481	South of Forty Bridge	Findspot	Medieval	Medieval Pottery, South of Forty Bridge	n/a	409381	192971
29	SU09SE482	Southwest of Forty Bridge	Findspot	Medieval	Medieval Pottery, Southwest of Forty Bridge	n/a	409320	193080
30	SU09SE483	West of Forty Bridge	Findspot	Medieval	Medieval Pottery, West of Forty Bridge	n/a	409260	193160
31	SU09SE484	Southwest of Fiddle Farm	Findspot	Medieval	Medieval Pottery, Southwest of Fiddle Farm	n/a	409170	193280
32	SU09SE485	Common Hill	Findspot	Medieval	Medieval Pottery, Common Hill	n/a	409100	193430
33	SU09SE486	Between Common Hill and Horsey Down	Findspot	Medieval	Medieval Pottery, Between Common Hill and Horsey Down	n/a	409070	193510
34	SU09SE487	Horsey Down	Findspot	Medieval	Medieval Pottery, Horsey Down	n/a	409050	193601
35	SU09SE488	Horsey Down	Findspot	Medieval	Medieval Pottery, Horsey Down	n/a	409010	193720
36	SU09SE489	Medieval Pottery, Horsey Down	Findspot	Medieval	Medieval Pottery, Horsey Down	n/a	408970	193840
37	SU09SE490	Horsey Down	Findspot	Medieval	Medieval Pottery, Horsey Down	n/a	408893	194053
38	SU09SE491	Southeast of Halestone Farm - Woodward's	Findspot	Medieval	Medieval Pottery, Southeast of Halestone Farm - Woodward's	n/a	408830	194180
39	SU09SE492	Northeast of Halestone Farm - Woodward's	Findspot	Medieval	Medieval Pottery, Northeast of Halestone Farm - Woodward's	n/a	408770	194380
40	SU09SE493	North of Halestone Farm	Findspot	Medieval	Medieval Pottery, North of Halestone Farm	n/a	408690	194620
41	SU09SE495	High Street	Associated Finds	Medieval	Medieval Pottery, High Street	n/a	409980	193710

42	SU09SE496	9 Gas Lane	Associated Finds	Medieval	Medieval Pottery, 9 Gas Lane	n/a	409990	193804
43	SU19SW315	Alkerton House	Findspot	Roman	Roman Pottery, Alkerton House	n/a	410021	193486
44	SU19SW471	The Brow	Findspot	Medieval	Medieval Pottery, The Brow	n/a	410060	193560
45	SU19SW472	Alkerton House	Findspot	Medieval	Medieval Pottery, Alkerton House	n/a	410020	193486
46	MWI36119	Stones Farm	Anti Landing Obstacle; Building	Second World War	NORTH MEADOW BOUNDARY STONES	n/a	409495	194530
47	MWI76162	River Thames	Aqueduct	C19	19th Century Aqueducts, River Thames	n/a	408701	194784
48	MWI75239	South of Cricklade	Building	Medieval to Late C19	Medieval/Post Medieval Buildings, South of Cricklade	n/a	409755	193115
49	MWI76194	St Sampson's Church	Burial; Vault	Early C19 to Late C19	18th/19th Century Burials, St Sampson's Church	n/a	409917	193522
50	MWI77588	Wilts and Berks Canal Features, Stones Farm	Canal	Late C18 to Early C19	Wilts and Berks Canal Features, Stones Farm	n/a	409179	194300
51	MWI76165	Latton Basin	Canal Basin	C19	Latton Basin	n/a	408682	195320
52	MWI78054	Windmill Farm, Malmesbury Road	Ditch	Medieval	Undated Ditch, Windmill Farm, Malmesbury Road	n/a	408054	194133
53	MWI78055	Malmesbury Road	Ditch	Post Medieval	Post Medieval Ditch, Windmill Farm, Malmesbury Road	n/a	408244	193940
54	MWI67351	Site of Hailstone	Farmstead	C19	Site of Hailstone	n/a	408461	193900
55	MWI67351	Site of Hailstone	Farmstead	C19	Site of Hailstone	n/a	408460	193864
56	MWI67518	The Forty	Farmstead	C19	Site of Farmstead in The Forty	n/a	409642	193176
57	MWI77127	Land at Horsey Down	Farmstead; Ditch	Post Medieval	Remains of Former Post Medieval Outfarms, Land at Horsey Down	n/a	409070	193641
58	MWI75665	Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409629	193142
59	MWI75665	Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409636	193146

60	MWI75665	Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409628	193149
61	MWI75665	Post Medieval Cobbled Floor Surface, Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409635	193153
62	MWI78194	Cricklade Gas Works	Gas Works	Mid C19 to Mid 20th Century	Cricklade Gas Works	n/a	409988	193772
63	MWI77589	Stones Farm	Kiln; Industrial Site	Post Medieval	Possible Post Medieval Kilns or Industrial Sites, Stones Farm	n/a	409149	194237
64	MWI78053	Windmill Farm, Malmesbury Road	Pit	Medieval	Undated Pit, Windmill Farm, Malmesbury Road	n/a	407963	194161
65	MWI33829	T113 High Street, Cricklade	Schoolroom; Petty Sessions Court; Assembly Hall; Town Hall; Local Government Office; Glove Factory	Early C19 to Late 20th Century	Town Hall/Ockwells Glove Factory/Alkerton Works, 113 High Street, Cricklade	n/a	410029	193512
66	MWI76163	Cricklade Tunnel	Tunnel	C19	Cricklade Tunnel	n/a	409438	193544
67	MWI76466	St Sampsons School	Wall	Medieval	Possible Medieval Wall, St Sampsons School	n/a	409862	193676
68	MWI67351	Site of Hailstone	Farmstead	C19	Site of Hailstone	n/a	408468	193871
69	MWI67352	Woodward's Farm (Hailstone Farm)	Farmstead	C17	Woodward's Farm (Hailstone Farm)	n/a	408542	194337
70	MWI67356	Common Hill Farm	Farmstead	C19	Common Hill Farm	n/a	408730	193509
71	MWI67533	Stone's Farm	Farmstead	C19	Stone's Farm	n/a	409328	193909
72	MWI74371	South of Cricklade	Ridge And Furrow	Medieval to Late C19	Medieval/Post Medieval Ridge and Furrow, South of Cricklade	n/a	409784	193045

73	MWI74372	South of Cricklade	Ditch	Roman	Roman Ditch, South of Cricklade	n/a	409805	192997
74	MWI74720	Fiddle Farm	Ditch	Unknown	Undated Ditches, Fiddle Farm	n/a	409412	193379
75	MWI75121	6 North Wall	Findspot	Roman	Roman Pottery, 6 North Wall	n/a	409978	193883
76	MWI75239	South of Cricklade	Building	Medieval to Late C19	Medieval/Post Medieval Buildings, South of Cricklade	n/a	409726	193137
77	MWI75239	South of Cricklade	Building	Medieval to Late C19	Medieval/Post Medieval Buildings, South of Cricklade	n/a	409739	193134
78	MWI75239	South of Cricklade	Building	Medieval to Late C19	Medieval/Post Medieval Buildings, South of Cricklade	n/a	409751	193120
79	MWI75665	Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409631	193145
80	MWI75665	Land of the Forty	Floor; Ditch; Wall	Post Medieval	Post Medieval Cobbled Floor Surface, Land of the Forty	n/a	409637	193150
81	MWI75837	South of Cricklade	Ditch	Medieval	Medieval Ditches, South of Cricklade	n/a	409746	193123
82	MWI75839	South of Cricklade	Ditch	Unknown	Undated Ditches, South of Cricklade	n/a	409743	193104
83	MWI76090	Hallsfield	Water Meadow	Medieval to Late C19	Water Meadow, Hallsfield	n/a	409797	194073
84	MWI76194	St Sampson's Church	Burial; Vault	Early C19 to Late C19	18th/19th Century Burials, St Sampson's Church	n/a	409920	193528
85	MWI76194	St Sampson's Church	Burial; Vault	Early C19 to Late C19	18th/19th Century Burials, St Sampson's Church	n/a	409919	193526
86	MWI76896	Culverhay	Pit	Medieval	Medieval Pit, Culverhay	n/a	409768	193801
87	MWI78037	Windmill Farm, Malmesbury Road	Ridge And Furrow	Medieval	Medieval Ridge and Furrow, Windmill Farm, Malmesbury Road	n/a	408159	193894
88	MWI78078	Stones Farm	Cremation Burial	Roman	Possible Roman Cremation Burial, Stones Farm	n/a	409111	194103
89	MWI78079	Stones Farm	Ditch	Roman	Probable Roman Ditches, Stones Farm	n/a	409124	194104
90	MWI78079	Stones Farm	Ditch	Roman	Probable Roman Ditches, Stones Farm	n/a	409247	193997

91	MWI78079	Probable Roman Ditches, Stones Farm	Ditch	Roman	Probable Roman Ditches, Stones Farm	n/a	409297	194039
92	SU09NE530	Wiltshire and Berkshire Canal	Canal	Late C18 to C20	Wiltshire and Berkshire Canal	n/a	405170	179753
93	SU09NE530	Wiltshire and Berkshire Canal	Canal	Late C18 to C20	Wiltshire and Berkshire Canal	n/a	390714	163492
94	SU09SE323	High Street, Cricklade	Linear Feature	Roman	Probable Roman Linear Ditches, High Street, Cricklade	n/a	409980	193706
95	SU09SE400	Cricklade	Town	Saxon	Cricklade	n/a	409836	193637
96	SU09SE400	Cricklade	Town	Saxon	Cricklade	n/a	409894	193891
97	SU09SE452	Cricklade	Settlement	Medieval	Cricklade	n/a	409885	193692
98	SU09SE459	Woodwards Farm or Hailstones Farm	Settlement	Medieval	Woodwards Farm or Hailstones Farm	n/a	408536	194315
99	SU09SE460	Stones Farm	Settlement	Medieval	Stones Farm	n/a	409325	193938
100	SU09SE463	The Forty	Settlement	Medieval	The Forty	n/a	409885	193087
101	SU09SE601	South of Hailstone Lane	Ring Ditch	Unknown	Undated Ring Ditch, South of Hailstone Lane	n/a	408877	193850
102	SU09SE608	Chelworth Stalls	Rectangular Enclosure	Unknown	Undated Double Ditched Enclosure, Chelworth Stalls	n/a	408557	192870
103	SU09SE614	West of Horsey Down	Linear Feature	Unknown	Undated Linears, West of Horsey Down	n/a	408928	193617
104	SU09SE619	Chelworth Stalls	Ring Ditch	Unknown	Undated Ring Ditch, Chelworth Stalls	n/a	408568	192872
105	SU19SW400	Cricklade	Town	Saxon	Cricklade	n/a	410270	193553
106	SU19SW400	Cricklade	Town	Saxon	Cricklade	n/a	410239	193541
107	SU19SW400	Cricklade	Town	Saxon	Cricklade	n/a	410182	193658
Wiltshire HER Events data (1km study area)								
EV1	EWI1879	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970
EV2	EWI1880	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970
EV3	EWI1881	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970
EV4	EWI1882	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970
EV5	EWI1883	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970
EV6	EWI1884	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409900	193970

EV7	EWI4732	Watching Brief at 8-15 High Street, Cricklade	EVT	n/a	Watching Brief at 8-15 High Street, Cricklade	n/a	409950	193410
EV8	EWI7929	Watching brief at Long Close, Cricklade	EVS	n/a	Watching brief at Long Close, Cricklade	n/a	409914	193770
EV9	EWI7929	Watching brief at Long Close, Cricklade	EVS	n/a	Watching brief at Long Close, Cricklade	n/a	409860	193843
EV10	EWI8355	Research into the origins of the north-western boundary of Wiltshire	EVP	n/a	Research into the origins of the north-western boundary of Wiltshire	n/a	390925	181587
EV11	EWI9925	Archaeological Evaluation, Malmesbury Road Solar Park	EVT	n/a	Archaeological Evaluation, Malmesbury Road Solar Park	n/a	408156	193877
EV12	EWI3871	Evaluation on Cricklade High Street	EVP	n/a	Evaluation on Cricklade High Street	n/a	409984	193705
EV13	EWI3873	Evaluation on the Cricklade Town Walls	EVT	n/a	Evaluation on the Cricklade Town Walls	n/a	409795	193735
EV14	EWI499	Archaeological and Building Survey of the Former Ockwells Glove Factory, 113 High Street	EVS	n/a	Archaeological and Building Survey of the Former Ockwells Glove Factory, 113 High Street	n/a	410029	193512
EV15	EWI5917	Watching Brief at 9 Gas Lane, Cricklade	EVT	n/a	Watching Brief at 9 Gas Lane, Cricklade	n/a	409986	193803
EV16	EWI6247	Watching Brief at St Sampson's Infant School, Cricklade	EVT	n/a	Watching Brief at St Sampson's Infant School, Cricklade	n/a	409862	193678
EV17	EWI6344	Watching Brief at Thames Pre-School, Cricklade	EVT	n/a	Watching Brief at Thames Pre-School, Cricklade	n/a	409834	193761
EV18	EWI67	Excavations at Cricklade	EVT	n/a	Excavations at Cricklade	n/a	409812	193645
EV19	EWI6888	Desk Based Assessment at The Jenner School, Cricklade	EVP	n/a	Desk Based Assessment at The Jenner School, Cricklade	n/a	409958	193584
EV20	EWI7092	Watching Brief at 26 North Wall, Cricklade	EVT	n/a	Watching Brief at 26 North Wall, Cricklade	n/a	409905	193811
EV21	EWI7271	Watching Brief at Prior Park Preparatory School	EVT	n/a	Watching Brief at Prior Park Preparatory School	n/a	410114	193470

EV22	EWI7272	Conservation Management Plan for the Saxon Town Walls of Cricklade	Man	n/a	Conservation Management Plan for the Saxon Town Walls of Cricklade	n/a	410035	193577
EV23	EWI7273	Excavation at St Sampson's Church, Cricklade	EVT	n/a	Excavation at St Sampson's Church, Cricklade	n/a	409909	193508
EV24	EWI7274	Watching Brief at Prior Park Preparatory School	EVT	n/a	Watching Brief at Prior Park Preparatory School	n/a	410058	193459
EV25	EWI7289	Evaluation at St Sampson's Infant School	EVT	n/a	Evaluation at St Sampson's Infant School	n/a	409859	193683
EV26	EWI7290	Watching Brief on Land at 46 High Street, Cricklade	EVT	n/a	Watching Brief on Land at 46 High Street, Cricklade	n/a	410029	193754
EV27	EWI7291	Evaluation on Land at Horsey Down	EVT	n/a	Evaluation on Land at Horsey Down	n/a	409180	193630
EV28	EWI7292	Geophysical Survey on Land at Fiddle Farm	EVS	n/a	Geophysical Survey on Land at Fiddle Farm	n/a	409420	193364
EV29	EWI7577	Geophysical Survey at Cricklade	EVS	n/a	Geophysical Survey at Cricklade	n/a	409786	193040
EV30	EWI7578	Evaluation on Land South of The Forty	EVT	n/a	Evaluation on Land South of The Forty	n/a	409786	193040
EV31	EWI7888	Landscape Analysis in the Upper Thames Valley: Laying Bare the Landscape	EXT	n/a	Landscape Analysis in the Upper Thames Valley: Laying Bare the Landscape	n/a	411411	197502
EV32	EWI7928	Watching brief at 6 North Wall, Cricklade	EVS	n/a	Watching brief at 6 North Wall, Cricklade	n/a	409972	193886
EV33	EWI8034	Watching Brief at St Sampson's School, Cricklade, Wiltshire	EVT	n/a	Watching Brief at St Sampson's School, Cricklade, Wiltshire	n/a	409843	193660
EV34	EWI8255	Watching Brief at Land to the Rear of 38 High Street	EVT	n/a	Watching Brief at Land to the Rear of 38 High Street	n/a	409992	193674
EV35	EWI8361	Geophysical Survey on Land off The Forty	EVS	n/a	Geophysical Survey on Land off The Forty	n/a	409624	193153
EV36	EWI8456	Watching Brief at St Sampson's School	EVT	n/a	Watching Brief at St Sampson's School	n/a	409875	193684

EV37	EWI8485	Evaluation as part of Culverhay Regeneration (Phase 1)	EVT	n/a	Evaluation as part of Culverhay Regeneration (Phase 1)	n/a	409725	193714
EV38	EWI8545	Geophysical Survey on Land between Dance Common & The Forty	EVS	n/a	Geophysical Survey on Land between Dance Common & The Forty	n/a	409731	193095
EV39	EWI8628	Watching Brief on Land between Dance Common and The Forty	EVT	n/a	Watching Brief on Land between Dance Common and The Forty	n/a	409786	193040
EV40	EWI8767	Evaluation on Land off the Forty	EVT	n/a	Evaluation on Land off the Forty	n/a	409623	193151
EV41	EWI8843	Excavation on Land South of The Forty	EVT	n/a	Excavation on Land South of The Forty	n/a	409787	193039
EV42	EWI9330	Evaluation at Lypiatt House, Chelworth Road	EVT	n/a	Evaluation at Lypiatt House, Chelworth Road	n/a	409504	193024
EV43	EWI9413	Evaluation at Culverhay Regeneration (Phase 4a)	EVT	n/a	Evaluation at Culverhay Regeneration (Phase 4a)	n/a	409769	193800
EV44	EWI9600	Watching Brief at Culverhay Regeneration, (Phase 4a)	EVT	n/a	Watching Brief at Culverhay Regeneration, (Phase 4a)	n/a	409782	193794
EV45	EWI9629	Geophysical Survey on Land at Horsey Down	EVS	n/a	Geophysical Survey on Land at Horsey Down	n/a	409084	193718
EV46	EWI9684	Evaluation at Horsey Down	EVT	n/a	Evaluation at Horsey Down	n/a	409084	193732
EV47	EWI9726	Geophysical Survey for Malmesbury Road Solar Park	EVS	n/a	Geophysical Survey for Malmesbury Road Solar Park	n/a	408149	193888
EV48	EWI9883	Geophysical Survey at Stones Farm	EVS	n/a	Geophysical Survey at Stones Farm	n/a	409114	194208
EV49	EWI9913	Geophysical Survey at The Cemetery, Bath Road	EVS	n/a	Geophysical Survey at The Cemetery, Bath Road	n/a	409815	193730
EV50	EWI9978	Land at Stones Farm, Cricklade, Wiltshire	EVT	n/a	Land at Stones Farm, Cricklade, Wiltshire	n/a	409154	194147
EV51	EWI10125	Evaluation of Land North of 2 Horsey Down, Cricklade	EVT	n/a	and North of 2 Horsey Down, Cricklade	n/a	409136	193617

EV53	EWI10252	Land South of The Forty, Cricklade, Wiltshire	EVT	n/a	Land South of The Forty, Cricklade, Wiltshire	n/a	409632	193144
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Appendix 2: Planning proposal



RL

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Registered Office (England No) 09059028

Project Name

MALMESBURY ROAD CRICKLADE

Client Name

Mac Mic Group

Drawing Title

Framework Plan

Scale

1:1500 - A1

Status

Purpose Of Issue

Project Org Vol Level Form Role

10542 RL XX ZZ DR MP

Number

Revision

0002

03

Appendix 3: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2025);
- Wiltshire Core Strategy Development Plan – Core Policy 58;
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

66 General duty as respects listed buildings in exercise of planning functions

(1) In considering whether to grant planning permission [F1 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) Without prejudice to section 72, in the exercise of the powers of appropriation, disposal and development (including redevelopment) conferred by the provisions of sections 232, 233 and 235(1) of the principal Act, a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings.

(3) The reference in subsection (2) to a local authority includes a reference to a joint planning board F2.

(4) Nothing in this section applies in relation to neighbourhood development orders.

72 General duty as respects conservation areas in exercise of planning functions

(1) In the exercise, with respect to any buildings or other land in a conservation area, of any [F1functions 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) The provisions referred to in subsection (1) are the planning Acts and Part I of the M1 Historic Buildings and Ancient Monuments Act 1953 [F2 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993].

(3) In subsection (2), references to provisions of the Leasehold Reform, Housing and Urban Development Act 1993 include references to those provisions as they have effect by virtue of section 118(1) of the Housing Act 1996.

(4) Nothing in this section applies in relation to neighbourhood development orders.

National Planning Policy Framework (NPPF; February 2025)

16. Conserving and enhancing the historic environment

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and 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.

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- f) the desirability of new development making a positive contribution to local character and distinctiveness; and
- g) opportunities to draw on the contribution made by the historic environment to the character of a place.

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

205. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

206. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more

than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. 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.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

221. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues “The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time”.

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states “Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated”.

It continues “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”.

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building’s proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces”.

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) “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; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

Local planning policy: Wiltshire Core Strategy Development Plan

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:

- Nationally significant archaeological remains;
- World Heritage Sites within and adjacent to Wiltshire;
- Buildings and structures of special architectural or historic interest;
- The special character or appearance of Conservation Areas;
- Historic Parks and Gardens; and
- 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.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists’ Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding

universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society".

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset's communal value.

Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets

GPA note 3. expands on the six stages outlined in GPA Note 2, as set out above.

Step 1: identifying the heritage assets affected and their settings

The starting point of any assessment is the identification of those heritage assets likely to be affected by the proposed development. For this purpose, if the proposed development is seen to be capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting.

Step 2: Assessing whether, how and to what degree these settings contribute to the significance of the heritage asset(s)

This Step provides a checklist of the potential attributes of a setting that it may be appropriate to consider defining its contribution to the asset's heritage values and significance. Only a limited selection of the possible attributes listed below is likely to be important in terms of any single asset.

The asset's physical surroundings

- Topography;
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains);
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;
- Formal design;
- Historic materials and surfaces;
- Land use;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Functional relationships and communications;
- History and degree of change over time;
- Integrity; and
- Issues such as soil chemistry and hydrology.

Experience of the asset

- Surrounding landscape or townscape character;
- Views from, towards, through, across and including the asset;
- Visual dominance, prominence or role as focal point;
- Intentional intervisibility with other historic and natural features;
- Noise, vibration and other pollutants or nuisances;
- Tranquillity, remoteness, 'wildness';
- Sense of enclosure, seclusion, intimacy or privacy;
- Dynamism and activity;
- Accessibility, permeability and patterns of movement;
- Degree of interpretation or promotion to the public;
- The rarity of comparable survivals of setting;
- The asset's associative attributes;
- Associative relationships between heritage assets;
- Cultural associations;
- Celebrated artistic representations; and
- Traditions.

Step 3: Assessing the effect of the proposed development on the significance of the asset(s)

The third stage of the analysis is to identify the range of effects that any Proposed Development may have on setting(s), and to evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s).

The following checklist sets out the potential attributes of any proposed development which may affect setting, and thus its implications for the significance of the heritage asset. Only a limited selection of these is likely to be particularly important in terms of development.

Location and siting of development

- Proximity to asset;
- Extent;
- Position in relation to landform;
- Degree to which location will physically or visually isolate asset; and
- Position in relation to key views.

The form and appearance of the development

- Prominence, dominance, or conspicuousness;
- Competition with or distraction from the asset;
- Dimensions, scale and massing;
- Proportions;
- Visual permeability (extent to which it can be seen through);
- Materials (texture, colour, reflectiveness, etc);
- Architectural style or design;
- Introduction of movement or activity; and
- Diurnal or seasonal change.

Other effects of the development

- Change to built surroundings and spaces;
- Change to skyline;
- Noise, odour, vibration, dust, etc.;
- Lighting effects and 'light spill';
- Change to general character (e.g. suburbanising or industrialising);
- Changes to public access, use or amenity;
- Changes to land use, land cover, tree cover;
- Changes to archaeological context, soil chemistry, or hydrology; and
- Changes to communications/accessibility/permeability.

Permanence of the development

- Anticipated lifetime/temporariness;
- Recurrence; and
- Reversibility.

Longer term or consequential effects of the development

- Changes to ownership arrangements;
 - Economic and social viability; and
 - Communal use and social viability.
-

Step 4: Maximising enhancement and minimising harm

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature;
- replacement of a detrimental feature by a new and more harmonious one;
- restoring or revealing a lost historic feature or view;
- introducing a wholly new feature that adds to the public appreciation of the asset;
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset; or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the relocation of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements.

Step 5: Making and documenting the decision and monitoring outcomes

Step 5 identifies the desirability of making and documenting the decision-making process and monitoring outcomes.

For the purposes of this assessment Stages 1 to 3 have been followed, with Stage 4 forming, if/where appropriate, part of the recommendations.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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