Cotswold Archaeology

Lake 62, Cotswold Water Park
Ashton Keynes, Wiltshire

Historic Environment Desk-Based Assessment



Report prepared for:
Bluestone Planning

On behalf of:
Quinque Stella Holdings Limited

CA Project: CR1975

CA Report: CR1975_1

Andover Cirencester Milton Keynes Suffolk

Lake 62, Cotswold Water Park
Ashton Keynes, Wiltshire

Historic Environment Desk-Based Assessment

CA Project: CR1975

CA Report: CR1975_1

prepared by	Eva Heimpel, Senior Heritage Consultant
date	August 2025
checked by	Richard Morton, Principal Heritage Consultant
date	28 October 2025
approved by	Richard Morton, Principal Heritage Consultant
signed	[redacted]
date	28 October 2025
issue	**2**

This report is confidential to the client. Cotswold Archaeology accepts no responsibility or liability to any third party to whom this report, or any part of it, is made known. Any such party relies upon this report entirely at their own risk. No part of this report may be reproduced by any means without permission.

Cirencester	**Milton Keynes**	**Andover**	**Suffolk**
Building 11 Cotswold Business Park Cirencester Gloucestershire GL7 6BQ **t.** 01285 771022 **f.** 01285 771033	Unit 8 – The IO Centre Fingle Drive Stonebridge Milton Keynes Buckinghamshire MK13 0AT **t.** 01908 564660	Stanley House Walworth Road Andover Hampshire SP10 5LH **t.** 01264 347630	Unit 5, Plot 11 Maitland Road Lion Barn Industrial Estate Needham Market Suffolk IP6 8NZ **t.** 01449 900120

e. enquiries@cotswoldarchaeology.co.uk

CONTENTS

1. INTRODUCTION....4
2. METHODOLOGY....9
3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND....14
4. THE SETTING OF HERITAGE ASSETS....35
5. IMPACT ASSESSMENT....46
6. CONCLUSIONS....50
7. REFERENCES....52

© Cotswold Archaeology

ILLUSTRATIONS

Fig. 1: Site Location Plan
Fig. 2: Previous Archaeological Investigations
Fig. 3: Prehistoric and Roman archaeological remains
Fig. 4: Medieval, post-medieval, and modern archaeological remains
Fig. 5: 1845 Map of the Ashton Keynes Estate
Fig. 6: 1875 Ordnance Survey Map
Fig. 7: 1910 Map of the estate of the former Duke of Cleveland
Fig. 8: 1981 Aerial Photograph (Ref: 4281/163; Date: 02/08/1981)
Fig. 9: 1991 Aerial Photograph (Ref: 114 91/184; Date: 21/08/1991)
Fig. 10: Designated Heritage Assets

PHOTOGRAPHS

Photo 1: Image of the lake within the Site taken from the adjacent path
Photo 2: Image of storage containers on the eastern boundary of the Site
Photo 3: Image taken from the north bund looking at the natural topography to the north
Photo 4: View from Ashton Road within the Conservation Area looking north towards the settlement at North End Farm (Identity Area 9)
Photo 5: View from the B4696 within the Conservation Area (Identity Area 9) looking north towards the Site
Photo 6: View from the junction of Ashton Road and Spine Road (West) looking south towards the Conservation Area
Photo 7: Looking north towards the Listed Builings at Ashtonfields from the Spine Road West
Photo 8: View looking east over the Scheduled Settlement (A) from the Spine Road West
Photo 9: View looking west over the Scheduled Settlement (A) from the Site

© Cotswold Archaeology

SUMMARY

Project Name: **Lake 62, Cotswold Water Park**
Location: **Ashton Keynes, Wiltshire**
NGR: **389900, 569414**

This report comprises a Historic Environment Desk-Based Assessment of land at Lake 62 within the Cotswold Water Park. The report addresses all elements of the historic environment, including: the below-ground archaeological potential of the Site; the former and present historic character of the Site; and the contribution that the Site makes to the significance of other heritage assets as a part of their setting. The scope and method of the assessment was agreed in consultation with the Assistant County Archaeologist for Wiltshire Council.

Within the study area an extensively occupied prehistoric and Roman landscape has been identified through cropmark evidence and evaluation. This includes the Scheduled settlement remains east of Ashtonfields (NHLE: 1004691), the multiphase settlement at Ashtonfields, and the Iron Age/Roman settlement at Bradley's Gravel Pit. Several cropmarks of possible prehistoric/Roman date were identified within the Site, including a possible barrow, enclosures, and trackways. These have been lost due to extraction within the 20th century.

During the medieval and post-medieval period, the Site formed part of the agricultural hinterland associated with the settlement at Ashton Keynes. This rural landscape prevailed until the mid-20th century where extraction activities commenced within the study area. The Site itself was worked in the 1970s and 80s before being converted into a man-made lake.

A review of aerial photographs indicates that the entire Site has been impacted as a result of gravel extraction and subsequent landscaping work, with the perimeter of the lake subject to groundbreaking activities during the construction of an access road. Accordingly, there is a very low potential for any buried archaeological remains to be present. The proposed development includes up to 50 mobile holiday lodges and will result in limited groundbreaking works. Given the proximity of the Scheduled settlement remains, the requirement for any additional surveys should be discussed with the Archaeological Advisors to Wiltshire Council

Within proximity of the Site lies the Scheduled settlement west of Ashtonfields and the Ashton Keynes Conservation Area. The Site makes a limited contribution to the significance of these assets by providing part of the rural experience in views looking across the Scheduled Monument to the east, and on approach to the Conservation Area from the north. The proposed development will result in limited changes to these views and will not impact upon the existing rural character. As such, it will not harm the significance of the Scheduled settlement or the Conservation Area.

© Cotswold Archaeology

1. INTRODUCTION

1.1. In May 2025, Cotswold Archaeology was commissioned by Bluestone Planning on behalf of Quinque Stella Holdings to undertake a Historic Environment Desk-Based Assessment (HEDBA) in respect of land at Lake 62, Cotswold Water Park, Ashton Keynes (hereafter referred to as 'the Site'). Presently in use as a private lake, the Site lies to the west of Ashton Road and to the north of Spine Road West, *c.* 850m north of Ashton Keynes (centred on NGR 389900, 569414; Fig. 1).

1.2. The proposed development will comprise the construction of up to 39 holiday lodges, communal buildings, associated access and landscaping. The development design is provided in Appendix 4.

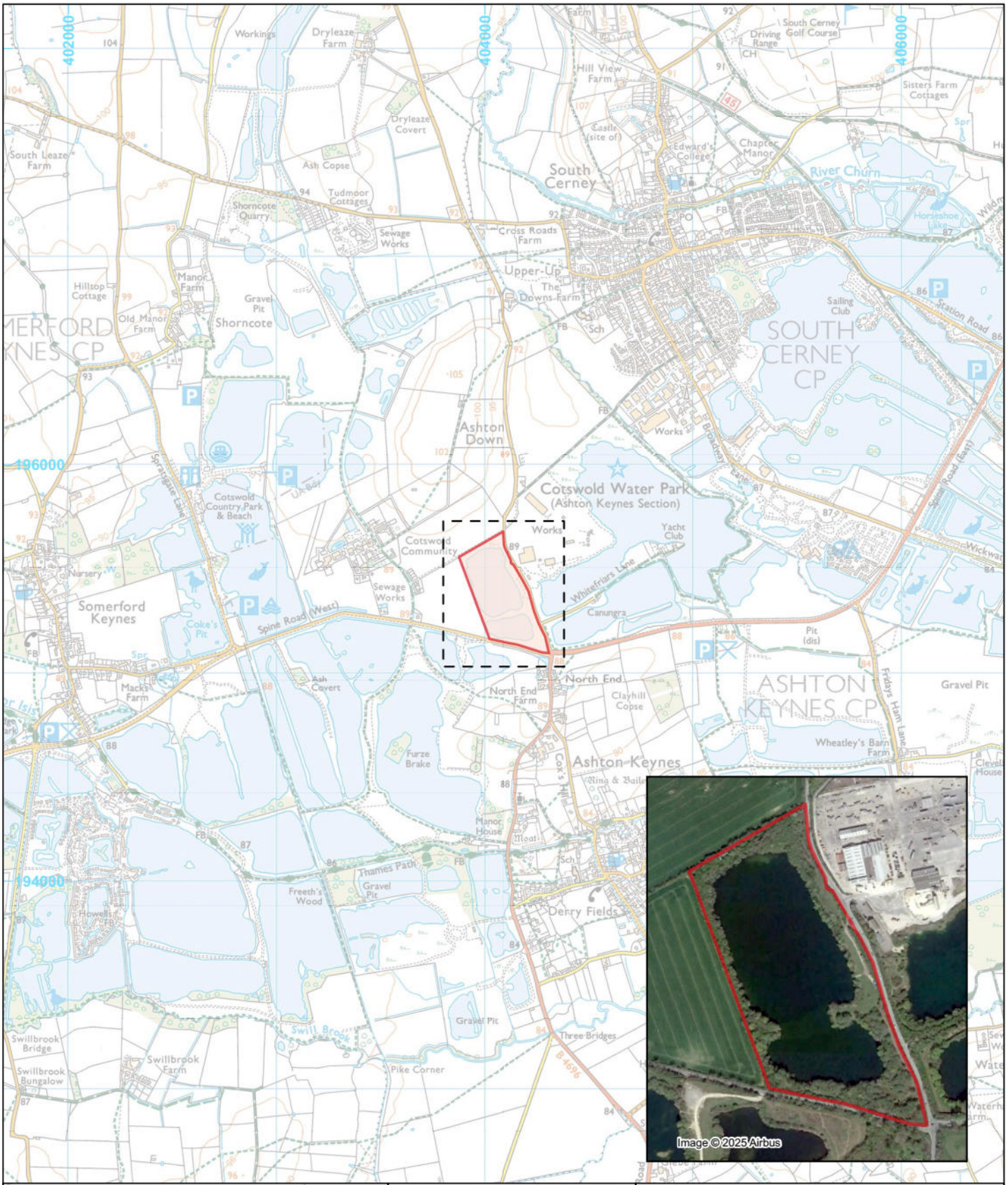
1.3. The report addresses all elements of the historic environment including below-ground archaeological remains, the historic landscape, and the 'setting' of heritage assets. It is informed by archaeological and historical 'desk-based' research, site inspection and inspection of the wider surrounds.

Objectives and professional standards

1.4. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. A determination of the significance of any heritage assets located within the Site, and any heritage assets beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.5. Cotswold Archaeology is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and most recently updated in 2020; and the guidance 'Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment' (Historic England 2015).

© Cotswold Archaeology





Site

N

0 1 km

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Cotswold Archaeology

Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120

w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Lake 62, Cotswold Water Park
Heritage Impact Assessment

FIGURE TITLE
Site Location Plan

DRAWN BY	EH	PROJECT NO.	CR1975	FIGURE NO.
CHECKED BY	EH	DATE	28/10/2025	1
APPROVED BY	RM	SCALE @ A4	1:25,000	

Statute, policy and guidance context

1.6. The Site is located in the local authority of Wiltshire Council and current planning policy is provided within the Wiltshire Core Strategy (WCS) adopted in January 2015. Within this document the policy that deals with heritage matters is 'Core Policy 58: Ensuring the Conservation of the Historic Environment'. Relevant policies relating to archaeology and heritage are detailed in Appendix 1. The Local Plan is currently under review, and a new draft plan was submitted to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024.

1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Statute	Description
Ancient Monuments and Archaeological Areas Act (1979)	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Planning (Listed Buildings and Conservation Areas) Act (1990)	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
National Planning Policy Framework (2024)	Provides the English government's national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 59).
Wiltshire Core Strategy (2015)	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2024). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2024).
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: ***evidential*** (archaeological), ***historical*** (illustrative and associative), ***aesthetic***, and ***communal***.

© Cotswold Archaeology

Statute	Description
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
Historic England Advice Note 17: Planning and Archaeology (Historic England, 2022)	Provides guidance on the responsibilities of planning authorities and applicants towards archaeology and the application of relevant legislation.
Hedgerows Regulations (1997)	Provides protection for 'important' hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

Table 1.1 Key statute, policy and guidance

Consultation

1.8. Pre-application advice with Wiltshire Council on this proposed development was sought in September 2024 (Reference: ENQ/2024/01301). The response from the Council, received in January 2025, included commentary from the County Archaeologist who noted that a Heritage Assessment would be submitted along with any forthcoming application. It was recommended that this assessment should pay particular attention to assessing potential for the survival of archaeological remains around the edge of the lake, and that depending on the results of the assessment, a trial trench evaluation may be required.

1.9. During the preparation of this assessment, consultation was undertaken with the Assistant County Archaeologist via email correspondence in June 2025, who confirmed his agreement of the scope presented below.

1.10. Pre-application advice was also received from Historic England in November 2023 (Reference: PA01199990) who advised that the potential for archaeological remains associated with the Scheduled settlement to the west (NHLE: 1004691) to survive within the Site should be considered alongside the potential for the development to

impact the setting of the monument. They requested that a Setting Impact Assessment and an Archaeological Impact Assessment were produced prior to the submission of any forthcoming planning application, both are which are presented within this report.

© Cotswold Archaeology

2. METHODOLOGY

Data collection, analysis and presentation

2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2024) and the guidance issued by CIfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Wiltshire Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Historic England Archive (HEA)	Additional sites and events records, supplied in digital and hardcopy formats.
Wiltshire and Swindon History Centre	Historic mapping, historic documentation, and relevant published and grey literature.
Historic England's Aerial Photograph Research Unit	Vertical and oblique aerial photography ranging in date from the 1940s to present.
Defra Data Services Platform (environment.data.gov.uk)	Lidar imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.

Table 2.1 Key data sources

2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.

2.3. On this basis a 1km study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary

context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

2.4. A site visit was also undertaken as part of this assessment on 3rd July 2025. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets, and to assess the land within the Site. The wider landscape was examined, as relevant, from accessible public rights of way.

Assessment of heritage significance

2.5. The significance of known and potential heritage assets within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 207 of the NPPF (2024). The NPPF and HEAN12 define heritage significance as the value of a heritage asset to this and future generations because of its heritage interest. Such interest may be archaeological, architectural, artistic, or historic and it may derive not only from a heritage asset's physical presence, but also from its setting. Historic England's 'Conservation Principles' (Historic England 2008) notes that heritage significance may include historic, evidential, aesthetic, and communal values. Further detail is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

2.6. Both physical effects, i.e. resulting from the direct truncation of archaeological remains, and non-physical effects, i.e. resulting from changes to the setting of heritage assets, have been assessed. With regard to non-physical effects or 'settings assessment', the five-step assessment methodology advocated by Historic England and set out in the Second Edition of GPA3 (Historic England 2017), has been adhered to (presented in greater detail in Appendix 1).

2.7. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.2). These are consistent with key national heritage policy and

guidance terminology, particularly that of the NPPF (2024). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.8. In relation to non-designated heritage assets, the key applicable policy is paragraph 216 of the NPPF (2024), which states that:

> *'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*** *[our emphasis].'*

2.9. Thus, with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF paragraphs 203 and 219.
No harm	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 203 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset's	In determining an application, this level of harm should be weighed against the public

© Cotswold Archaeology

Level of effect	Description	Applicable statute & policy
	contributing heritage values would be largely preserved.	benefits of the proposals, as per paragraph 215 of the NPPF. Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. *The provisions of the Act do not apply to the setting of Conservation Areas.* Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act (1979); *these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.*
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 212 - 215 of the NPPF would apply. Sections 7, 66(1) and 72(2) of the Planning Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to designated heritage assets, and the applicable statute and policy.

Limitations of the assessment

2.10. This assessment is principally a desk-based study, and archaeological fieldwork has not taken place within the Site itself. The assessment has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.11. A selection of archival material pertaining to the Site and study area was consulted in person at the Wiltshire and Swindon History Centre. There may be other relevant material held by the National Archives, other local repositories, and in private

© Cotswold Archaeology

collections, although sufficient information to respond to the scope of this assessment was available in from the resources consulted.

2.12. A walkover survey was conducted within the Site on Thursday 3rd July 2025. This was undertaken in dry and clear weather condition and access was afforded within the Site. There was also sufficient access to heritage assets from public rights of way to assess likely impacts upon the significance of the assets due to changes to their setting.

© Cotswold Archaeology

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

3.1. The Site (Fig. 1) comprises a man-made lake known as Lake 62 which forms part of the Cotswold Water Park. On the fringes of the lake lie areas of dense vegetation, and a path encircling its perimeter (Photo 1). Access to the lake is provided by a slipway to the east and several temporary structures are located on its eastern border. These comprise storage containers (Photo 2).



Photo 1: **Image of the lake within the Site taken from the adjacent path**

3.2. The Cotswold Water Park comprises a total of 182 lakes, spread over 42 square miles, which were created following gravel extraction works over the last 100 years. The lakes provide habitat for wildlife biodiversity, and the majority are included within the Cotswold Water Park Sites of Special Scientific Interest (SSSI) designation. Within the landscape, archaeological remains have been recovered, dating back to the early prehistoric period as discussed further below.

© Cotswold Archaeology



Photo 2: **Image of storage containers on the eastern boundary of the Site**

3.3. The Site is bordered by Ashton Road to the east and Spine Road West to the south, beyond which lie additional lakes. To the north and west lies arable fields which contain the Scheduled remains of an enclosed Late Prehistoric/Roman settlement (Figs. 3 and 10, **A**). This monument lies immediately adjacent to the Site and has been identified through cropmarks visible on aerial photographs and geophysical survey. The wider study area includes additional lakes, the Aggregate Industries at Noth End Farm, arable fields and settlement.

3.4. The Site occupies a relatively flat land parcel, at *c.* 87m above Ordnance Datum (aOD) within the Thames Valley, and the River Thames lies *c.* 1km to the south and 2.5km to the west of the Site. The bedrock geology comprises mudstone of the Kellaways Clay Member, formed during the Jurassic period between 116.1 and 163.5 million years ago (BGS 2025). Within the east of the Site, an area of Northmoor Sand and Gravel Member deposits is mapped. These are First Terrace sand and gravel deposits associated with the River Thames and its tributaries, which are worked for extraction within the wider study area.

© Cotswold Archaeology

3.5. Borehole data from the eastern side of Ashton Road, indicates that these gravel terrace deposits are between 3 and 10m in thickness (BGS Reference: SU09NW22, SU09NW6, and SU09NW21).

Designated heritage assets

3.6. No designated heritage assets lie within the Site, however the Scheduled settlement east of Ashtonfield (Fig. 10, **A**) borders the western boundary. The Ashton Keynes Conservation Area (Fig. 10, **B**) lies *c.* 80m south of the Site and contains 60 Grade I, II* and II Listed Buildings, the closest of which is the Grade II Listed North End House (NHLE: 1192659; Fig. 10) *c.* 200m to the south. Six Scheduled Monuments lie within the Conservation Area: Hall's Close ringwork and bailey (Fig. 10, **D**) *c.* 800m to the south-west of the Site, the moated site at Church Farm (Fig. 10, **E**) *c.* 700m to the south, and four medieval village crosses (Fig. 4, **39**, and **40a**-**40c**).

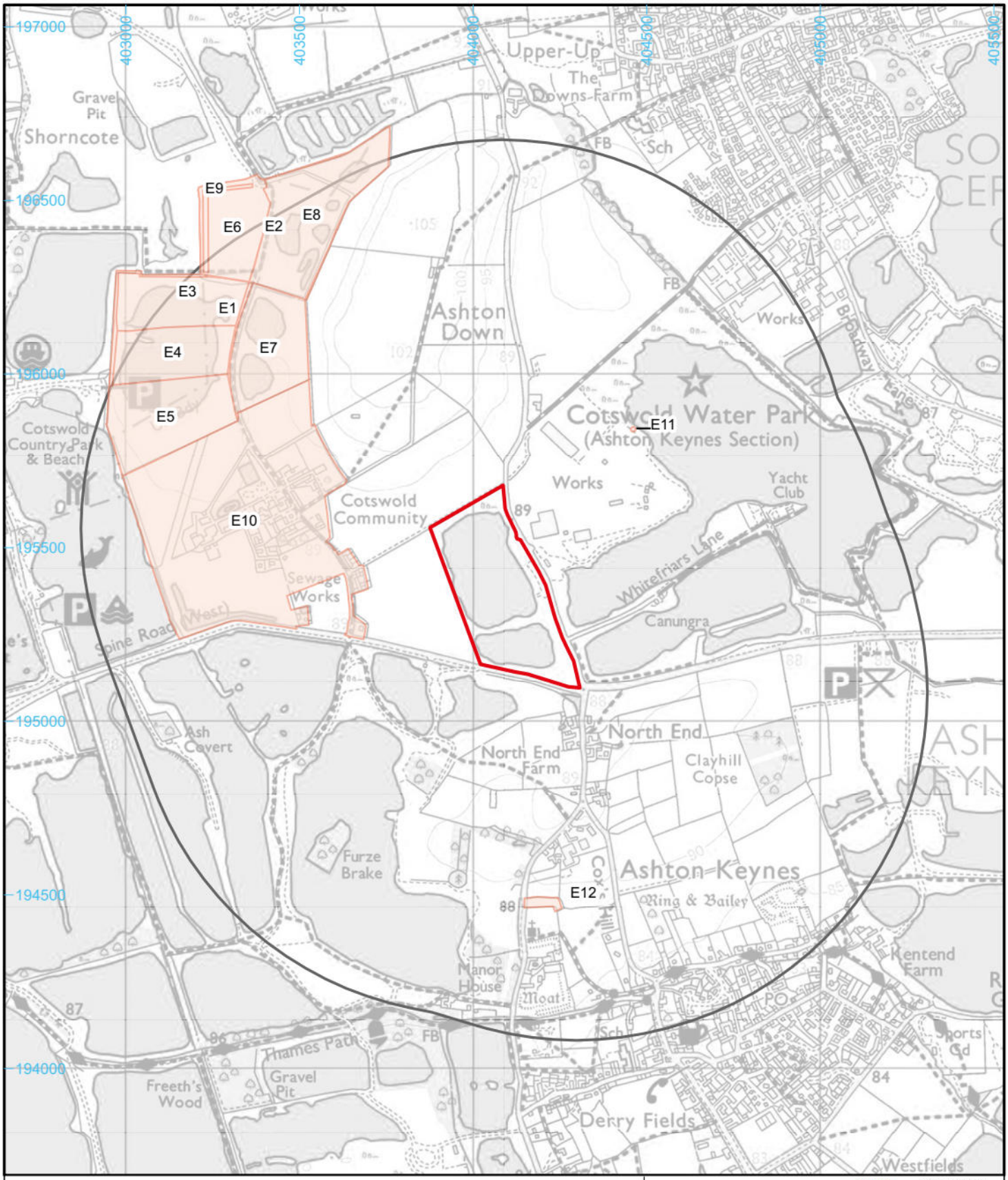
3.7. Several Grade II Listed Buildings lie *c.* 430m west of the Site at the Ashton Fields Cotswold Community Farm (Fig. 10, **C**), including the Farmhouse, Community Hall and Chapel, Recpetion Offices, and Staff Rooms.

3.8. There are no Registered Parks and Gardens or Registered Battlefields within the study area. The settings of the designated heritage assets listed above are considered within Section 4.

Previous archaeological investigations

3.9. No previous archaeological investigations have occurred within the Site; however, several watching briefs and evaluations have taken place within the study area. This includes a series of excavations at Ashtonfields (Fig. 2, **E1**-**E10**) between 250m and 1.2km north-west of the Site. These investigations were carried out between 1994 and 2014 in advance of gravel extraction. They identified numerous archaeological features, predominantly ditches, pits and post holes, with dating evidence suggesting Bronze Age, Iron Age, and Romano-British activity (Fig. 3). These are discussed in detail within the period discussion below.

© Cotswold Archaeology



1km Study Area

Site

Previous Investigations

N

0 500m

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Cotswold Archaeology

Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120

w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE

Lake 62, Cotswold Water Park
Heritage Impact Assessment

FIGURE TITLE

Previous Archaeological Investigations

DRAWN BY	EH	PROJECT NO	CR1975	FIGURE NO.
CHECKED BY	EH	DATE	28/10/2025	2
APPROVED BY	RM	SCALE@A4	1:15,000	

3.10. Additional investigations of interest include a watching brief at Bradley's Gravel pit in 1974 (general location shown as **E11** on Fig. 2), *c.* 400m north-east of the Site, which identified two ditches, one of which contained a few sherds of Iron Age pottery, and a 1998 evaluation on land adjacent to the Holy Cross Church in Ashton Keynes (Fig. 2, **E12**) *c.* 600m south of the Site. This evaluation was conducted in advance of residential development and uncovered medieval earthworks and large quantities of 13th-14th century pottery.

3.11. Other archaeological investigations within the study area have mainly focused on the settlement of Ashton Keynes. The results of these investigations are referred to where relevant within the period discussion below.

Early Prehistoric Period - Palaeolithic and Mesolithic

3.12. The Palaeolithic and Mesolithic periods (500,000 BC to 4,000 BC) were characterised by small bands of hunter-gathers exploiting resources within a wide variety of landscape types defined by successive periods of cold glacial and warm inter-glacial climatic conditions. These scattered bands seldom established long-term settlements, and evidence of their activity is often sparse. Archaeological evidence dating to this period typically comprises flint tools and waste flakes, as well as paleo-environmental remains.

3.13. The landscape from the upper Thames Valley on the Gloucestershire/Oxfordshire border *c.*18km north-east of the Site, was a tundra and open landscape covered by dwarf birch and herb in the late Glacial period. It is likely that the character of the study area was similar. Warming up of the climate, c. 8,000 BC is shown by the replacement of dwarf birch shrubs to tree birch (SWERF 2025).

3.14. Floodplain peat in terrace gravels at Ashton Keynes have been dated to the Windermere interstadial (Zone II). Radiocarbon investigation dates the lower part of the peat between 9,500 and 9,200 BC, and the profile includes the transition to the final stage of the ice age during the cold conditions of the Zone III Loch Lomond stadial (SWERF 2025).

3.15. Environmental evidence from the changes throughout the early prehistoric periods have been identified within the wider Upper Thames Valley, along with artefactual evidence. A mammoth's tusk was encountered during gravel extraction carried out at Cleveland Farm Quarry, *c.* 1.5km to the south-east of site. Further animal bones and Palaeolithic tools (such as handaxes) may potentially be encountered within the

© Cotswold Archaeology

surviving gravel deposits throughout Cotswold Water Park, including within the Site itself. However, none have been recorded. These finds are characteristically in secondary contexts, having been re-deposited with the generally coarsely-grained sand and gravel deposits in high-energy environments. In-situ Palaeolithic finds are rarer and are generally associated with more finely-grained silts/sands deposited under low-energy conditions: these deposits would not be anticipated in the terrace deposits of the Site.

3.16. Artefact and ecofactual finds (such as animal bones), if present, would thus likely be within secondary contexts as chance finds.

Late Prehistoric Period - Neolithic and Bronze Age

3.17. The Neolithic period (*c.* 4,000 BC – *c.* 2,400 BC) saw a significant shift from hunter-gatherer subsistence strategies to more sedentary agricultural regimes. This shift can be attributed to the introduction of domesticated animals to Britain, including sheep and cattle, and the increasing use of domesticated wheat and new styles of pottery. There is also evidence for relatively long-distance trade, sourcing raw materials.

3.18. The Neolithic and Bronze Age (*c.* 2,400 BC – 900 BC) periods were also associated with increasing importance placed on the treatment of the dead, with burials and ritual sites becoming a significant aspect of the archaeological record.

3.19. From the Neolithic period onwards, activity in the region appears to have favoured valley slopes and lighter geologies such as river gravels, suggesting that the Site's geological and topographical context provides some general potential for remains of later prehistoric date. Indeed, a significant number of later prehistoric remains have been identified within the study area.

Funerary Landscape

3.20. During the 2002 excavations at Ashtonfields (Fig. 2, **E5**) a possible circular henge monument was revealed (Fig. 3, **1**). Henges are circular earthen enclosures which typically date between the Late Neolithic and Early Bronze Age periods. Flint and pottery sherds of Neolithic and Early Bronze Age date were identified during the excavation, suggesting a possible continuous use between these periods. The use of henges is unclear, but it is feasible that they were ceremonial spaces. Within the surroundings of this monument several possible Bronze Age barrows have been identified, indicating an extensive funerary landscape. These have largely been revealed through cropmarks (Fig. 3, **2-15**) and limited evaluation, enabling these

© Cotswold Archaeology

features to be dated, has occurred. However, they have now largely been destroyed as a result of gravel extraction. Due to the size of the ring ditches recorded *c.*220m east and 400m west of the Site (**12** and **15**, respectively), it is also feasible that these remains are representative of Iron Age hut circles.

3.21. Two ring ditches were initially recorded by aerial photographs *c.* 580m north-west of the Site (Fig. 3, **10**). These were subsequently recorded within the geophysical survey carried out by GSB in 2014 and were targeted in the following trial trench evaluation (Fig. 2, **E10**). Two trenches cut through this pair of ring ditches, revealing a ditch measuring 2.1m wide and 0.71m deep. This was filled with Early Bronze Age pottery, suggesting it does in fact represent a Bronze Age barrow (TVAS 2014).

3.22. Crop marks of a possible ring ditch were also recorded within the Site through aerial photography (Fig. 3, **2**). This is defined by a single ditch, 20m in diameter. An aerial photographic survey in 1983 by Richard Hingley noted (from photographs dating to 1975[1][2]) a regular rectangular block cutting the edge of the ring-ditch which he suggested may have been a 'trench' of medieval or later date. This 'trench' would seem most likely to comprise a medieval or later extraction pit, or possibly related to later drainage works.

3.23. Ring-ditches can represent several forms of archaeological features, including prehistoric round barrows, and later prehistoric settlement features such as round-houses. Those associated with round barrows can vary widely in size, from only 5m or 6m to over 50m (there are various forms including bowl barrows, bell barrows, saucer barrows and disc barrows). They can also represent enclosures which are part of a later prehistoric or Roman field system, as discussed below. The present example lies immediately adjacent to a long curving potential boundary (**33**) and appears to most likely form a part of that later Iron Age to Roman field enclosure system.

3.24. The ring ditch feature will have been completely removed or at least heavily truncated by the late 20th century gravel extraction within the Site as discussed further below.

Settlement

[1] Historic England photograph reference: SU 0395/8; Film: NMR 883; Frame: 209-213; Date: 27/07/1975

[2] Historic England photograph reference: SU 0395/8; Film: NMR 883; Frame: 244-246; Date: 27/07/1975

© Cotswold Archaeology

3.25. In additional to the funerary remains, several Bronze Age settlements remains have been identified within the study area. During excavation in 1994, *c.* 700m north-west of the Site, several ditches, pits, and postholes were recovered (Fig. 3, **16**). Subsequent excavation occurred in 2002 revealed further pits dating from the early to late Bronze Age. A double line of Bronze Age pits was also recovered in 1999 *c.* 250m to the north (Fig. 3, **17**), indicating a possible extension to the settlement.

3.26. This settlement is located on the edge of the study area and may have expanded beyond its limits. Given that it was occupied throughout the Bronze Age, it is feasible that the individuals buried within the above-mentioned burial mounds were associated with this settlement. This evidences a ritual landscape within close proximity to settlement activities.

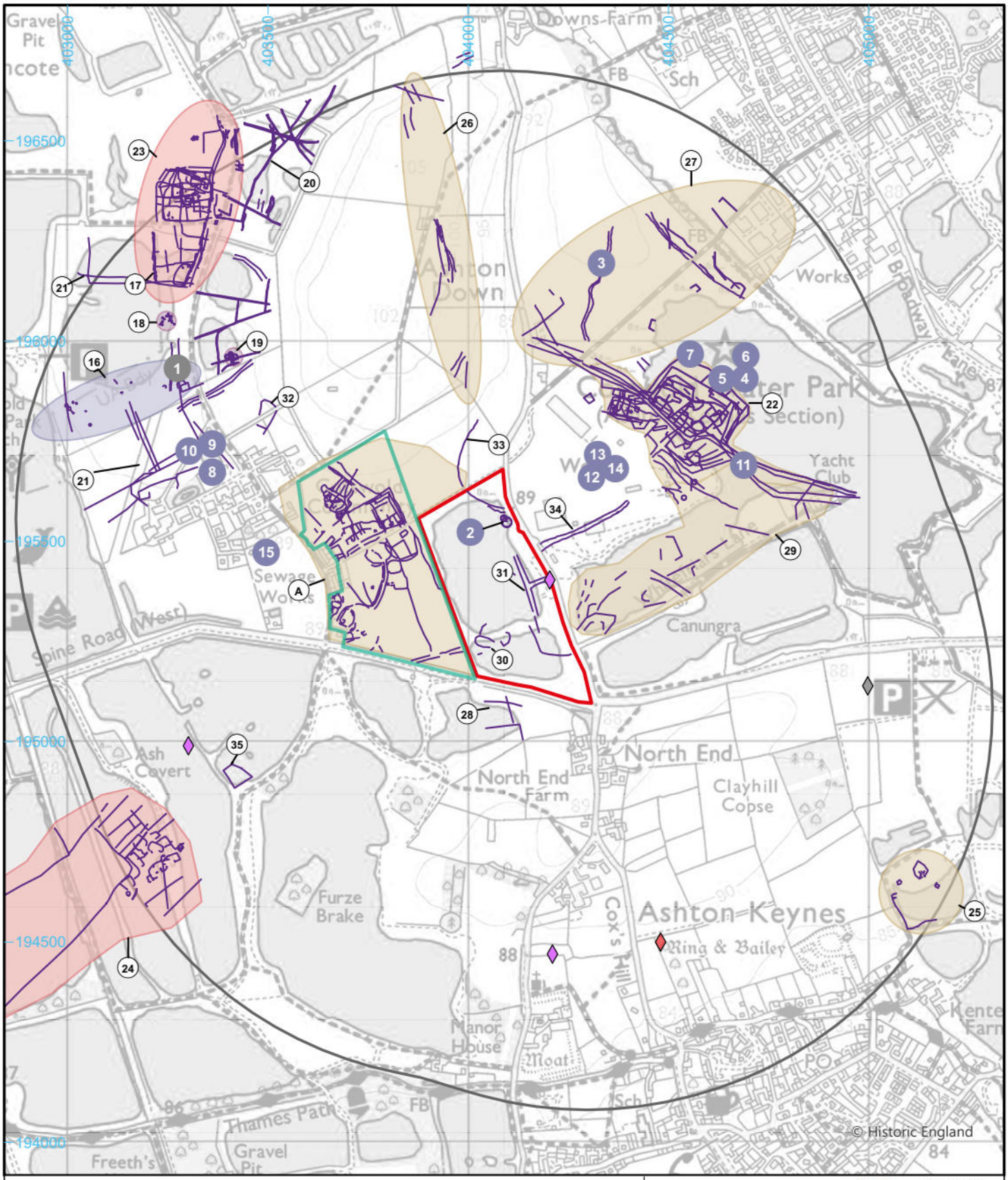
3.27. Additional isolated finds have been recovered from several findspots within the study area. These include a Neolithic Axe and Bronze Age flints, pottery fragments and a dagger (Fig. 3). The dagger was recovered from the eastern edge of the Site, however, along with the additional recovered finds, it was likely displaced as a result of subsequent agricultural and quarrying activities.

Iron Age and Roman

3.28. During the Iron Age (*c.* 900 BC – AD 43) and Roman (AD 43 – 410) periods, the pattern of rural settlement continued, with a predominance of evidence for agricultural activity. Known archaeological evidence suggests a continuation of arable and pastoral farming and several relatively short-lived settlements shifting across an area which was subject to larger land divisions.

3.29. To the immediate west of the Site lies the Scheduled settlement east of Ashtonfields (Fig. 3, **A**). This settlement comprises below ground remains of enclosures, hut circles, ditches, pits, field boundaries, and a trackway, all identified as cropmarks through aerial photograph analysis. The main settlement is comprised of two enclosures, linked by a trackway, the northern of which comprises a banjo enclosure measuring 54m by 48m. No intrusive investigation has occurred within this monument to confirm its date, however, based on the morphology of the remains. they have been interpreted as Iron Age and/or Roman in date.

© Cotswold Archaeology



1km Study Area
Site
Scheduled boundary
Bronze Age
Iron Age
Preshitoric/Roman
Roman

cropmarks (recorded by the HER)
Neolithic henge
Bronze Age ring ditch
Neolithic Findspot
Bronze Age Findspot
Roman Findspot

N

0 500m

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Cotswold Archaeology
Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Lake 62, Cotswold Water Park
Heritage Impact Assessment

FIGURE TITLE
Prehistoric and Roman archaeological remains

DRAWN BY	EH	PROJECT NO	CR1975	FIGURE NO.
CHECKED BY	EH	DATE	28/10/2025	3
APPROVED BY	RM	SCALE@A4	1:13,000	

3.30. Additional settlements have been identified within the study area. This includes evidence of Iron Age activity (Fig. 3, **18**) *c.* 790m north-west of the Site in close proximity to the Bronze Age settlement (**16** and **17**), suggesting possible continuous occupation, or a settlement location that was re-occupied. The 2002 excavation (Fig. 2, **E4**) revealed circular and post-built structures association with pits and waterholes. In addition, three Iron Age round houses were identified *c.* 600m north-west of the Site (**19**), *c.* 150m east from the post-built structures (**18**). It is feasible that these remains formed part of the same settlement.

3.31. Further to the north lies a Roman settlement site (Fig. 3, **23**), suggesting subsequent relocation. This was excavated in 1994 and includes series of small enclosures, separated by a network of larger paddock or field enclosures (Parry 1988). This was interpreted to represent a possible single farmstead of Roman date.

3.32. Cropmarks of several tracks and/or ditches (Fig. 3**, 20**) have been identified in proximity to this area of continuous settlement. This likely represents an access route into the settlement, with some of the ditches representing a field system bordering the settlement. Further ditches are located to the south (**21**) which likely represent a second field system.

3.33. In proximity to Bradley's Gravel Pit, a probably late prehistoric/ Roman settlement (**22**) as been identified through cropmark evidence *c.* 350m east of the Site. This replaced the earlier funerary elements (**4**-**7**) and includes the remains of rectangular and sub-rectangular encloses of both side of a trackway. Several possible hut circles have been identified within the settlement and Roman pottery remains have been recovered from the edge of a gravel pit. The gravel extraction work in the 20th century has destroyed the majority of these remains. To the south of this settlement, several undated earthwork features have been identified (**29**). These likely represent the extent of the associated field system.

3.34. A further Roman settlement site surrounded by a field system is located *c.* 1km south-west of the Site (Fig. 3, **24**). This was originally identified through cropmark evidence and was excavated in 1971 by Kinnes in advance of gravel extraction works. The excavation uncovered a large pit containing imported amphora and early Roman pottery. No Iron Age evidence was recovered suggesting that this settlement was purely Roman in date.

© Cotswold Archaeology

3.35. Additional settlements and enclosures were recorded through aerial photograph analysis *c.* 1km south-east of the Site (**25**), *c.* 650m south-west of the Site (**35**) and *c.* 440m north-west of the Site (**32**). In addition, several isolated cropmarks representing possible field systems have been identified *c.* 40m to the south of the Site (**28**), along with a findspot containing the remains of a Roman statuette and a model of a cockerel (Fig. 3).

Within the Site

3.36. Within the east of the Site, several cropmarks have been identified (**31**). The HER record refers to these cropmarks within the same monument record as the above-mentioned Scheduled remains (**A**). The cropmarks in the Site are not within the Scheduled area, however, which was designated by Historic England to run along the western and northern boundaries of the Site. The alignment at (**31**) appears to reflect a trackway on the aerial photographs from 1971[3] and 1975[4]. Several additional ditches representing trackways have been identified to the north of the Site (**26**) which may form part of a continuous north/south route. The trackway at (**34**), just east of the Site on the other side of Ashton Road, is very likely a return continuation of this trackway and field system. Additional possible tracks and enclosures have been identified north-east of the Site at (**27**).

3.37. The cropmark of a possible ring-ditch at (**2**) has been discussed above with regard to the prehistoric period. It lies adjacent to a long, curving anomaly which may comprise a further boundary of the Iron Age / Roman field system. As noted above, it is possible that it is an earlier prehistoric feature, such as a barrow, but the relationship with (**33**) seems on balance to indicate that it is associated with the field systems.

3.38. An additional group of anomalies at (**30**) do not have clear characteristics of elements of settlement or field system but may be related to this landscape (they may again comprise small enclosures such as paddocks).

3.39. The features recorded from aerial photographs, therefore, appear to relate to a system of field enclosures, paddocks and trackways extending around the known settlement site at A (comprising the Scheduled Monument). The features all lie outside of the Scheduled Monument, which does not extend within the Site.

[3] Wiltshire Council photograph reference: 221 248. Date: 09/09/1971
[4] Historic England photograph reference: SU 0395/8; Film: NMR 883; Frame: 244-246; ; Date: 27/07/1975

© Cotswold Archaeology

3.40. The aerial photographs dating from 1981[5] onwards show that the gravel extraction for the existing lake will be expected to have fully removed the large majority of these features. This is discussed in further detail within paragraph 3.58 to 3.63 below.

Early medieval and medieval

3.41. Ashton Keynes was first documented in a 9th century Anglo Saxon Charter, at which point it was known as 'Ashton'. The land at Ashton was bequeathed, along with land at Wellow (now Isle of White) and Chippenham, from King Alfred to his youngest Daughter Ælfthryth (Kings College London 2025). The charters do not make any specific reference to settlement; however, evidence of two early medieval settlements have been uncovered within the study area along with findspots of an early medieval knife and bronze cover (Fig. 4).

3.42. The Ashtonfields site, as discussed above, has seen several phases of occupation, from the Bronze Age (Fig. 3, **16** and **17**), Iron Age (**18** and **19**), and Roman periods (**23**). Following the abandonment of the Roman settlement, an Early medieval settlement site was established *c.* 200m to the south. Excavation in 2002 uncovered the remains of a large post-built structure surrounded by a series of waterholes and pits (Fig. 4, **36**). A second area of settlement has been identified in Ashton, *c.* 980m south of the Site. Here a possible 'grubenhaus' (sunken-floored building) was revealed during excavation in 2003 (Fig. 4, **37**). No dating evidence was uncovered; however the remains were identified as indicative of a sunken floored building, which are typically Early medieval in date.

3.43. No additional Early medieval remains have been uncovered, however by the time of the Domesday survey in 1086, the settlement at Ashton (**37**) was recorded as having 41 households, indicating a well-established settlement (Powell-Smith 2025). At this point, the manor has passed to the Church of St Mary at Cranborne, Dorset (Wiltshire Council 2016). This foundation moved and became Tewkesbury Abbey in the 12th century (*ibid.*). During the late 13th century, the settlement assumed the affix 'Keynes' after the surname of the family who occupied the tenancy (VCH 2011).

3.44. The HER records the extent of the medieval settlement (Fig. 4, **38**) which has largely been derived from historic mapping. The medieval village had a complex polyfocal plan comprising at least four elements which have since joined to form one single settlement (VCH 2011). The historic core is indicated by the Church of the Holy Cross

[5] Wiltshire Council photograph reference: 4281 163. Date: 02/08/1981

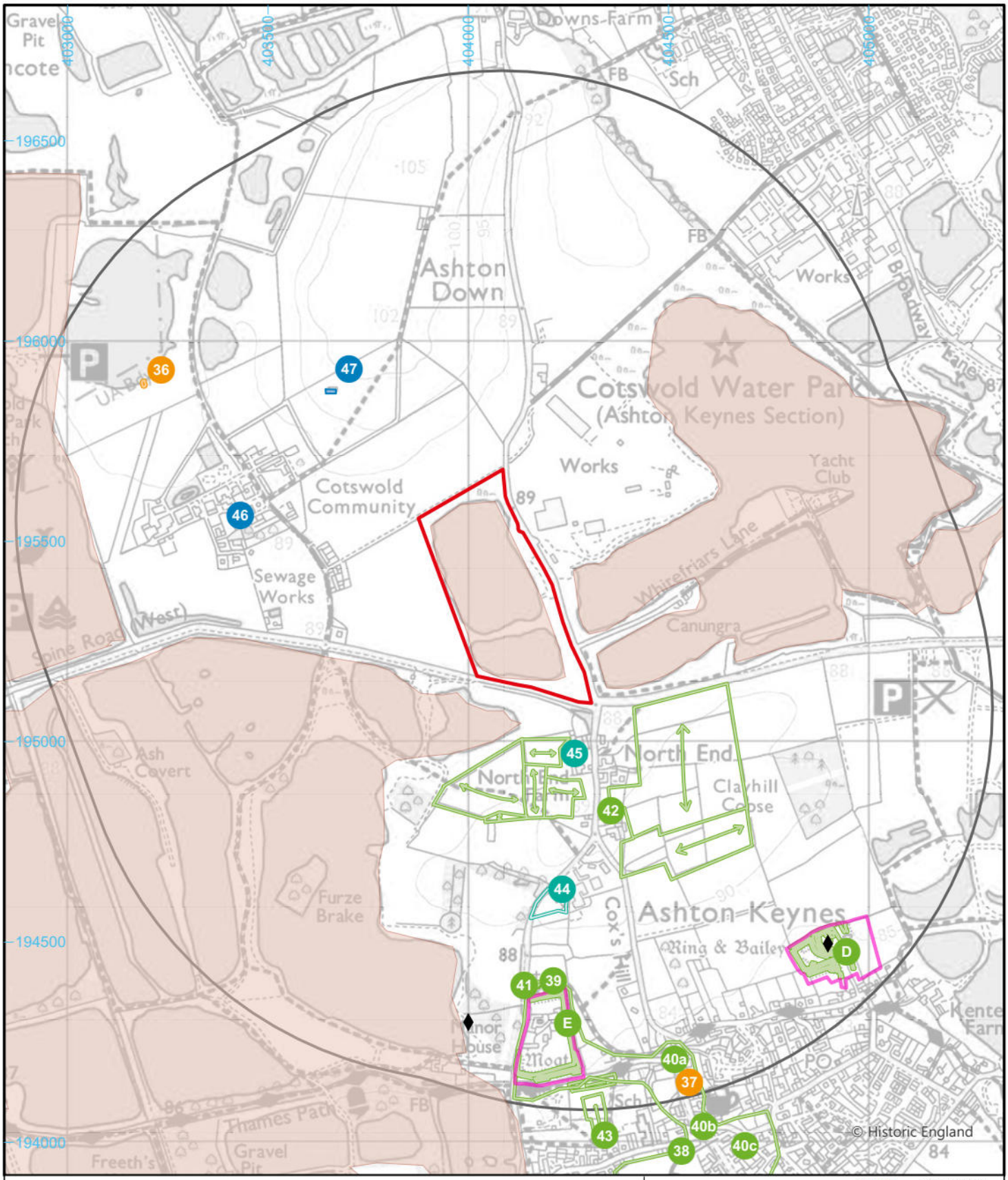
(Fig. 4, **41**) which dates to the 12th century and is sited in proximity to the River Thames. A medieval cross (Fig. 4, **39**) lies within the churchyard and elsewhere within the settlement lie three wayside crosses are located (Fig 4, **40a**-**40c**).

3.45. To the south of the Church lies the Scheduled remains of the moated site at Church Farm (Figs. 4 and 10, **E**). These are believed to comprises the earthwork remains of the medieval manor, before the manor of Ashton was passed on to Tewkesbury Abbey (Historic England 2025a). An alternative suggestion is that the remains represent the site of a nunnery, however, the plan of the moated site is more typical of a manor (*ibid.*). The original manor of Ashton Keynes also included the land holdings at Leigh; however these were severed from the manor in 1548 and held as a separate manorial estate (VCH 2011).

3.46. To the north-west of the early settlement, lay the Scheduled remains of a medieval moated ringwork and adjoining bailey (Figs. 4 and 10, **D**). This defensive system was known as Halls Close and excavations in 1959 uncovered tiles and pottery of early 12th–13th century date (Historic England 2025b). It is believed that following its use as a defensive structure, the ringwork became the site of a demesne farmstead of the manor (VCH 2011).

3.47. There is no evidence of further settlement within the study area, suggesting the final abandonment of the site at Ashtonfields. Instead, the surrounding landscape will have comprised various uses, including the open field system associated with the settlement at Ashton Keynes, as well as pasture, woodland and meadow. The Site lies within an area recorded as 'Asthon Down' in map dating to 1875 (VCH 2011, map not reproduced), suggesting it may have formed part of downland on the outskirts of the settlement.

Evidence of medieval agricultural practices have been preserved as earthworks representative of plough headlands (Fig. 3, **42**). These are located *c.* 100m south of the Site and the HER assigns them are broadly medieval in date. However, given their concentration around North End Farm, it is feasible that they also date to the post-medieval period Further evidence of sub-surfaced ridge and furrow has been identified through geophysical survey *c.* 1km from the Site (Fig. 4, **43**). This lies adjacent to the edge of the medieval settlement of Ashton Keynes, however, may also comprise remains of post-medieval agricultural activity.



1km Study Area
Site
Scheduled boundary
Extent of former extraction
Early Medieval
Medieval
Post-medieval
Modern
Saxon Findspot

N

0 500m

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Cotswold Archaeology
Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Lake 62, Cotswold Water Park
Heritage Impact Assessment

FIGURE TITLE
Medieval, post-medieval, and Modern archaeological remains

DRAWN BY	EH	PROJECT NO	CR1975	FIGURE NO.
CHECKED BY	EH	DATE	28/10/2025	4
APPROVED BY	RM	SCALE@A4	1:13,000	

Post-medieval

3.48. During the post-medieval period, the prevailing land pattern of the preceding centuries continued. Following the dissolution of the monasteries, the manor of Ashton Keynes passed to the Crown who in 1550 leased the land to Sir Anthony Hungerford (VCH 2011). By the mid-17th century, the former manor has been portioned up and broken into several separate estates. The land within the Site formed part of the original Cove House Estate. This land was then further divided and fell into the ownership on the Duke of Cleveland in the mid 19th century (*ibid.*).

3.49. Throughout this period, the settlement at Ashton Keynes expanded, with the majority of the Listed buildings within the Conservation Area dating to the 17th, 18th, and 19th centuries. The remainder of the study area continued to comprise agricultural land and down/common land on the periphery of the settlement.

3.50. The previous medieval open field system, and other land uses, were subject to enclosure; where land had comprised large arable fields these were subdivided and enclosed into small fields, owned by individual landowners. Land in the parish of Ashton Keynes was enclosed in 1778. The re-organisation of this landscape included the development of a landscape comprising more scattered farmsteads. Several farmsteads are recorded within the study area, including North End Farm (Fig. 4, **45**), *c.* 100m south of the Site and Manor Farm (Fig. 4, **44**) *c.* 450m south of the Site.

3.51. The earliest historic map available to view for the Site for this assessment was the 1845 Map of the Ashton Keynes Estate (Fig. 5) in which the Site is depicted as a single field (plot 92). The Site lies on the edge of this estate, with the land to the immediate north and west forming part of Westham Farm Estate. No tithe mapping is available for the parish of Ashton Keynes, possibly as part of the parish was still under ecclesiastical control.

3.52. The 1875 Ordnance Survey Map (Fig. 6) shows that the Site has been subdivided into two large fields (plots 29 and 30), with a small triangular plot at the south-eastern edge (plot 43). The 1896 map (not reproduced) comprises a tracing of North End Farm, indicating the Site formed part of the associated land holding, and shows no further change within the Site.

3.53. The 1910 Map (Fig. 7) comprises a map of the estate of the former Duke of Cleveland, then under the ownership of Hay-Drummond Esquire. This map shows no change within the Site but annotates the two fields (plots 29 and 30) as arable in character.

© Cotswold Archaeology

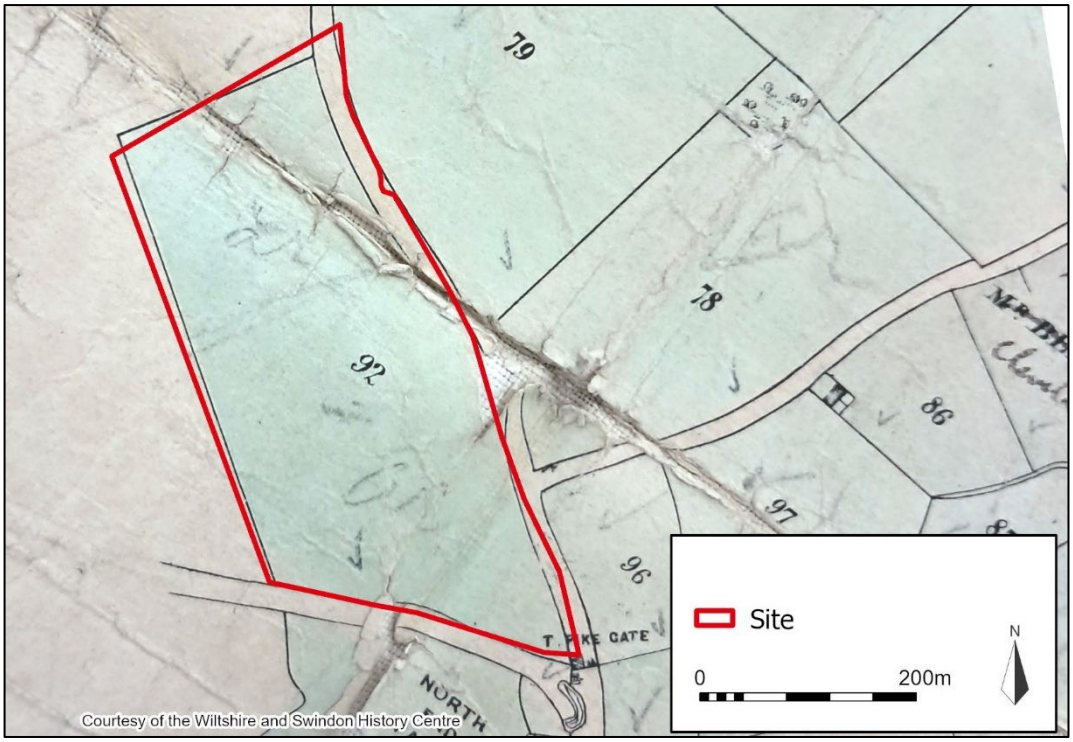


Fig. 5: 1845 Map of the Ashton Keynes Estate

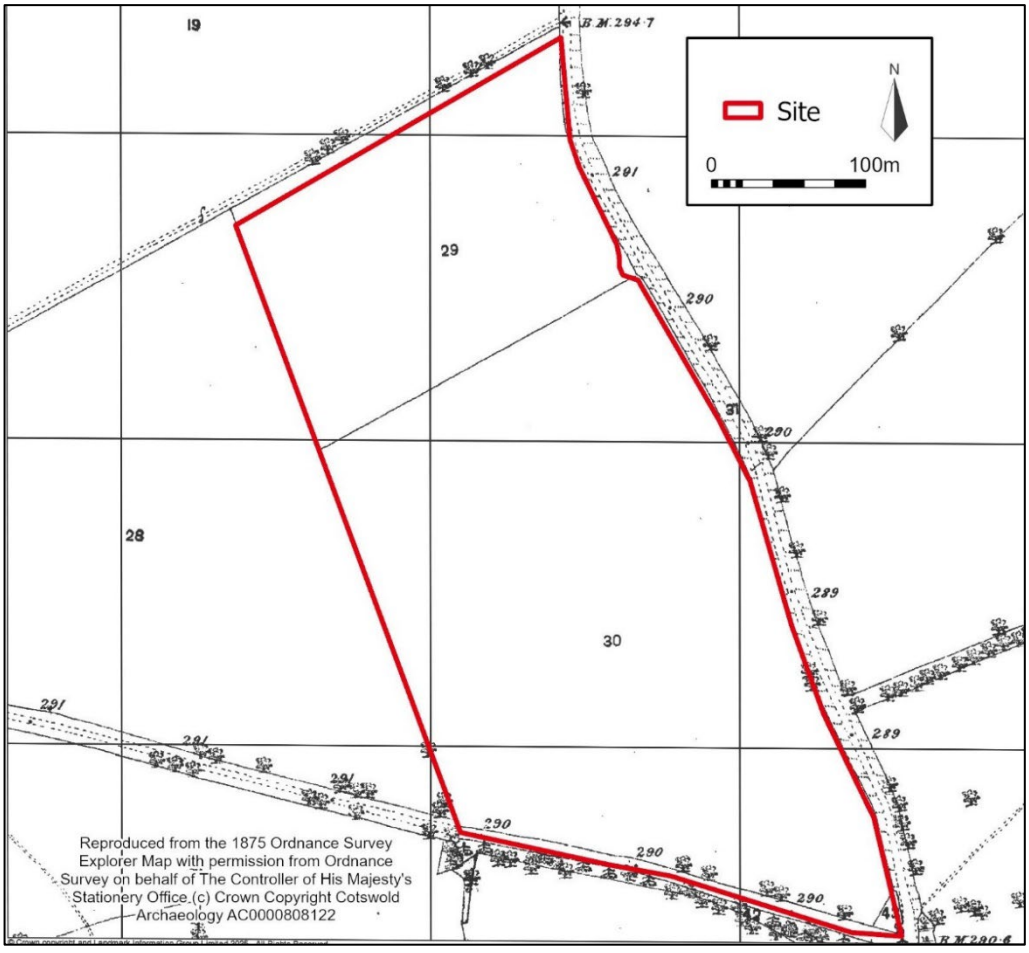


Fig. 6: 1875 Ordnance Survey Map

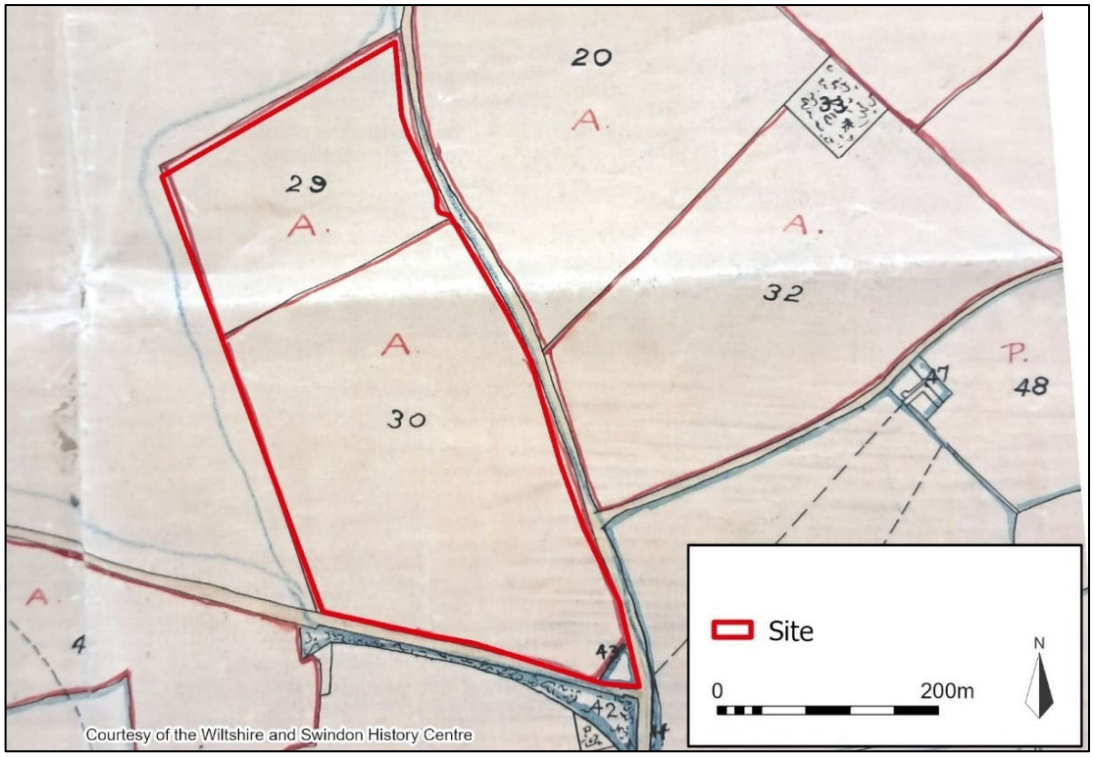


Fig. 7: 1910 Map of the estate of the former Duke of Cleveland

Modern

3.54. Limited change occurred within the study area during the early and mid 20th century, and the landscape remained largely agrarian in nature, characterised by regular enclosed fields.

3.55. In the mid 1930s, the Ashtonfield site was occupied by a Brunderhof community, a Christian Mennonite group inspired by the German theologist Eberhard Arnold comprising mainly German and Dutch refugees. The group converted the now Listed 18th century farm buildings (Fig. 10, **C**) and incorporated them into their settlement alongside new accommodation blocks and commercial buildings (Fig. 4, **46**). The communities burial ground is located to the north-east of the farmstead (Fig. 4, **47**). By 1938 the community contained over 200 adults and children who worked and lived on the farm (VCH 2011). In 1940 the community emigrated to Paraguay and the buildings were purchased by the London Police Court Mission (Rainer Foundation) and were turned into an approved school for Boys. The school closed in 2011 and the buildings are empty, although they are proposed for redevelopment into a residential development[6].

[6] Wiltshire Planning Portal reference: 16/02609/OUT

Gravel extraction

3.56. Due to its gravel and sand deposits (see above), the Upper Thames Valley has a history of mineral extraction that dates back to the 1920s. Sand and gravel extraction intensified during the 1940's (VCH 2011) and has continued to provide a steady supply of aggregates (Wiltshire Council 2010). Within the study area, early quarries were located at Bradley's Gravel Pit north-east of the Site, and west of North Farm. These pits were extended throughout the late 20th century and the extent of the quarries as shown on Figure 4 reflect those depicted on the 2000 Ordnance Survey Map (Appendix 3).

3.57. Quarrying within the Site did not commence until with 1970s. Historic mapping shows no change within the Site up until 1973 (Appendix 3), but by the time of the 1983-93 survey the deposits in the western half of the site had been extracted and a lake is illustrated. Aerial photographs held by Wiltshire Archive dating to 1981 show that the lake was present within the west of the Site by August of that year, suggesting extraction works had been carried out between 1973-81. The Site itself was included within the permission granted in 1973 for extraction at Bradley's Gravel Pit[7], and it is likely that extraction commenced shortly after this date.

3.58. The 1981 aerial image (Fig. 8) shows the extent of extraction and the lake (the water infills by seepage on the terrace due to the high-water table). In this image, further work can be seen ongoing in the centre of the Site, and by 1983[8] the lake (and therefore the extraction pit) had been expanded further to the east. By 1990[9] the lake covered the full extent of the Site, with the exception of the path around the outside. The extent of the lake in 1991 is shown in Figure 9. This image shows that the whole of the area internal to the Site had been extracted and comprised a single lake.

[7] Wiltshire Council planning reference: 72.RA.154.
[8] Historic England photograph reference: SU 0395/12; Film: NMR 1244; Frame: 1084; Date 19/07/1983
[9] Historic England photograph reference: OS/90193; Frame: 93; Date 19/07/1990



Fig. 8: **1981 Aerial Photograph (Ref: 4281/163; Date: 02/08/1981)**



Fig. 9: **1991 Aerial Photograph (Ref: 114 91/184; Date: 21/08/1991)**

3.59. An application to dispose of waste within the Site was submitted by ECC Construction Materials Ltd in 1990[10]. A licence was sought for the partial infilling of an area of former sand and gravel workings, with *c.* 400,000 cubic meters of inert infill to create a landscaped lake. The application notes that sand and gravel extraction ceased in the Site in 1989, and that the deposit was worked wet and a lake remains. The nature of the extraction means that the existing pit in 1990 had steep unstable banks. The southern end reached a depth of 10m; however the northern end was shallower in nature and reached only a few centimetres along the northern margin.

3.60. In 1991, a further waste disposal application[11] was submitted to Wiltshire Council to divide the lake into two separate water bodies. The application proposed to use inert, uncontaminated material in the process, and also requested the use of bricks and concrete waste for the construction of perimeter roads. This suggests heavy landscaping works on the edges of the Site. This resulted in the artificial separation of the lakes for a period, as illustrated on Fig. 1. In 2006 the two water bodies were remerged, as shown by satellite images, forming a single lake (Photo 1).

3.61. As a result of the landscaping works described above, the depth of the lake has been altered and is approximately 6m deep (LPS events 2022). The licence applications both stipulate construction of roads around the lake's perimeter, which, as indicated on the conditions of the 1990 licence, were '*constructed to a depth capable of sustaining frequent use by heavy vehicles'*. This suggests disturbance across the entire Site.

3.62. The site visit identified an earthen bund along the northern edge of the lake, with the ground falling away to the natural topography to the north, and the lake to the south (Photo 3). The date of construction of this bund is unknown; however it is feasible that it was created during the landscaping of the lake in the 1990s and that the material was extracted from within the former quarry pit to extend the depth of the shallow northern workings.

[10] Wiltshire Council Application Reference: NW900080
[11] Wiltshire Council Reference: ES/O/WD/WILTS/46

© Cotswold Archaeology



Photo 3: Image taken from the north bund looking at the natural topography to the north

© Cotswold Archaeology

4. THE SETTING OF HERITAGE ASSETS

4.1. This section considers potential non-physical effects upon the significance of susceptible heritage assets within the Site environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development. All heritage assets included within the settings assessment are summarised in the gazetteer in Appendix 2 and shown on Figure 10. Those assets identified as potentially susceptible to non-physical impact, and thus subject to more detailed assessment, are discussed in greater detail within the remainder of this section.

Step 1: Identification of heritage assets potentially affected

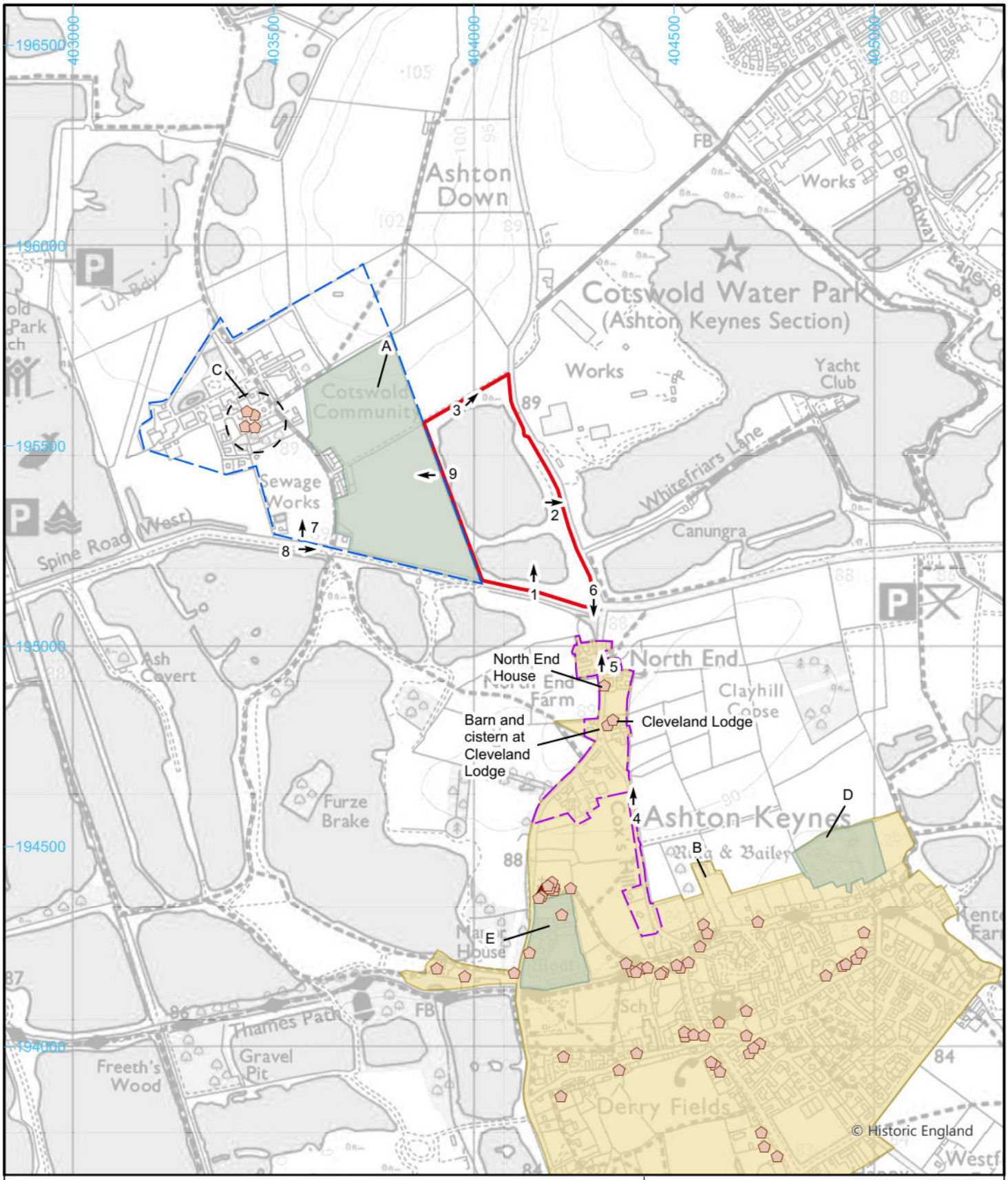
4.2. Step 1 of the Second Edition of Historic England's 2017 'Good Practice Advice in Planning: Note 3' (GPA3) is to 'identify which heritage assets and their settings are affected' (see Appendix 1). GPA3 notes that Step 1 should identify the heritage assets which are likely to be affected as a result of any change to their experience, as a result of the development proposal (GPA3, page 9).

4.3. As defined in GPA3, setting is the '*surroundings in which an asset is experienced*' and that '*setting is not itself a heritage asset, nor a heritage designation…its importance lies in what it contributes to the significance or the ability to appreciate that significance*'. Attributes of setting may make a positive, negative, or neutral contribution to the significance of the heritage asset and it is not automatically assumed that all aspects of the setting of a heritage asset contribute to its value. Furthermore, a clear distinction must be made between positive elements of setting which contribute to significance (i.e., enhancing the understanding and appreciation of history through the asset) and those elements of setting which are valued for other, non-heritage related reasons, such as landscape beauty or amenity.

4.4. The following heritage assets were identified as part of Step 1, as potentially susceptible to impact as a result of changes to their setting:

- Scheduled Settlement east of Ashtonfields (Fig. 10, **A**)
- Ashton Keynes Conservation Area (Fig. 10, **B**)
- Grade II Listed Buildings at Ashtonfields (Fig. 10, **C**). The assessment of these Listed Buidlings has been grouped with that of the Conservation Area, as discussed below.

© Cotswold Archaeology



Site
Scheduled Monuments
Conservation Area
Grade I Listed Building
Grade II* Listed Building
Grade II Listed Building
Identitiy Area 9
Identitify Area 10
Photo Locations

N

0 500m

© Crown copyright and database rights 2025 Ordnance Survey AC0000808122

Cotswold Archaeology
Andover 01264 347630
Cirencester 01285 771022
Milton Keynes 01908 564660
Suffolk 01449 900120
w www.cotswoldarchaeology.co.uk
e enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
Lake 62, Cotswold Water Park
Heritage Impact Assessment

FIGURE TITLE
Designated Heritage Assets

DRAWN BY	EH	PROJECT NO	CR1975	FIGURE NO.
CHECKED BY	EH	DATE	28/10/2025	10
APPROVED BY	RM	SCALE@A4	1:13,000	

4.5. These assets have been identified using a combination of GIS analysis and field examination, which has considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.

4.6. There is no local list for Wiltshire Council and as such, no non-designated assets have been included within the settings assessment. Any buildings within the Ashton Keynes Conservation Area which are considered to be of local interest are included within the assessment of the wider Conservation Area.

Steps 2 – 3: Assessment of setting and potential effects of the development

4.7. This section presents the results of Steps 2 to 3 of the settings assessment, which have been undertaken with regard to those potentially susceptible heritage assets identified in Step 1. Step 2 considers the contribution that setting makes to the significance of potentially susceptible heritage assets. Step 3 then considers how, if at all, and to what extent any anticipated changes to the setting of those assets, as a result of development within the Site, might affect their significance.

Ashton Keynes Conservation Area (Fig. 10, B)

4.8. The Ashton Keynes Conservation Area covers the village of Ashton Keynes within North Wiltshire. It was designated in 1974 to preserve the historic and architectural interest of the village and extended in 1995 to include North End and development within the south. An updated Conservation Area Statement was produced in 2015 (Wiltshire Council 2016).

4.9. The Conservation Area contains six Scheduled Monuments and 60 Listed Buildings, as shown on Figure 10. It has been split into nine different identify areas, with an additional identify area (number 10) located beyond the Conservation Area boundary which encompasses the Scheduled Monument Grade II Listed Buildings at Ashtonfields (Fig. 10). Whilst this latter Identify Area is not part of the Conservation Area, it has been identified as having specific significance to the village and therefore has been included within this assessment. The Conservation Area is discussed in general below, however specific focus is provided on Identity Areas 9 and 10 which lie in closest proximity to the Site.

Identify Area 9

4.10. The settlement at Ashton Keynes has a unique form and layout comprising an agglomerate irregular gird layout. This is the result of several areas of early

settlement being merged throughout the 18th and 19th centuries to form a nucleated village. The resulting pattern is an irregular grid of historic street with no central village green but a clear focus on the River Thames (Wiltshire Council 2016).

4.11. Identity Area 9 comprises the northern part of the Conservation Area concentrated around North End House. This area includes three Grade II Listed Buidlings including North End House, Cleveland Lode, and the associated barn and cistern (Fig. 10). The buildings are constructed in local vernacular and limestone typical of a Cotswold village, providing additional architectural interest. Identity Area 9 forms an isolated hamlet essentially separated from the main village to the south (Photo 4), and its significance is derived from the buildings within and the spatial layout which provided insight into the historic development of Ashton Keynes.

4.12. The setting of this Identity Area comprises the immediate surrounding agricultural land, particularly the fields to the east and west which contain remnants of the former medieval field system, and the village to the south. These fields would have been worked on by those living within the village and provide evidence for the historic rural land use and thus contributes to the significance of the Conservation Area. The Site comprises one of the man-made lakes which contributes to the rural, tranquil context of the Conservation Area, and this Identity Area in particular. However, any former relationship between was severed during the gravel extraction.

4.13. There are no available views between the Site and Identity Area 9 within the Conservation Area due to the dense planting both within the south-east corner of the Site, and north of North End Farm abutting the northern end of the Conservation Area (Photos 5 and 6). However, the Site does make a limited contribution to the experience of Identity Area 9 on approach from the north along Ashton Road (Photo 6). In this view, only the planting on the edge of the Site is visible, with the lake sufficiently screened from view. This vegetation preserves the rural experience of Identity Area 9, providing an experience of typical hedged lined countryside roads, and directing views towards the northern end of the designated area. Accordingly, the Site in its present form makes a small contribution to the significance of Identity 9 within the Conservation Area.



Photo 4: View from Ashton Road within the Conservation Area looking north towards the settlement at North End Farm (Identity Area 9)



Photo 5: View from the B4696 within the Conservation Area (Identity Area 9) looking north towards the Site

© Cotswold Archaeology



Photo 6: View from the junction of Ashton Road and Spine Road (West) looking south towards the Conservation Area

Identity Area 10

4.14. This Identity Area lies beyond the Conservation Area boundary but is considered to contribute to the significance of the Conservation Area to such a degree that it has been included within the Conservation Area Appraisal (Wiltshire Council 2016). The Area includes four Grade II Listed Buidlings at Ashtonfields (Fig. 10, **C**) which form part of the former Cotswold Community, and the Scheduled prehistoric settlement (Fig. 10, **A**). The significance of the scheduled monument is considered separately below, and the below assessment considers the significance of this area in relation to the wider Ashton Keynes Conservation Area only.

4.15. The significance of this Identity Area relates to the architectural and historical interest provided by the Listed Buidlings, and the association with the former Brunderhof community, and subsequent school. However, the dis-used nature of the former school buildings has resulted in a loss of value, and the area is currently under construction for a residential development (Planning reference: 16/02609/OUT) which will result in the conversion of the Listed Buildings and the addition of 75 dwellings. This will alter the former setting of the Listed Buildings, resulting in their significance largely only being appreciable from their immediate proximity where the relationship between the buildings remains legible.

4.16. The setting of this Identity Area is the immediate surrounding agricultural fields to the north and west, and the man-made lakes to the south and east, which provide the rural context for the area of settlement. However, with the development of the modern housing at the site of the former Brunderhof community and school, the extent to which the setting contributes to the interest of the Identity Area, or the significance of the Listed Buildings within, is very limited. Accordingly, the Site, which comprises one of the man-made lakes adjacent to this Identity Area, makes a very limited contribution to the significance of this Area.

4.17. Views of the Identity Area are of a small collection of former farm buildings, situated within a construction site (Photo 7). The significant elements of the Identity Area, comprising the Listed Buidlings and Scheduled Monument, are not visible on approach due to modern built form and the lack of above ground remains associated with the Scheduled Monument. In addition, there is no visibility between Identity Area 10 and Ashton Keynes Conservation Area due to intervening vegetation (Photos 5 and 6). Accordingly, views on approach make no contribution to its special interest. As such, whilst the Site is visible on views on approach to the Area, forming part of the surrounding rural landscape (Photo 9), these views make no contribution.



Photo 7: Looking north towards the Listed Builings at Ashtonfields from the Spine Road West

© Cotswold Archaeology

Contribution of the Site

4.18. The Site lies *c.* m north of Identity Area 9 and immediately west of Identity Area 10 within the Ashton Keynes Conservation Area. In its current form, the Site makes a small contribution to Identity Area 9 by forming part of the rural experience of the village on approach from the north. The hedge lined road is typical of an English country lane, and directs views to North End Farm, signifying the start of the settlement. The land within the Site, however, has no physical connection with the development of the setting, comprising a man-made lake which was constructed after the designation of the Conservation Area.

4.19. The Site is also visible in views on the approach to Identify Area 10; however this makes no contribution to its significance, and the Area is currently undergoing development for the construction of 75 dwellings and the conversion of the Listed Buidlings at Ashtonfields. This will alter the character of the Identity Area to such an extent that its setting will no longer contribute to the interest of the Area or the Listed Buildings within.

Scheduled Settlement East of Ashtonfields (Fig. 10, A)

4.20. The Scheduled settlement at Ashtonfields comprises below ground remains of enclosures, hut circles, ditches, pits, field boundaries, and a trackway, all identified as cropmarks through aerial photograph analysis. The main settlement is comprised of two enclosures, linked by a trackway, the northern of which comprises a banjo enclosure measuring 54m by 48m. Figure 3 shows the location of these earthworks as identified by the HER.

4.21. The significance of these remains is derived from their potential to increase the understanding of the character and occupation of the prehistoric and Roman activity within the area, and its relationship to nearby identified settlements.

Physical Surrounds – 'What Matters and Why'

4.22. The Scheduled settlement is enclosed by agricultural land to the north and immediate west, with man-made lakes to the east and south (Fig. 10). The historic setting of the settlement would have been the surrounding agricultural hinterland, the location of which has not been identified, and possible contemporary settlement at Ashtonfields (Fig. 3, **16**-**18**, and **23**) and/or Bradley's Gravel Pit (**22**). Possible associated remains were present within the Site (**30** and **31**); however these have since been removed as a result of gravel extraction.

4.23. The current landscape is characterised by post-medieval enclosed fields and lakes that form the Cotswold Water Park. Farming practices since the medieval period have resulted in the majority loss of prehistoric and/or Roman settlement and agricultural earthworks. Subsequent landscape change as a result of post-medieval enclosure and modern extraction has resulted in the loss of any surviving elements of time depth, and none of the current boundaries reflect earlier routes, field systems, or settlement edge. Whilst it is acknowledged by Historic England (2017, Page 5), that buried archaeological remains can have a setting if the remains can be appreciated within current boundary patters or the prevailing topography, this is not the case here. As such, this former contemporary landscape is no longer evident, and its setting makes no physical contribution to the significance of this monument.

Experience – 'What Matters and Why'

4.24. There are no surviving surface remains, and as such this monument cannot be experienced or appreciated more generally from the ground due to the poor legibility of its component parts. The experience of this monument is of a rural field sited within the Cotswold Water Park. There is some limited noise from the adjacent roadside.

4.25. Available views are of an arable field (Photos 8 and 9) enabling the former rural context of the monument to be understood. However, visibility is largely limited to the Spine Road (West) which runs along its southern boundary. These views make a very limited contribution to the significance of the monument, as the archaeological remains survive below ground and are not visible.

4.26. Available views from the Spine Road West when looking north contain the buildings of the new development at Ashtonfields (Photo 7). Whilst adding a modern element into the view, the rural experience of this field prevails. When looking east, the presence of trees and vegetation along the western boundary of the Site adds to the rural experience of the monument.

Contribution of the Site

4.27. The Site lies to the immediate east of the Scheduled Monument. Whilst cropmarks of potentially contemporary remains had been identified within the Site, extraction activities within the late 20th century have resulted in the loss of any below ground remains. The Site comprises a man-made lake and there is no physical association with the Scheduled remains.

© Cotswold Archaeology



Photo 8:View looking east over the Scheduled Settlement (A) from the Spine Road West



Photo 9: View looking west over the Scheduled Settlement (A) from the Site

4.28. Whilst the Site is visible in views from the Scheduled Monument when looking to the east (Photo 8), these views make a very limited contribution to the significance of the monument, as the remains are not visible. The presence of trees and vegetation

along the western boundary of the Site prevents views to the lake itself and adds to the rural experience of the monument.

4.29. Accordingly, whilst the Site forms a part of the setting of the monument, it makes a very limited contribution to its significance by providing part of its rural experience. There are no surviving physical associations between the monument and the land within the Site, as any former relationship was severed during the gravel extraction in the late 20th century.

© Cotswold Archaeology

5. IMPACT ASSESSMENT

Archaeology

Archaeological Potential

5.1. A review of the available cartographic, documentary and photographic evidence indicates that there have been significant impacts within the Site during the last 50 years. During the 1970s and 80s the Site comprised an extraction pit associated with the large-scale extraction at Bradley's Gravel Pit. Documentary and photographic evidence indicates that the extraction covered the vast majority of the Site (Figs. 8 and 9). Accordingly, there is no potential for any archaeological remains to survive within the footprint of the lake.

5.2. Further impacts were received as a result of the landscaping works to create the recreational lake in the 1990s and early 2000s. The full extent of this impact is unclear, however, as identified on the site visit, an earthen bund has been created along the northern edge of the Site, with the ground falling away to the natural topography to the north, and the lake to the south (Photo 3). This indicates extensive landscaping activities, and the bund was feasibly created from extracted material from the former quarry pit.

5.3. The perimeter of the Site was subject to impacts as a result of the stripping associated with the creation of the path for the movement of machinery and vehicles (as seen on Fig. 8). Accordingly, there is very low potential for any archaeological remains to survive, although as the extent and depth of the groundworks on the perimeter is not fully established, the presence of buried archaeological remains cannot be completely discounted. If any remains were present, they would be anticipated to be fragmentary, to have limited evidential potential and to be of limited archaeological interest.

Impact of the proposed development

5.4. The proposed development is for the construction of up to 39 holiday lodges situated around the lake. A gym and fitness studio are proposed in the east of the site, alongside parking, recycling and refuse collection points, a wind turbine. This will result in groundbreaking works associated with the following activities:

- Construction of the perimeter roads and parking spaces
- Construction of service trenches

© Cotswold Archaeology

- Construction of the foundation for the wind turbines
- Ground preparations for the holiday lodges, site office and gym
- Landscaping, as required.

5.5. The proposed lodges are mobile units and will not permanently be fixed in place.

5.6. The impact of the proposed development will be relatively limited, concentrated on the footprint of any required service trenches, permanent built form, and the perimeter road. The proposed road follows the route of the former construction road used during the extraction works and no additional impacts are envisaged. Along the western edge of the Site, in proximity to the Scheduled settlement remains, the proposed wind turbine, parking, and refuse areas are located on area of land protruding into the lake, which was created in the 1990s and accordingly, has no archaeological potential.

5.7. It is recommended that this report is provided to the Assistant County Archaeologist and that any need for further archaeological investigation is discussed. Based upon the conclusions of the present assessment, it is considered that there is a suitable and proportionate level of information to inform determination of the planning application. A programme of archaeological observation and recording during groundworks in site preparation and construction phase, particularly in the narrow area adjacent to the Scheduled Monument, would likely be a suitable measure if planning permission is granted.

***Note*: Scheduled Monuments and their protection**

5.8. Scheduled Monuments are legally protected under the Ancient Monuments and Archaeological Areas Act 1979, and no works must take place within any part of a Scheduled Monument without Scheduled Monument Consent from the Secretary of State for Culture, Media and Sport.

5.9. The application site redline boundary lies outside of the Scheduled Monument area, and it does not include land within the Scheduled area. It should be noted that if planning permission is granted, no physical impacts should take place outside of the redline application area within the Scheduled Monument.

Built Heritage

5.10. The Settings Assessment presented in Section 4 has identified that the Site makes a limited contribution to the significance of the Scheduled settlement east of Ashtonfields and the Ashton Keynes Conservation Area.

Scheduled Settlement

5.11. The Site lies to the immediate east of the Scheduled Monument and makes a very limited contribution to its significance by providing part of its rural experience. In views to the east across the monument, which itself is an arable field with no visible remains, the presence of trees and vegetation along the western boundary adds to the rural experience of the monument.

5.12. There are no surviving physical associations between the monument and the land within the Site, as any former relationship was severed during the gravel extraction in the late 20th century.

5.13. The proposed development is for the construction of up to 39 holiday lodges and associated buildings. Whilst the lodges located along the western edge of the lake may be partially visible in views across the Scheduled Monument, they will be largely screened by the existing trees. The trees and vegetation within the Site are being retained and as such, the rural aesthetic, created in part by the trees within the Site, will prevail. Any visibility of built form will be limited and it will not alter the character of this view.

5.14. The proposed communal buildings: the consultation room, gym, and fitness studio are located on the eastern edge of the Site. Therefore, any additional noise in these areas will be sited away from the monument, and the existing trees will function as a buffer. There will be an increase in noise as a result of the recreational activity, particularly those on the western edge of the lake, however, there is already appreciable sound from the adjacent roads and nearby aggregate industries. This will be further increased as a result of the consented housing development to the west of the Scheduled Monument that is currently under construction. The additional noise created from the holiday lodges will be minimal in this context and will not appreciably alter the experience of the monument.

5.15. Accordingly, it is concluded that the proposed development will result in no harm to the Scheduled Monument.

Ashton Keynes Conservation Area

5.16. The Site, in its current form, makes a limited contribution to the experience of Identity Area 9 within the Conservation Area by forming part of its experience on the approach from the north. In this view, only the planting on the edge of the Site is visible, with the lake sufficiently screened from view (Photo 6). This vegetation preserves the rural experience of the Conservation Area, providing an experience of typical hedged lined countryside roads.

5.17. The proposed development includes the introduction of built form around the lake edge. However, there is only limited removal of the existing trees and vegetation proposed in order to facilitate access and internal paths. This will result in a negligible visual change, and the built form will be sufficiently screened. Accordingly, there will be no noticeable change to the view and experience of Identity Area 9 of the Ashton Keynes Conservation Area on approach.

5.18. The Site makes no appreciable contribution to the historic interest or experience of Identify Area 10, and does not lie in between this Area and the Ashton Keynes Conservation Area. As such, it is concluded that the proposed development will have no impact on the heritage interest of this Identity Area.

© Cotswold Archaeology

6. CONCLUSIONS

6.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets, including any potential physical effects upon buried archaeological remains, and potential non-physical effects resulting from the anticipated changes to the settings of heritage assets, have been assessed. Any physical or non-physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.

Levels of information

6.2. It is concluded that the information presented in this assessment report is of a suitable and proportionate level to inform determination of the planning application.

Physical effects

6.3. A review of the available cartographic, documentary and photographic evidence indicates that there have been significant impacts within the Site during the last 50 years. During the late 20th century, the Site comprised an extraction pit associated with the large-scale extraction at Bradley's Gravel Pit. Aerial images of the Site show that the extraction covered the vast majority of the Site and further impacts were received as a result of the landscaping works to create the recreational lake, including the creation of a perimeter road for the movement of machinery and vehicles.

6.4. Accordingly, there is very low potential for any archaeological remains to survive. If any remains associated with the Scheduled Monument survived, they would be anticipated to be very fragmentary in nature, and of limited evidential value. The proposed development is for the construction of up to 39 mobile holiday lodges and groundbreaking works are limited to the creation of the perimeter path and ancillary structures. However, as the extent and depth of the groundworks on the perimeter is unknown, the presence of buried archaeological remains cannot be completely discounted.

© Cotswold Archaeology

6.5. It is recommended that this report is provided to the Assistant County Archaeologist and that any need for further archaeological investigation is discussed. Based upon the conclusions of the present assessment, it is considered that there is a suitable and proportionate level of information to inform determination of the planning application. A programme of archaeological observation and recording during groundworks in site preparation and construction phase, particularly in the narrow area adjacent to the Scheduled Monument, would likely be a suitable measure if planning permission is granted.

Note: Scheduled Monuments and their protection

6.6. Scheduled Monuments are legally protected under the Ancient Monuments and Archaeological Areas Act 1979, and no works must take place within any part of a Scheduled Monument without Scheduled Monument Consent.

6.7. The application site redline boundary lies outside of the Scheduled Monument area: it does not include land within the Scheduled area. It should be noted that if planning permission is granted, measures must be taken during construction that no physical impacts take place outside of the redline application area within the Scheduled Monument.

Non-physical effects

6.8. Within proximity of the Site lies the Scheduled settlement west of Ashtonfields and the Ashton Keynes Conservation Area. The Site makes a limited contribution to the significance of these assets by providing part of the rural experience in views looking across the Scheduled Monument to the east, and on approach to Identify Area 9 within the Conservation Area from the north. The proposed development will result in limited changes to these views and will not impact upon the existing rural character. As such, it will not harm the significance of the Scheduled settlement or the Conservation Area.

© Cotswold Archaeology

7. REFERENCES

Allen, M., Blick, N., Brindle, T., Evans, T., Fulford, M., Holbrook, N., Richards, J.D. & Smith, A. 2016 The Rural Settlement of Roman Britain: an online resource

British Geological Survey 2024 *Geology of Britain Viewer, 1:50,000 geological mapping, bedrock and superficial* - https://geologyviewer.bgs.ac.uk/

Chartered Institute for Archaeologists 2020 *Standard and Guidance for Historic Environment Desk-Based Assessment*

Cotswold Archaeology 2021 *Land at Cotswold Community, Ashton Keynes, Wiltshire: Archaeological Evaluation*

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*

Historic England 2015 *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*

Historic England 2016 *Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management*

Historic England 2017 *Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Second Edition)*

Historic England 2019 *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*

Historic England 2022 *Planning and Archaeology: Historic England Advice Note 17* (HEAN 17)

Historic England 2025a *National Heritage List for England. Scheduled Monument entry: 1013356* *https://historicengland.org.uk/listing/the-list/list-entry/1013356?section=official-list-entry*

Historic England 2025b *National Heritage List for England. Scheduled Monument entry: 1013197* *https://historicengland.org.uk/listing/the-list/list-entry/1013197?section=official-list-entry*

Kings College London 20205 *Prosopography of Anglo-Saxon England*. Accessed on 09/07/2025 at https://pase.ac.uk/

LPS Events 2022 *'Cotswold Lake 62 End of Season Events'.* Accessed at Cotswolds Lake 62 End Of Season Events - LPS Events on 08/07/2025

Ministry for Housing, Communities and Local Government 2024 *National Planning Policy Framework (NPPF)*; published December 2024

Parry C 1988 *An Archaeological Evaluation of a Romano-British Settlement*

Planning (Listed Buildings and Conservation Areas) Act 1990 Act of UK Parliament

Powell-Smith A 20205 *Open Domesday*

South West England Archaeological Research Framework (SWERF) 2025 *Palaeolithic and Mesolithic*

TVAS (Thames Valley Archaeological Services) 2014 *Cotswold Community, Ashton Keynes, Cricklade, Wiltshire. An archaeological Evaluation.*

VCH (Victoria County History) 2011 *A History of the County of Wiltshire: Volume 18*

Wiltshire Council 2010 Wiltshire & *Swindon Aggregate Minerals Site Allocations DPD Evidence Report*

Wiltshire Council 2016 *Ashton Keynes Conservation Area Statement 2015*

Cartographic sources (viewed at Wiltshire and Swindon History Centre)

1845 Map of Ashton Keynes Estate

1896 Tracing maps of North End Farm

1910 Map of the Estate of the former Duke of Cleveland

Subsequent Ordnance Survey maps viewed at: www.promap.co.uk http://www.envirocheck.co.uk/ and www.maps.nls.uk/geo/find/

Aerial photographs (Viewed at Historic England)

Mar 1944	US/7PH/GP/LOC234
Sep 1946	RAF/106G/UK/1721
Jul 1968	SU 0495/3-4
Jul 1969	SU 0395/2-4
Aug 1967	RAF58/8252
Sep 1969	OS/69437
Apr 1970	OS/70042
Jul 1971	SU 0395/6
Sep 1971	FSL/71221
Oct 1971	FSL/71227

© Cotswold Archaeology

Jul 1975	SU 0395/8 and SU 0395/10
May 1982	OS/82103
Jul 1983	SU 0395/12, SU 0395/30, SU 0495/16, and SU 0495/19
Jul 1984	SU 0395/ 13-16 and SU 0395/31-34
Jul 1986	SU 0395/51-53
Jun 1988	OS/88139
Jun 1990	SU 0395/ 22 and SU 0395/25
Jul 1990	OS/90193
Jul 1992	SU 0395/39-43
Mar 1994	EA/AF/94C/749
Apr 1994	EA/AF/94C/771
Jul 2006	SU 0395/96-99
Apr 2015	SU 0395/100-111

Aerial photographs (Viewed at Wiltshire Council Historic Environment Record)

Sept 1971	221 248
Aug 1981	4281/162-164
Aug 1991	114 91/184-185
Aug 1992	129 92/ 033-34

© Cotswold Archaeology

APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

Heritage Statute: Listed Buildings

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission 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 feature of special architectural or historic interest which it possesses'.

Note on the extent of a Listed Building

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

(a) fixed to the building, or
(b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2024) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on 'Listed Buildings and Curtilage: Historic England Advice Note 10' (Historic England 2018).

Heritage Statue: Conservation Areas

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'), which requires that '*Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*'. Section 72 of the Act requires that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: '*The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area*.').

The NPPF (2024) also clarifies in Paragraph 220 that '*Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance*'. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest' (the NPPF (2024), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2024), Annex 2). The NPPF (2024), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England's 'Conservation Principles' looks at significance as a series of 'values' which include 'evidential'. 'historical', 'aesthetic' and 'communal'.

The setting of heritage assets

The 'setting' of a heritage asset comprises 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (NPPF (2024), Annex 2). Thus it is important to note that 'setting' is not a heritage asset: it may contribute to the value of a heritage asset.

Guidance on assessing the effects of change upon the setting and significance of heritage assets is provided in 'Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets', which has been utilised for the present assessment (see below).

Levels of information to support planning applications

Paragraph 207 of the NPPF (2024) identifies that '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'.

Designated heritage assets

Paragraph 202 of the NPPF (2024) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 212 notes that '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'. Paragraph 213 goes on to note that 'substantial harm to or loss of a grade II listed building…should be exceptional and substantial harm to or loss of designated heritage 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'.

Paragraph 215 clarifies that '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'.

Wiltshire Core Strategy
Core Policy 58: Ensuring the Conservation of the Historic Environment.

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

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

i. nationally significant archaeological remains

ii. World Heritage Sites within and adjacent to Wiltshire

iii. buildings and structures of special architectural or historic interest

iv. the special character or appearance of conservation areas v. historic parks and gardens

v. important landscapes, including registered battlefields and townscapes.

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

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

Good Practice Advice 1-3

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment' and 'GPA3 – The Setting of Heritage Assets'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to understanding the need for and best means of conservation.' This includes assessing the extent and level of significance, including the contribution made by its 'setting' (see GPA3

below). GPA2 notes that 'a 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, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so' (Page 3).

GPA3 – The Setting of Heritage Assets

The NPPF (Annex 2: Glossary) defines the setting of a heritage asset as 'the surroundings in which a heritage asset is experienced…'. Step 1 of the settings assessment requires heritage assets which may be affected by development to be identified. Historic England notes that for the purposes of Step 1 this process will comprise heritage assets 'where that experience is capable of being affected by a proposed development (in any way)…'.

Step 2 of the settings process 'assess[es] the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated', with regard to its physical surrounds; relationship with its surroundings and patterns of use; experiential effects such as noises or smells; and the way views allow the significance of the asset to be appreciated. Step 3 requires 'assessing the effect of the proposed development on the significance of the asset(s)' – specifically to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it', with regard to the location and siting of the development, its form and appearance, its permanence, and wider effects.

Step 4 of GPA3 provides commentary on 'ways to maximise enhancement and avoid or minimise harm'. It notes (Paragraph 37) that 'Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception.' It goes on to note (Paragraph 39) that 'good design may reduce or remove the harm, or provide enhancement'.

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses 'architectural and historic interest', which comprises the special interest for which they are designated.

The NPPF provides a definition of 'significance' for heritage policy (Annex 2). This states that heritage significance comprises 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or

historic'. This also clarifies that for World Heritage Sites 'the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.

Regarding 'levels' of significance the NPPF (2024) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England's 'Conservation Principles' expresses 'heritage significance' as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.
- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
- Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 219 of the NPPF (2024) notes that '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'.

GPA3 notes that 'good design may reduce or remove the harm, or provide enhancement' (Paragraph 28). Historic England's 'Conservation Principles' states that 'Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced' (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

Heritage harm to designated heritage assets

The NPPF (2024) does not define what constitutes 'substantial harm'. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to 'substantial harm': 'Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.

Effects upon non-designated heritage assets

The NPPF (2024) paragraph 216 guides that '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 affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

© Cotswold Archaeology

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref.	Description	Grade/Period	NGR	**HE ref.** HER ref. *HEA ref.*
A	Settlement E of Ashtonfield (Cotswold Community)	Scheduled Monument/ Prehistoric-Roman	SU 03796 95486	**1004691** MWI9537 *216712* *1073145* *1073147* *1073146*
B	Ashton Keynes Conservation Area and Listed Buildings within including the Grade I Church of the Holy Trinity and 59 Grade II Listed Buildings	Conservation Area/Grade I and II Listed Buildings/ Post-medieval	SU 04000 94000	***1023045-51*** ***1023053-56*** ***1023058-74*** ***1182340*** ***1182363*** ***1182453*** ***1182455*** ***1182466-67*** ***1182471*** ***1182476*** ***1182529*** ***1182540*** ***1182549*** ***1182624*** ***1182659*** ***1182678*** ***1182689*** ***1182720*** ***1284457*** ***1284481*** ***1284491*** ***1356080-86*** ***1363486-91***
C	Grade II Listed Buidlings at Cotswold Community, including: - Ashton field farmhouse - Ashton fields community hall and chapel - Ashton fields reception offices etc - Ashton fields and attached staff rooms	Listed Building/ Post-medieval	SU 03454 95548 SU 03452 95579 SU 03434 95586 SU 03429 95549	**1284623** **1182316** **1363489** **1023052**
D	Hall's Close: a ringwork and bailey 100m west of Kentend Farm	Scheduled Monument/ Medieval	SU0491294472	**1013197** MWI9643 *216753*
E	Moated site at Church Farm	Scheduled Monument/ Medieval	SU 04202 94261	**1013356** MWI9644 *216756*
E1	1994 Evaluation at the Cotswold Community School	-	SU 0329 9619	EWI16 *1046800*

© Cotswold Archaeology

Ref.	Description	Grade/Period	NGR	HE ref. HER ref. *HEA ref.*
E2	1998 Evaluation at the Cotswold Community School, Shorncote	-	SU 0342 9642	EWI3867 *1032943*
E3	1999 Excavation at the Cotswold Community, Ashton Keynes	-	SU 0317 9623	EWI17 *1337106*
E4	2000-2001 Excavation at Cotswold Community	-	SU 0313 9605	EWI5843
E5	2002 Excavation at Cotswold Community	-	SU 0311 9587	EWI827
E6	2003-2004 Excavation at Cotswold Community, Shorncote	-	SU 0330 9642	EWI6138 *1437633*
E7	2005 Excavation at Shorncote Quarry Phase 3	-	SU 0353 9645	EWI7182
E8	2006-2007 Excavation of Roman Field Boundaries at Cotswold Community (Phase 4)	-	SU 0353 9645	EWI7181 *1516575*
E9	Shorncote Quarry Footpath, Cotswold Community, 2008	-	SU 0324 9644	EWI8871 *1541528*
E10	2014 Evaluation at Cotswold Community, Ashton Keynes	-	SU 0334 9557	EWI7752 *1592139*
E11	1974 Watching Brief at Bradley's Gravel Pit	-	SU 0446 9584	EWI18 *655186*
E12	1998 Evaluation on Land Adjacent to Holy Cross Church, Ashton Keynes	-	SU 0420 9447	EWI3877 *1261750*
1	Possible Neolithic Henge	Prehistoric	SU 0327 9593	MWI9509
2	Possible Bronze Age Round Barrow within the Site	Prehistoric	SU 0409 9555	MWI9543 *1073132*
3	Possible Bronze Age Barrow	Prehistoric	SU 0433 9619	MWI9516 *1073129*
4	Possible Bronze Age Barrow	Prehistoric	SU 0466 9591	MWI9527
5	A pair of undated ring ditches	Prehistoric	SU 0461 9588	MWI9526 *1073136*
6	Possible Bronze Age Barrow	Prehistoric	SU 0469 9594	MWI9525
7	Possible Bronze Age Barrow	Prehistoric	SU 0455 9596	MWI9524
8	Possible Bronze Age Barrow	Prehistoric	SU 0336 9573	MWI9546
9	Possible Bronze Age Barrow	Prehistoric	SU 0334 9574	MWI9545

© Cotswold Archaeology

Ref.	Description	Grade/Period	NGR	**HE ref.** HER ref. *HEA ref.*
10	Possible Bronze Age Round Barrows	Prehistoric	SU 0330 9572	MWI9532 *1073125*
11	Bronze Age Round Barrow	Prehistoric	SU 0468 9570	MWI78748
12	Bronze Age or Iron Age Ring Ditches	Prehistoric	SU 0432 9565	MWI9528 *1073135*
13	Undated ring ditches	Undated? Prehistoric?	SU 0432 9568	MWI9531
14	Undated Ring Ditch	Undated? Prehistoric?	SU 0436 9568	MWI9529
15	Undated Ring Ditch	Undated? Prehistoric?	SU 0349 9547	MWI9530 *1073130*
16	Bronze Age Settlement	Prehistoric	SU 0316 9584	MWI9512
17	Bronze Age Pit Alignment	Prehistoric	SU 0321 9621	MWI9515
18	Iron Age Settlement	Prehistoric	SU 0326 9611	MWI9518
19	Iron Age Roundhouses	Prehistoric	SU 0340 9595	MWI75927
20	Iron Age/Romano-British Ditches and Trackway	Prehistoric/Roman	SU 0349 9643	MWI9544 MWI9513 *1073122* *1073123* *1073121*
21	Iron Age/Romano-British Ditches	Prehistoric/Roman	SU 0326 9617 SU 0324 9585	MWI9547 MWI9536 *216715*
22	Probably prehistoric/Roman settlement comprising enclosures located either side of a central trackway	Prehistoric/Roman	SU 0456 9584	MWI9534 MWI9533 MWI9520 MWI78721 MWI9535 *887897* *887894*
23	Romano-British Ditches	Roman	SU 0344 9638	MWI9521 *887896*
24	Romano-British Settlement	Roman	SU 0303 9460	MWI9633 *216763*
25	Undated rectangular enclosure	Undated? Prehistoric?	SU 0511 9461	MWI9610
26	Undated Linear, Ashton Down	Undated? Prehistoric?	SU 0391 9630	MWI9538 *887895*
27	Undated Field System	Undated? Prehistoric?	SU 0441 9614	MWI9539 MWI9549 *1073128* *1073133*

© Cotswold Archaeology

Ref.	Description	Grade/Period	NGR	**HE ref.** HER ref. *HEA ref.*
28	Undated Field Boundaries	Undated? Prehistoric?	SU 0408 9505	MWI9540
29	Undated Earthworks	Undated? Prehistoric?	SU 0458 9558	MWI9541 MWI9517
30	Undated Enclosures	Undated? Prehistoric?	SU 0406 9525	MWI9542
31	Undated diches/tracks	Undated? Prehistoric?	SU 0414 9540	MWI9537
32	Undated Enclosure	Undated? Prehistoric?	SU 0349 9581	MWI9548 *1073126*
33	Undated Curvilinear Ditch	Undated? Prehistoric?	SU 0403 9569	MWI9550 *1073131*
34	Undated Trackway	Undated? Prehistoric?	SU 0429 9553	MWI9551 *1073134*
35	Undated Enclosure	Undated? Prehistoric?	SU 0342 9491	MWI9665
36	Saxon Building	Early Medieval	SU 0319 9589	MWI9522
37	Saxon Sunken Floored Building	Early Medieval	SU 0455 9415	MWI9638
38	Ashton Keynes Medieval settlement	Medieval	SU 0444 9409	MWI9642
39	Medieval Cross, Holy Cross Churchyard	Scheduled Monument/ Medieval	SU 0421 9440	**1019844** MWI9645 *216750*
40	Medieval Standing Crosses	Medieval	SU 0469 9399 SU 0458 9403 SU 0452 9420	**1019841** **1019842** **1019843** MWI9646 *216744*
41	Church of the Holy Cross	Medieval	SU 0416 9439	MWI38587 *887919*
42	Ridge and furrow Headlands	Medieval	SU 0431 9490	MWI9666
43	Ridge and furrow sub surface remains identified by geophysical survey	Medieval/ Post-medieval	SU 0430 9408	MWI74982
44	Manor Farm	Post-medieval	SU 0420 9460	MWI67082
45	North End Farm	Post-medieval	SU 0426 9497	MWI67086
46	Cotswold Community, Ashton Field Farm	Post-medieval/ Modern	SU 0471 9432	MWI67049
47	Cotswold Bruderhof Burial Ground, Ashton Down	Modern	SU 0365 9587	MWI9523

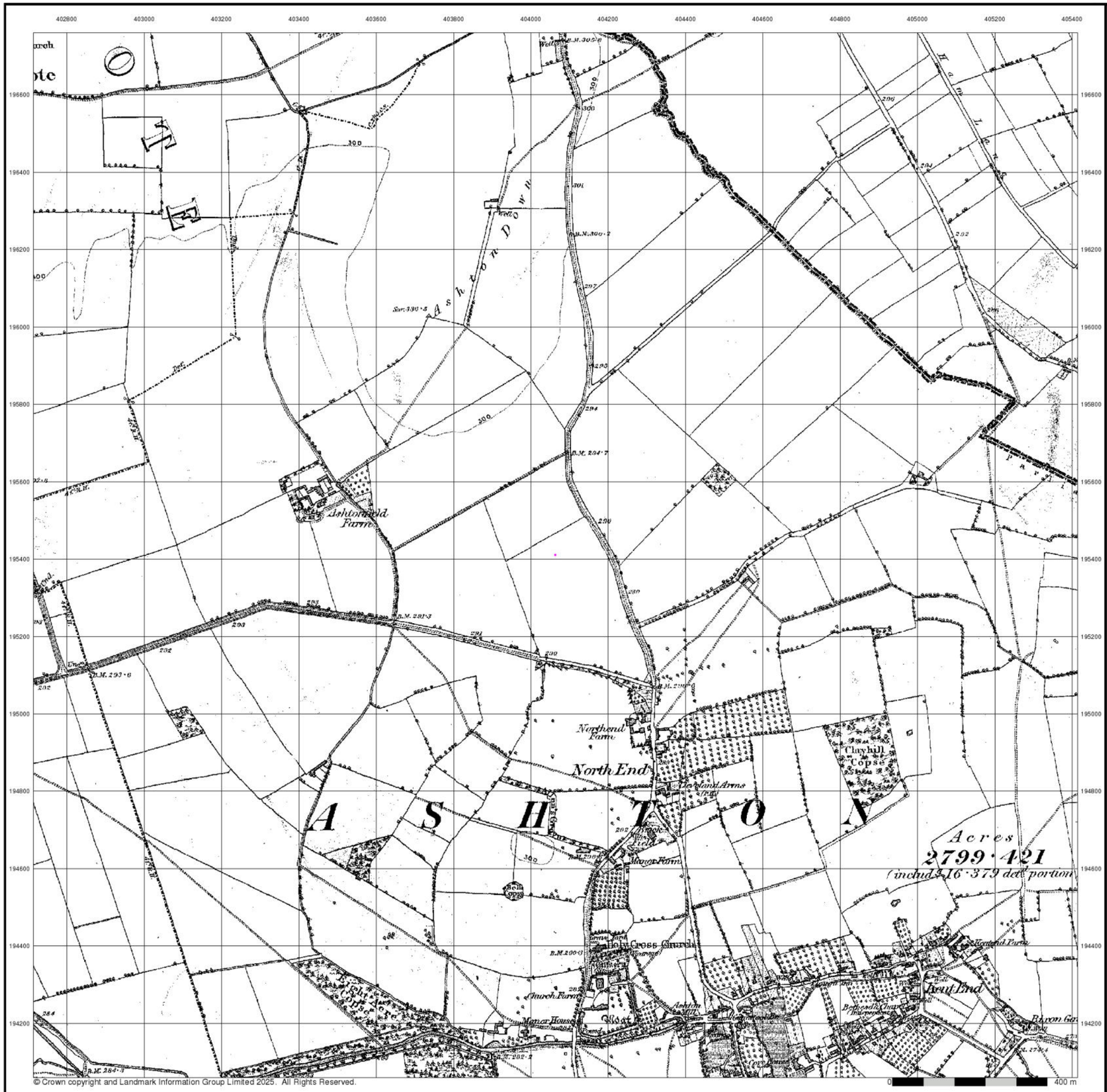
© Cotswold Archaeology

Ref.	Description	Grade/Period	NGR	**HE ref.** HER ref. *HEA ref.*
-	Church Farm Site of Farmstead, North East of Church Farm Site of Outfarm, North-Northeast of Ashton Field Farm Site of Outfarm, Northeast of Ashton Field Farm North End House Site of Farmstead, Northeast of Northend Farm Site of Farmstead, Northeast of Northend Farm Site of Outfarm, Whitefriars Lane		SU 0416 9427 SU 0344 9485 SU 0390 9633 SU 0412 9624 SU 0432 9492 SU 0500 9560 SU 0455 9533 SU 0483 9552	MWI67047 MWI67048 MWI67050 MWI67051 MWI67087 MWI67090 MWI67091 MWI71559
	Findspot of a Neolithic axehead	Prehistoric	SU 0499 9513	MWI9426 *887878*
	Findspot of a Bronze Age dagger	Prehistoric	SU 0420 9540	MWI9511 *216698*
	Findspot of a Bronze Age tool and pottery fragments	Prehistoric	SU 0330 9498	MWI9631
	Findspot of a Bronze Age flint	Prehistoric	SU 0421 9447	MWI9632
	Findspot of a Roman statuette and a model of a cockerel	Roman	SU 0448 9450	MWI9676 *216742*
	Findspot of a Saxon Knife	Early Medieval	SU 0489 9449	MWI9636
	Findspot of a Saxon Bronze cover	Early Medieval	SU 0400 9430	MWI9637

© Cotswold Archaeology

APPENDIX 3: HISTORIC ORDNANCE SURVEY MAPPING

© Cotswold Archaeology



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

Gloucestershire

Published 1885

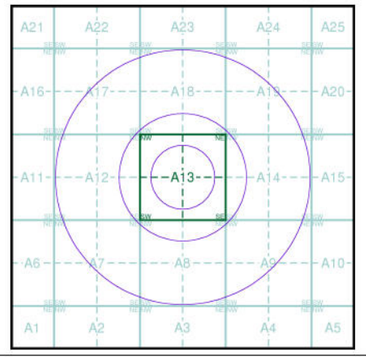
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



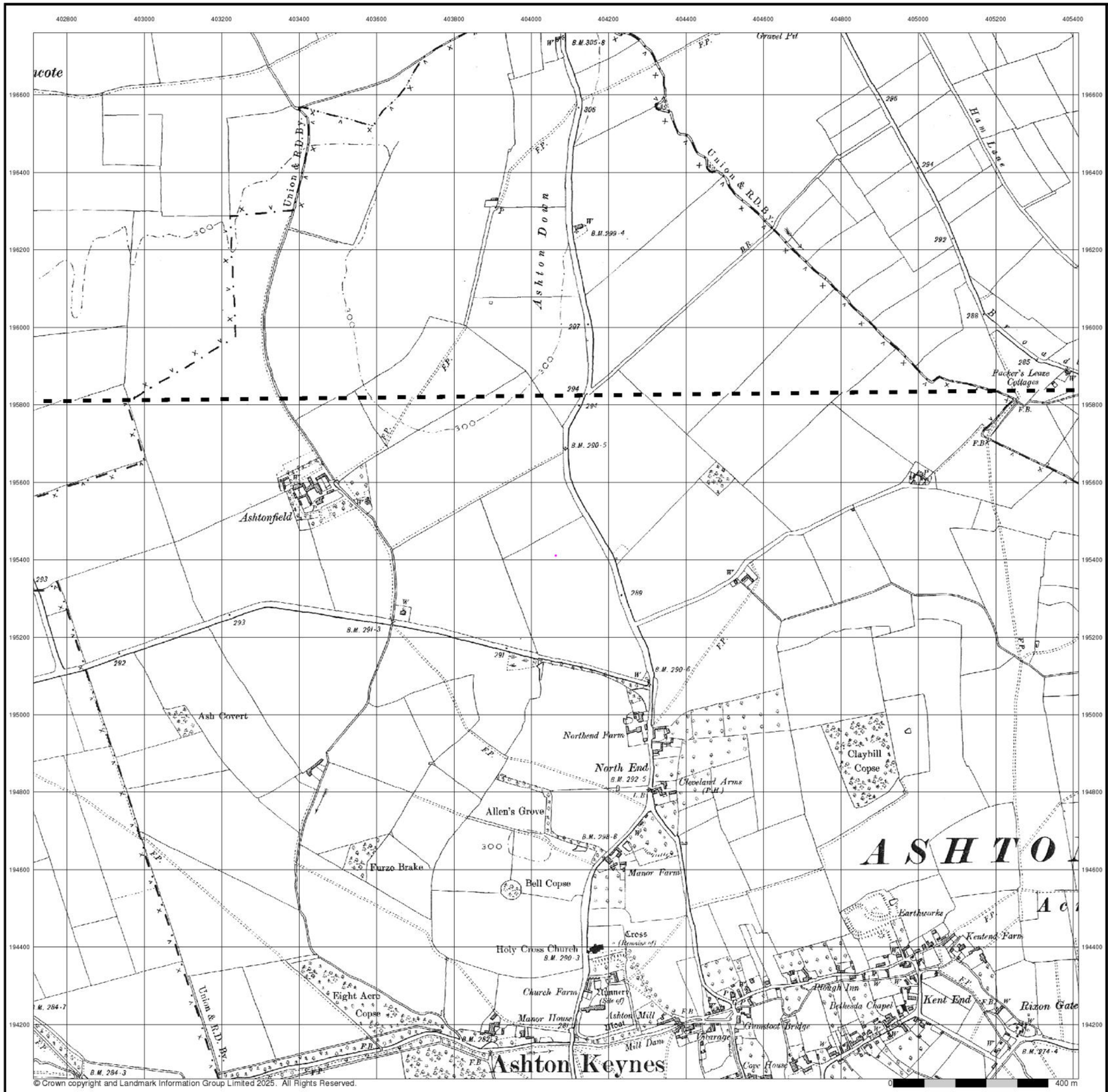
Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

Wiltshire

Published 1900 - 1903

Source map scale - 1:10,560

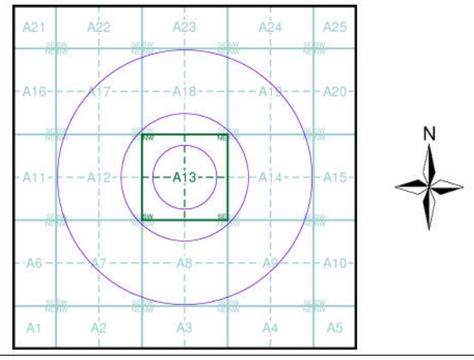
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

004NE
1903
1:10,560

004SE
1900
1:10,560

Historical Map - Slice A



Order Details

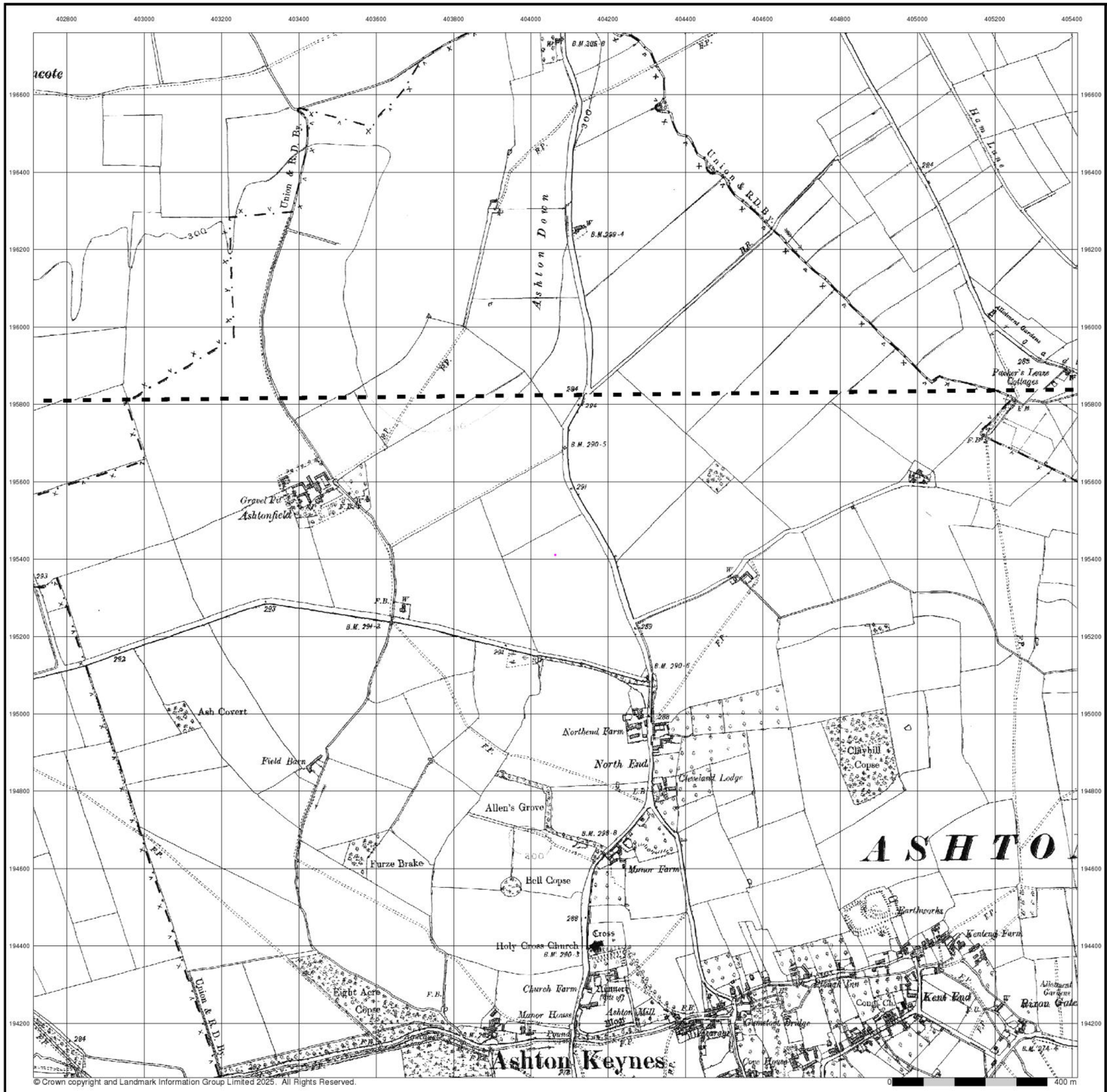
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

Gloucestershire

Published 1924

Source map scale - 1:10,560

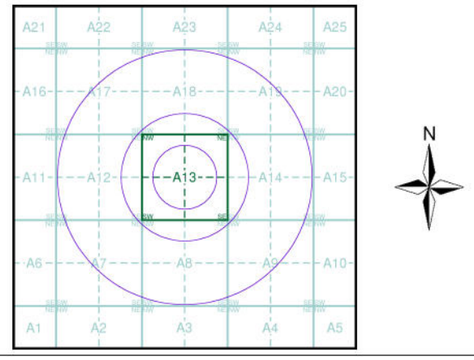
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

059NE
1924
1:10,560

059SE
1924
1:10,560

Historical Map - Slice A



Order Details

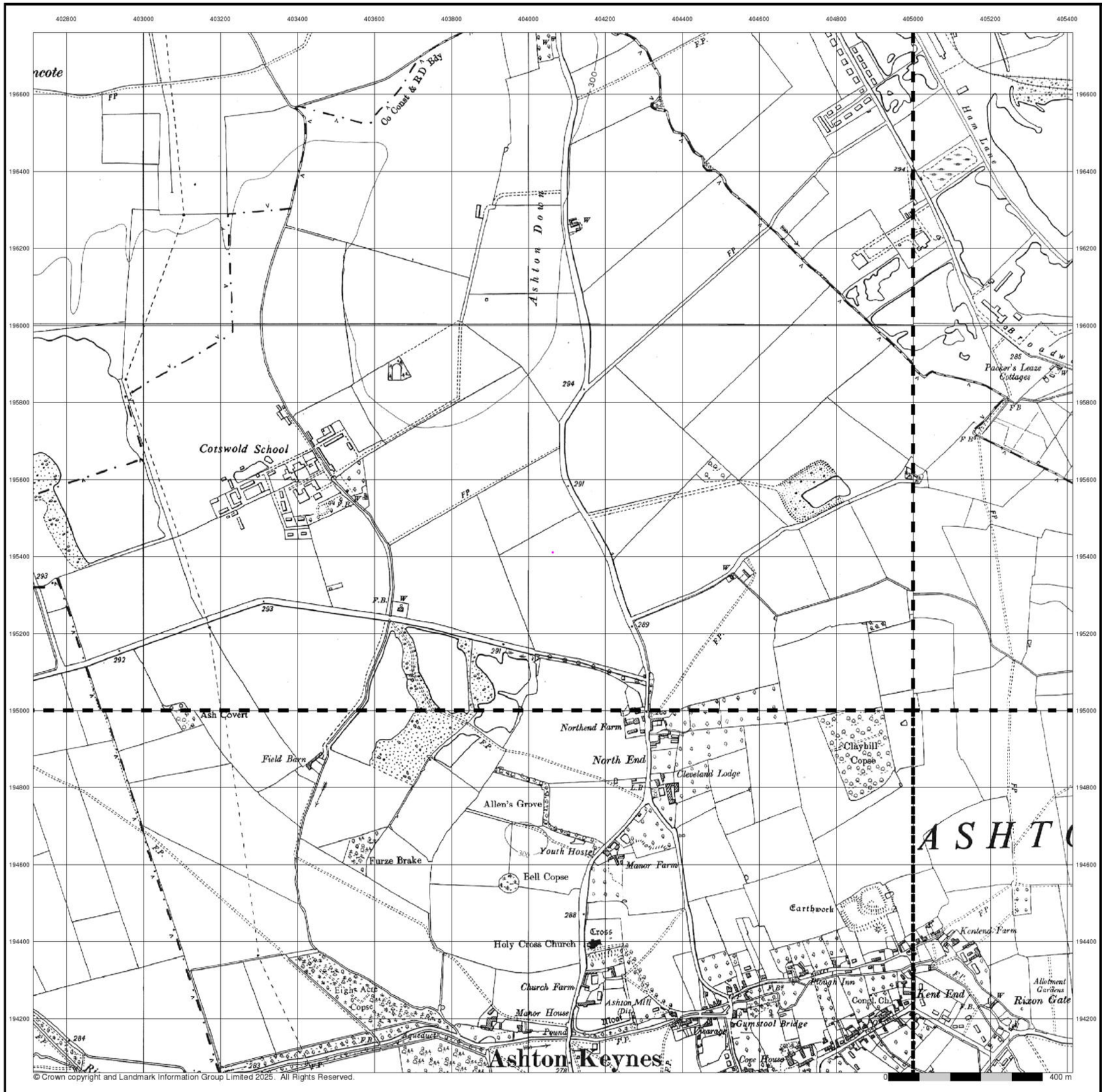
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

Ordnance Survey Plan

Published 1960

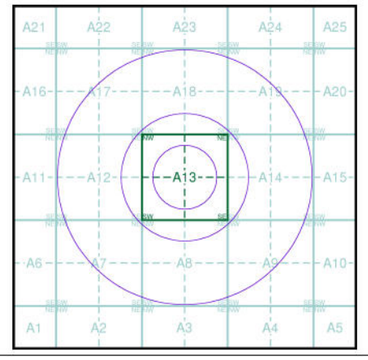
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SU09NW 1960 1:10,560	SU09NE 1960 1:10,560
SU09SW 1960 1:10,560	SU09SE 1960 1:10,560

Historical Map - Slice A



Order Details

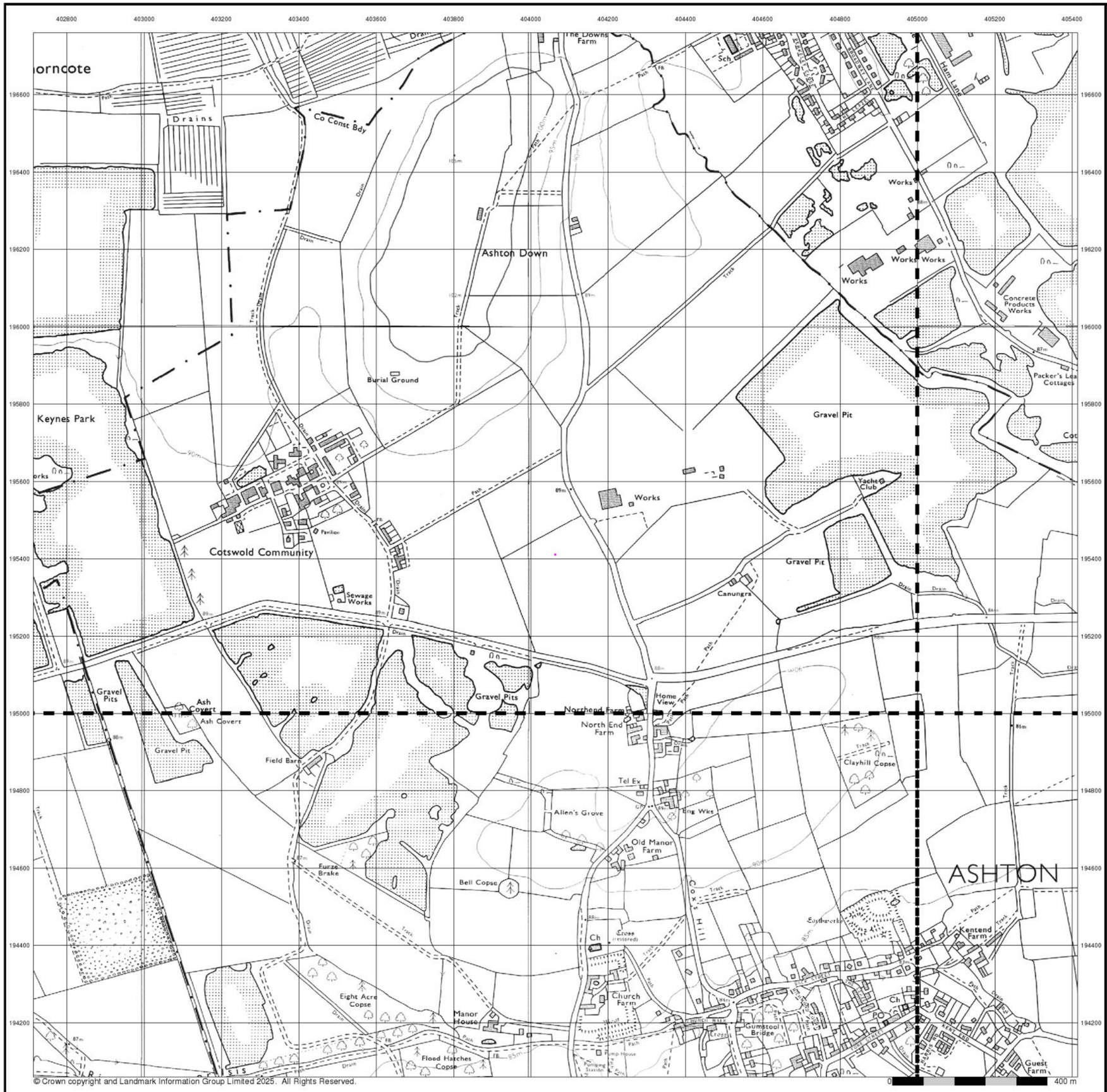
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

Ordnance Survey Plan

Published 1975 - 1976

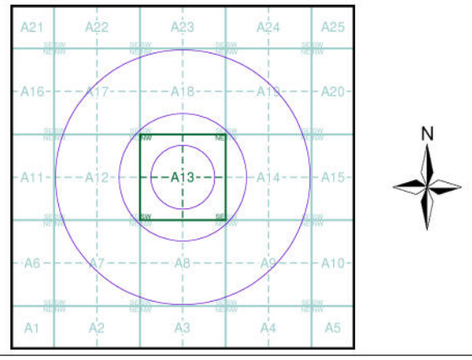
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SU09NW 1976 1:10,000	SU09NE 1976 1:10,000
SU09SW 1975 1:10,000	SU09SE 1975 1:10,000

Historical Map - Slice A



Order Details

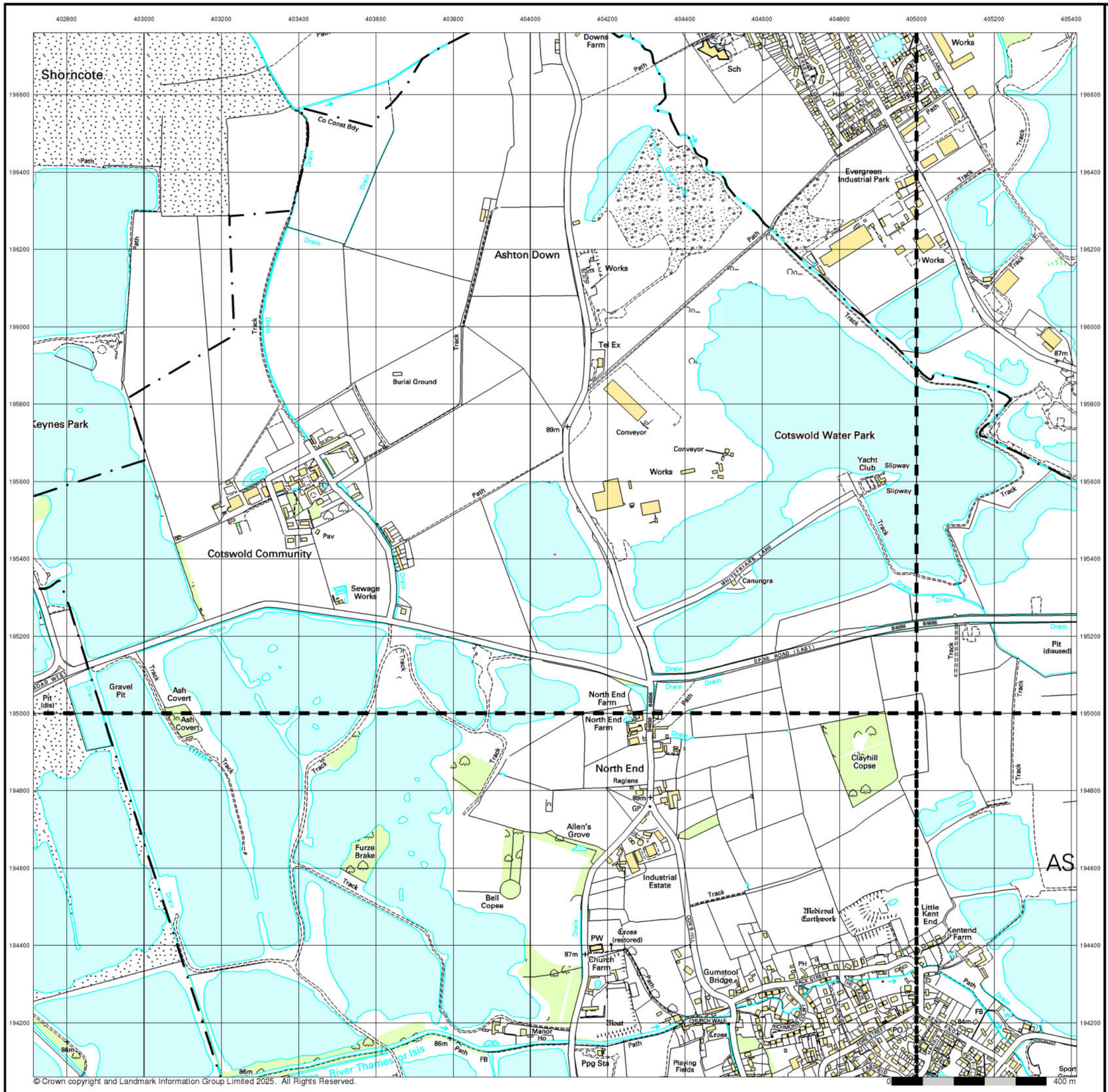
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

10k Raster Mapping

Published 2000

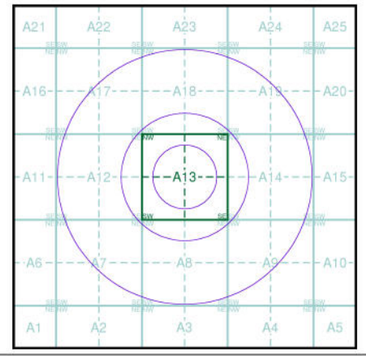
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU09NW 2000 1:10,000	SU09NE 2000 1:10,000
SU09SW 2000 1:10,000	SU09SE 2000 1:10,000

Historical Map - Slice A



Order Details

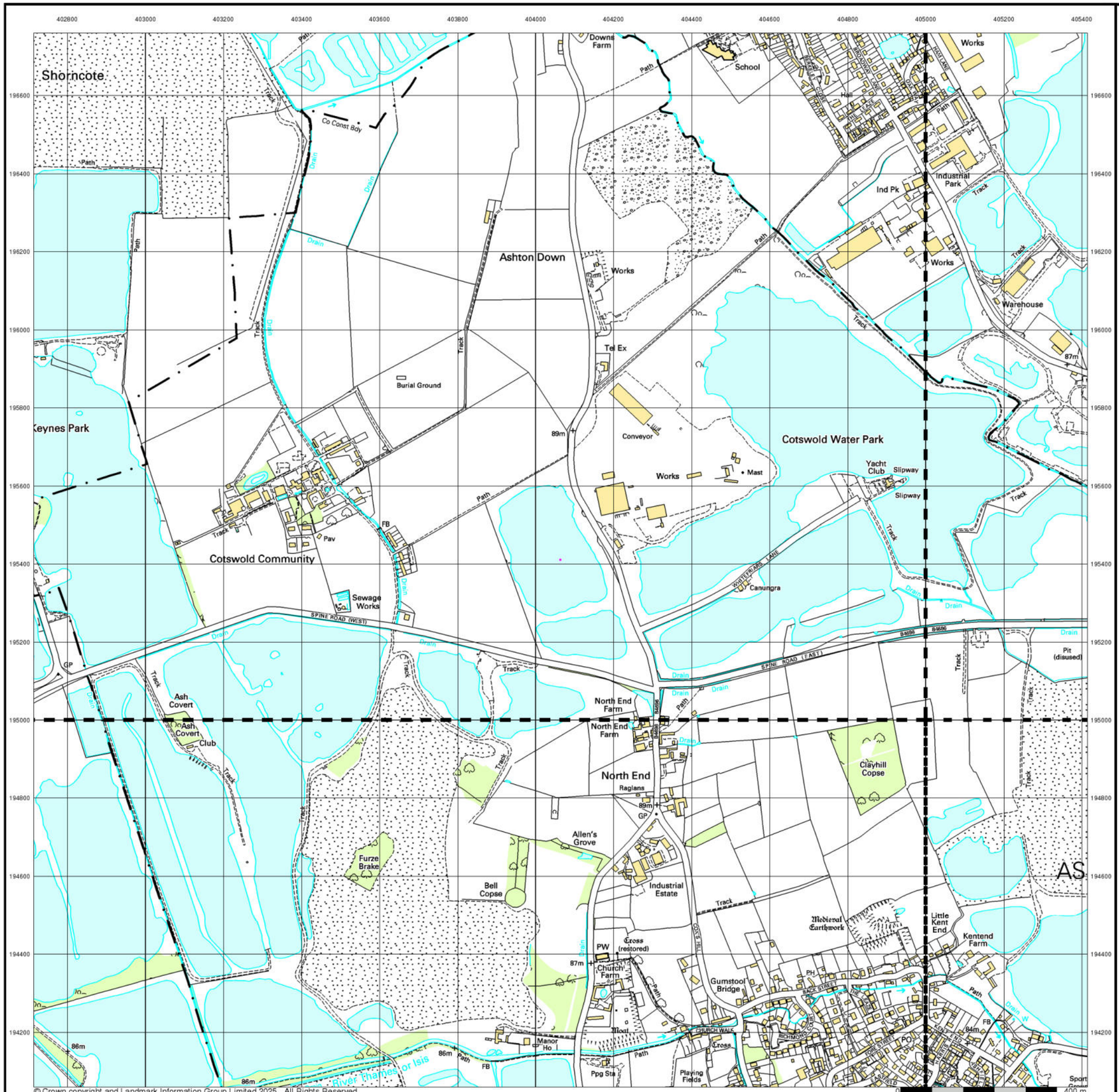
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

10k Raster Mapping

Published 2006

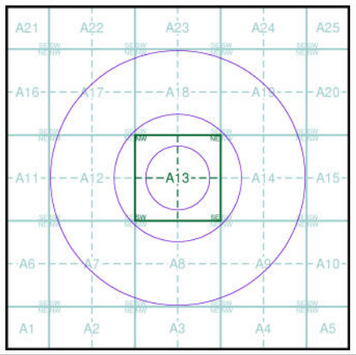
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SU09NW 2006 1:10,000	SU09NE 2006 1:10,000
SU09SW 2006 1:10,000	SU09SE 2006 1:10,000

Historical Map - Slice A



Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

VectorMap Local

Published 2024

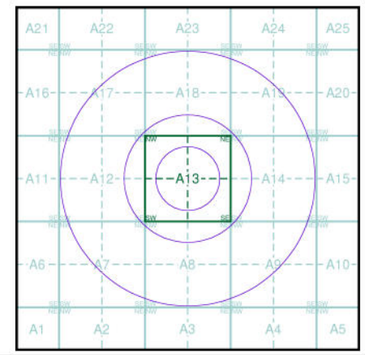
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SU09NW 2024 Variable	SU09NE 2024 Variable
SU09SW 2024 Variable	SU09SE 2024 Variable

Historical Map - Slice A



Order Details

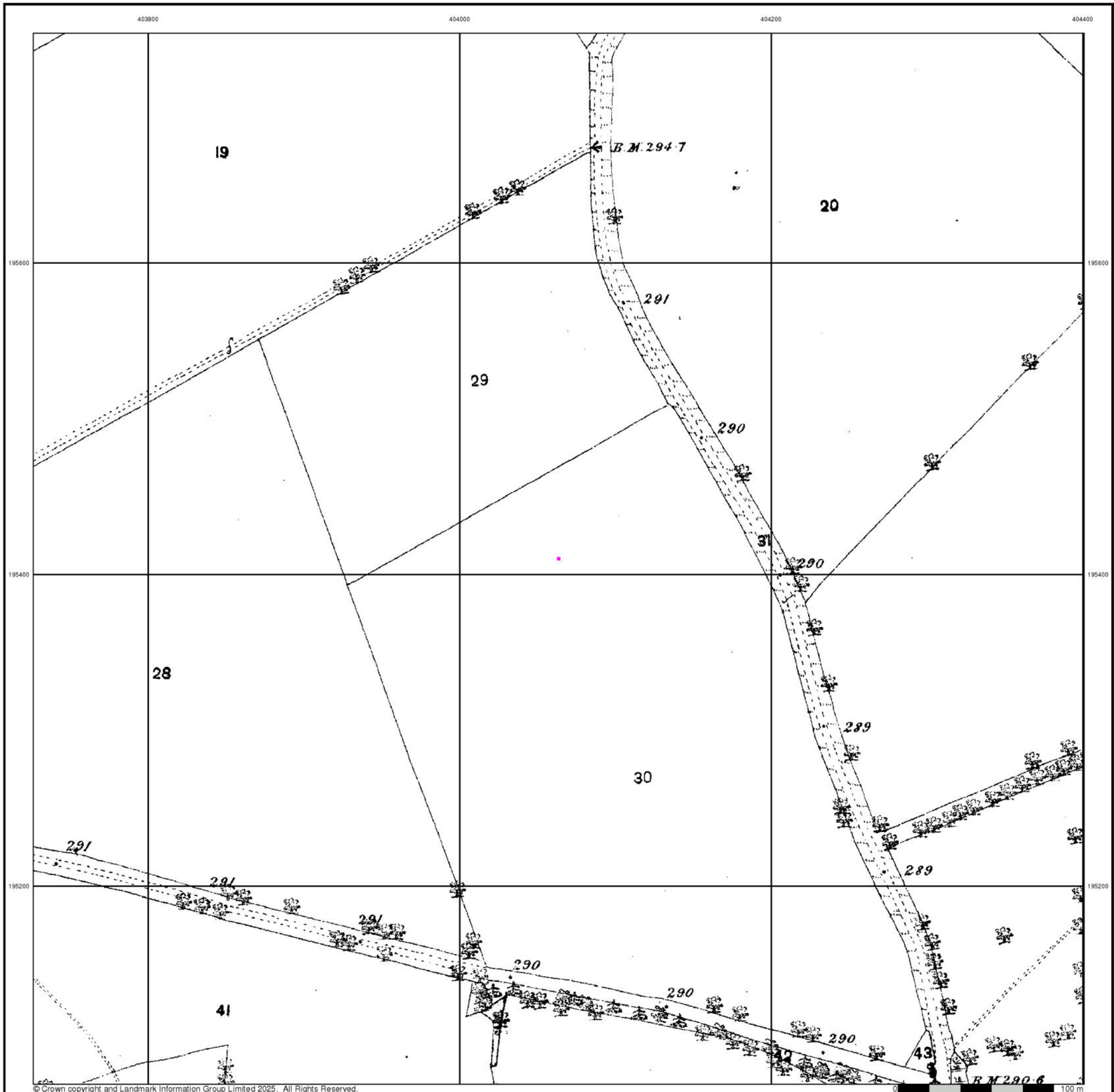
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

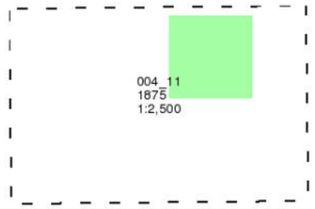
Wiltshire

Published 1875

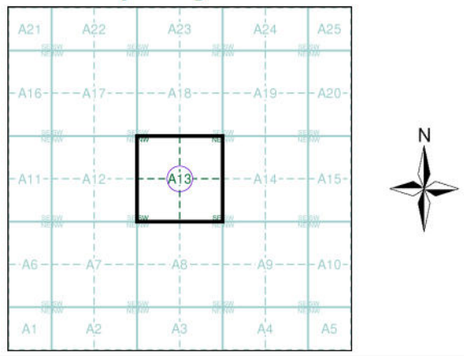
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



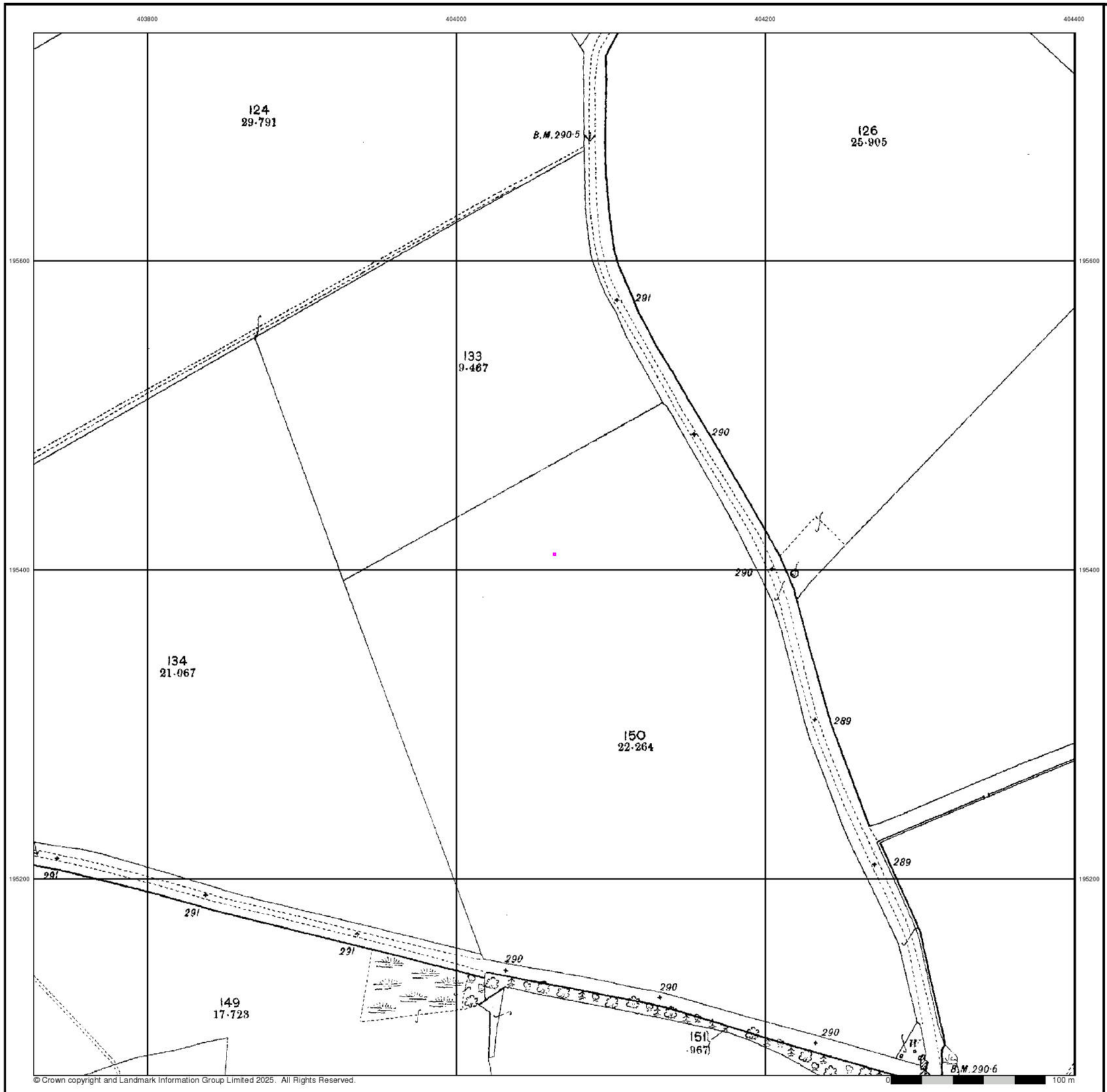
Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

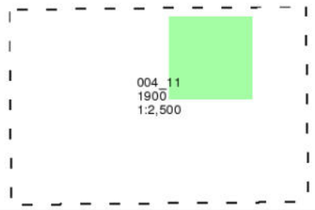
Wiltshire

Published 1900

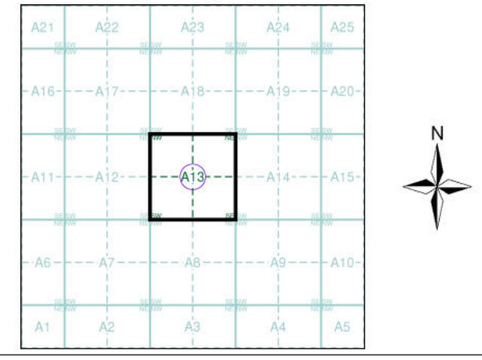
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

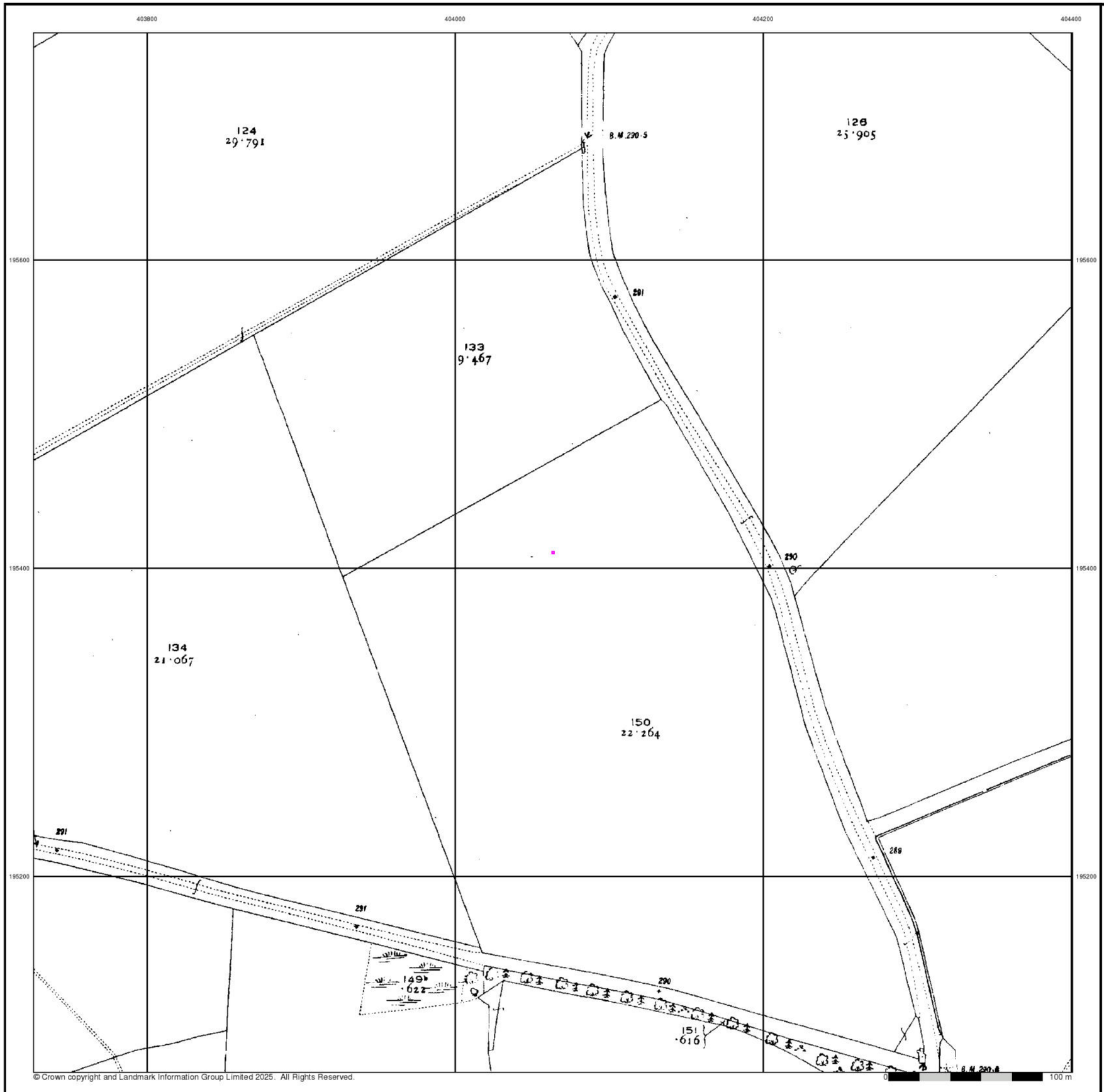
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

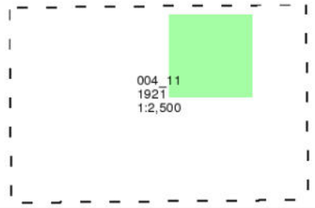
Wiltshire

Published 1921

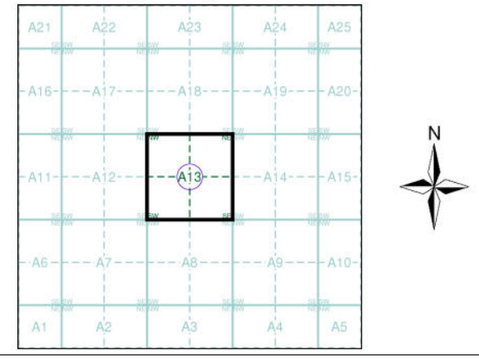
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

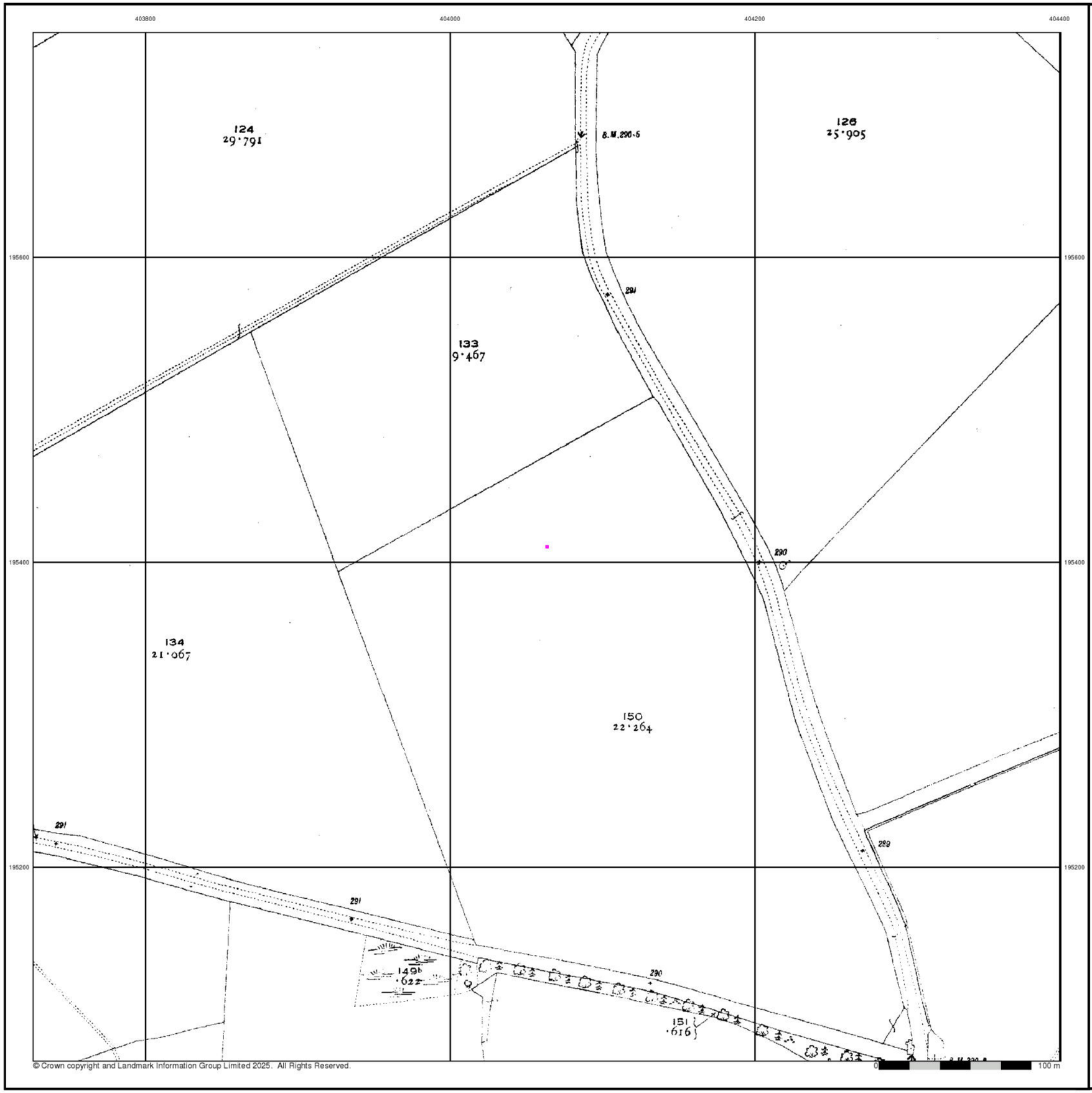
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

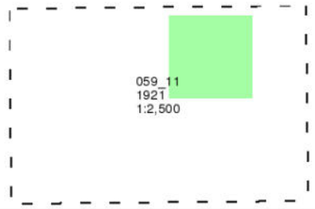
Gloucestershire

Published 1921

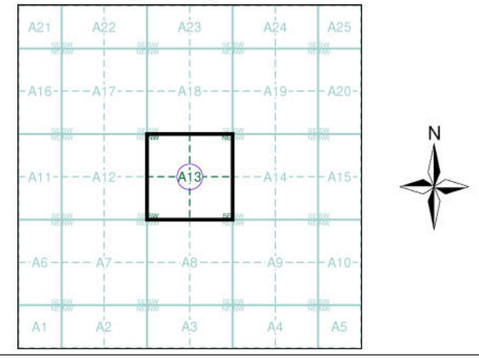
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

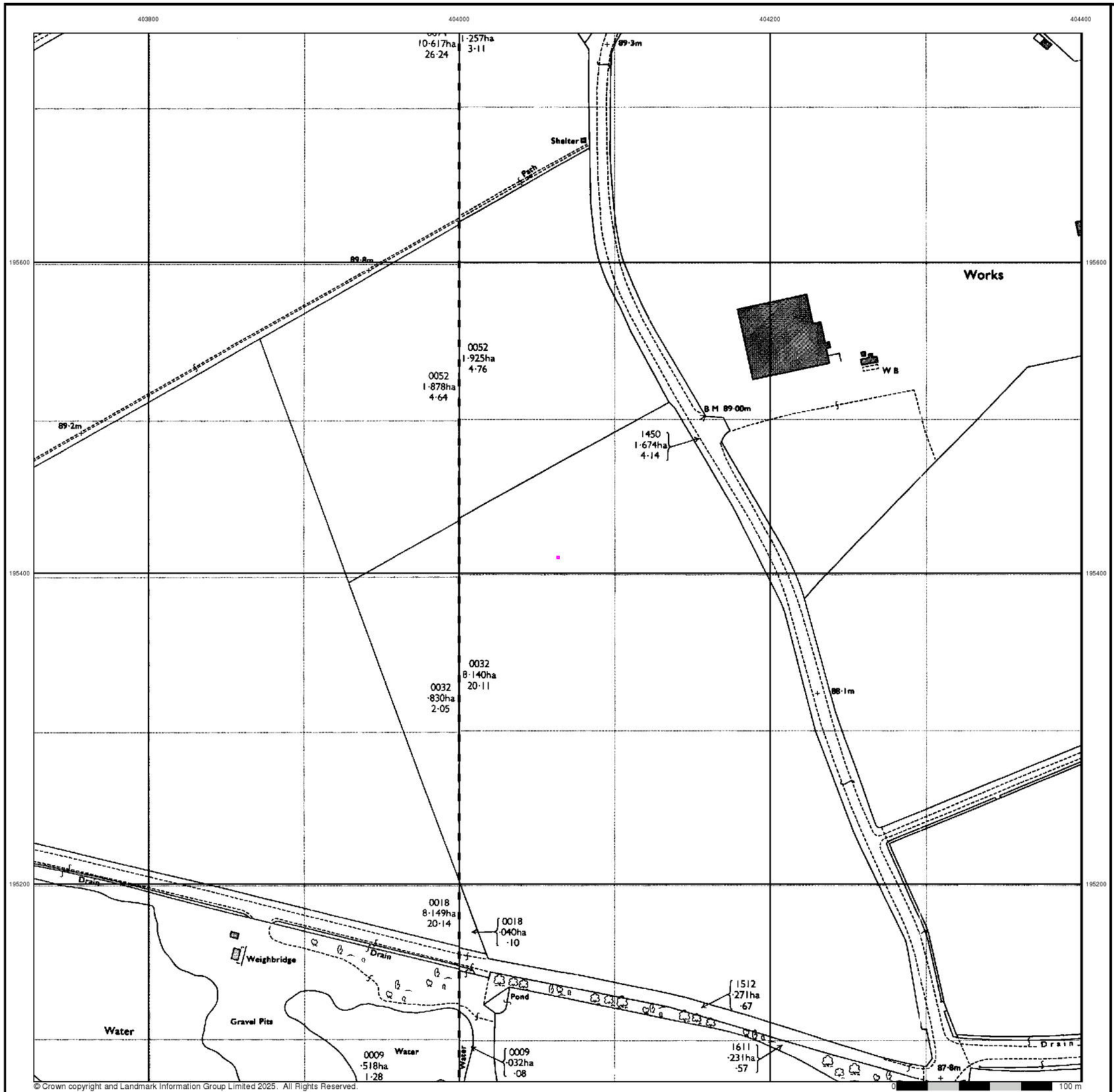
Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

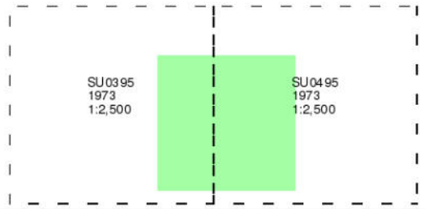
Ordnance Survey Plan

Published 1973

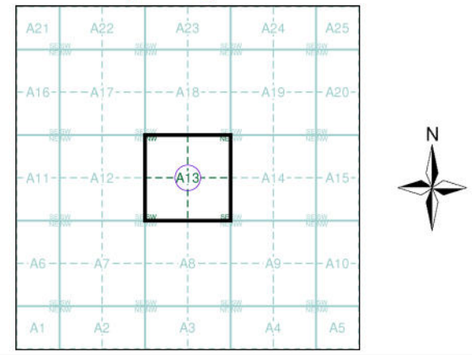
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



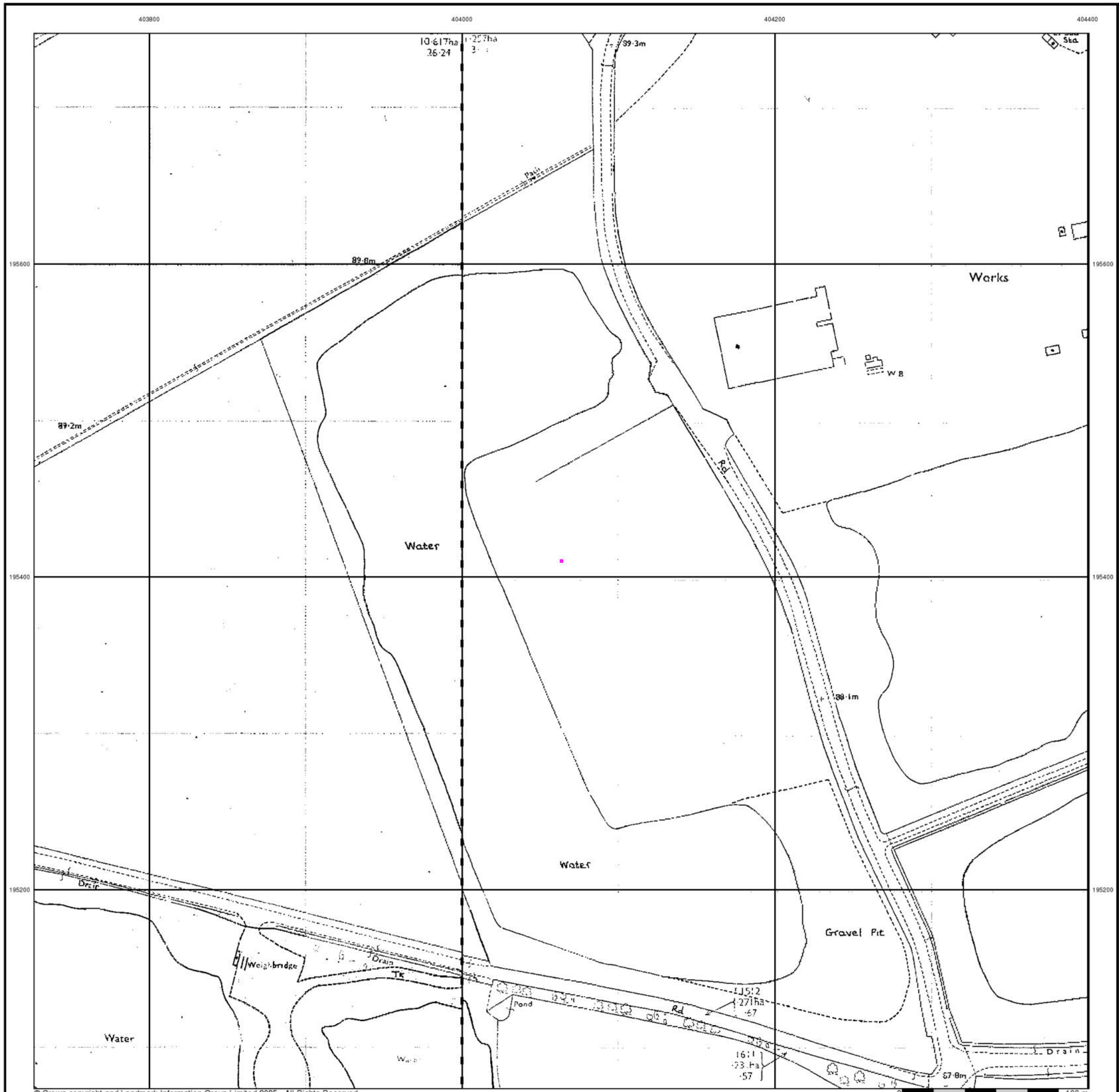
Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck®

LANDMARK INFORMATION GROUP®

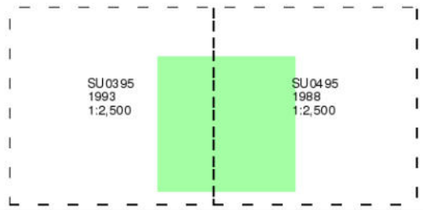
Additional SIMs

Published 1988 - 1993

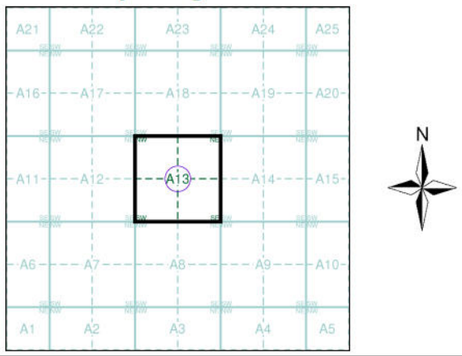
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

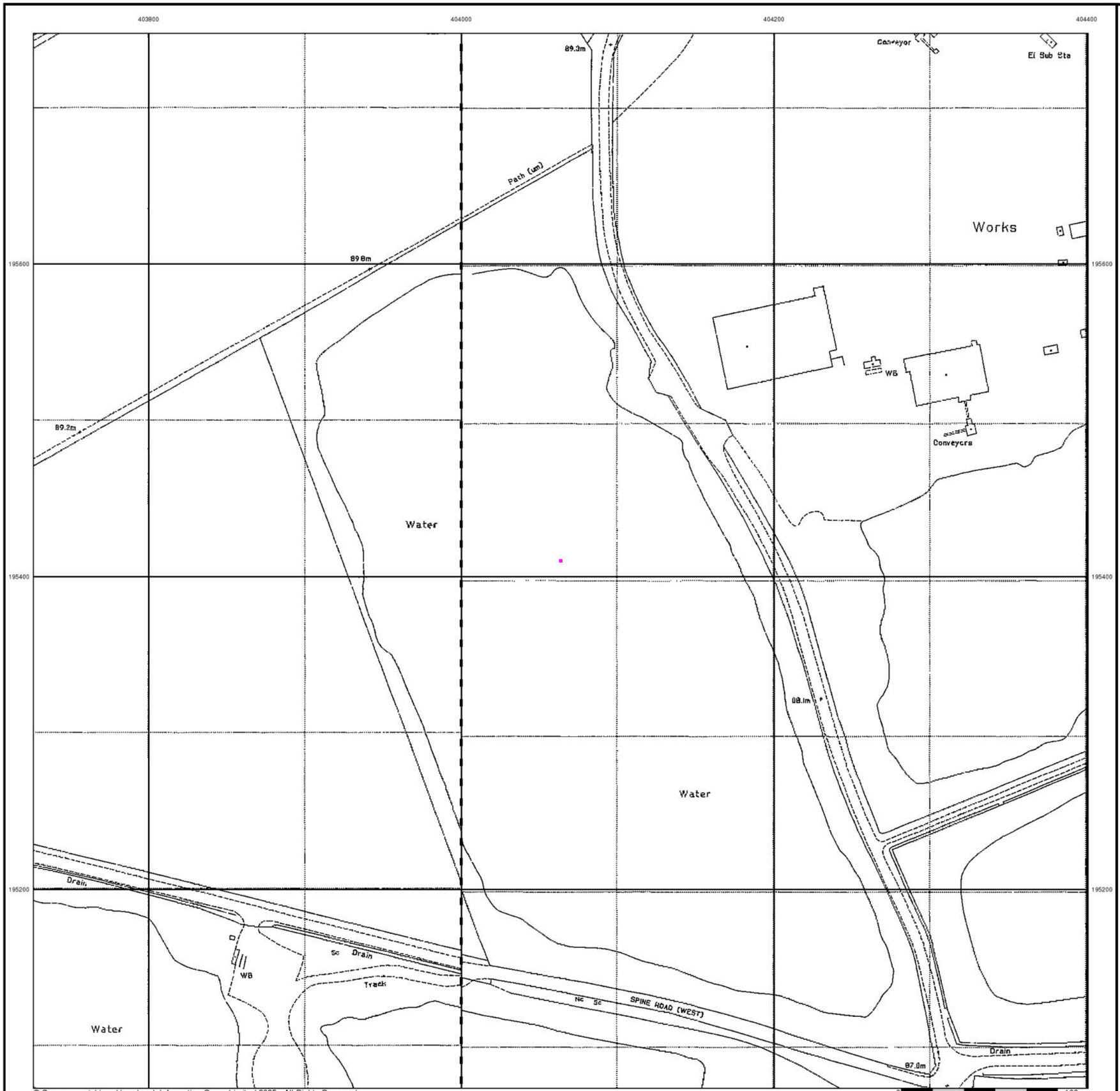


Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

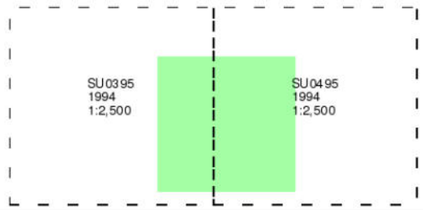
Large-Scale National Grid Data

Published 1994

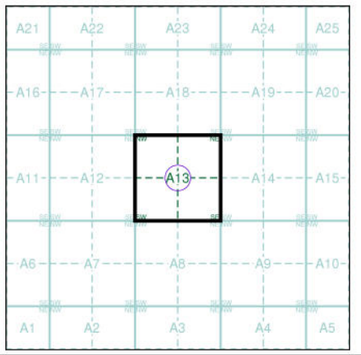
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	378377685_1_1
Customer Ref:	CR1975
National Grid Reference:	404060, 195410
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

Site at, Ashton Keynes, Wiltshire

Landmark® INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX 4: MASTERPLAN

© Cotswold Archaeology



1 proposed site plan_Option 1
1:500

- This drawing and the works depicted are the copyright of Leap Architects Ltd and may not be reproduced or amended except by written permission. No liability will be accepted for amendments made by others.
- Do not scale from this drawing.
- Unless noted otherwise all dimensions are in millimetres.
- All dimensions to be checked on site prior to commencement of works.

Drawing Revisions

00	14/07/25	Option Study
01	28/07/25	Option 1 Revised
02	25/09/25	Layout Updates
03	29/09/25	Cycle Path Updates
04	06/11/25	Site Layout Updates

KEY:

1. Viewing + Seating Area
2. Vertical Axis Wind Turbine
3. Sub-Station / Plant
4. Slipway + Hardstanding
5. Parking Spaces
6. Gym + Fitness Studio/ Consultation Room / WC
7. Bicycle Hire
8. Recycling + Refuse Collection Points
9. Accommodation Lodges
10. Accessible Lodges
11. Extended Parking Bays

new vehicular / bicycle access route

existing paths around the site

0 10 20 30 40 50m

leap architects

42a Upper High Street, Thame, OX9 2DW

01865 570250• info@leap.design • leap.design

Issued For

INFORMATION

Client

Mr P Cripps

Project

Development of Lake 62 Cotswold Water Park

Derrylfields, Ashton Keynes, Wiltshire, SN6 6QT

Drawing

Title	**Proposed Site Plan**
Date	November 2025
Scale	As indicated @ A1
Project number	**LAD058**
Drawing number	**CWP- 102**
Revision	**04**

Cotswold Archaeology

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Cotswold Business Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive, Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

Suffolk Office

Unit 5, Plot 11, Maitland Road
Lion Barn Industrial Estate
Needham Market
Suffolk
IP6 8NZ

t: 01449 900120

e: enquiries@cotswoldarchaeology.co.uk

