

Samantha Stockley
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
BA14 8JN

Our Ref: P10003420

07 September 2026

Dear Ms Stockley

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

Lake 62, Cotswold Water Park, South Cerney, SN6 6QX
Application No. PL/2026/04464

Thank you for your letter of 12 August 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

The proposed development for a change of use at Lake 62, for up to 38 holiday lodges, includes two vertical axis wind turbines. However no information has been provided on their height and massing. The turbines could have an impact on the significance of the above site. We ask that a decision on the application is delayed until further information and assessment is provided on the wind turbines and their potential impact (National Planning Policy Framework (NPPF) 2026 HE5).

Historic England Advice

The proposed works are next to the 'Settlement East of Ashtonfield' scheduled monument (National Heritage List no: 1004691). It is a designated heritage asset of the highest significance (NPPF 2026 HE6. 6)

The significance of the monument and its setting

The monument was identified from a complex group of cropmarks. These have been interpreted as the remains of a prehistoric or Roman settlement with enclosures, hut circles, ditches, pits, field boundaries and a trackway. The site also includes a distinctive type of enclosure known as a 'banjo enclosure'.

This is a significant complex, multi-period settlement. Any surviving archaeological and environmental remains have the potential to reveal evidence about the site's construction, function and development as well as its position and importance within the wider landscape.

The scheduled area is based on aerial photographs and the extent of buried archaeology is unknown. This means it is possible that archaeological remains of equal significance to the designated heritage asset lie outside of the scheduled area.

The setting of the monument also adds to its significance. Although recent gravel extraction has had an impact on this setting, industrial quarry pits have subsequently been turned into inland lakes and rewilded creating a rural landscape. Farmed countryside in keeping with the setting of the original prehistoric or Roman features can also be seen to the north of the monument.

The landscape the monument lies within is rich in archaeology and there are many other similar sites known. However many of these sites have been lost, (in the 19th and early 20th centuries) through the gravel extraction.

Impact of proposed changes

The proposal for the change of use for Lake 62, Cotswold Water Park includes the provision of up to 38 holiday lodges with associated infrastructure. This will involve the addition a variety of buildings, services and facilities, including two vertical axis wind turbines.

The application is supported with a Heritage Desk-Based Assessment (HDBA) which has shown that the majority of the site has been worked for gravel and therefore there is a low potential for there to be any surviving archaeology. There is a possibility there is some survival along the western edge, closest to the scheduled monument. The Assistant County Archaeologist has requested archaeological mitigation to ensure any surviving archaeology is recorded (NPPF 2026 HE10).

The proposal for the change of use for Lake 62 will also involve additional activities on the lake and increase the number of visitors and traffic to the site. Holiday lodges will further boost visitor numbers and result in night-time occupation and use. This will increase noise and light levels.

Historic England position

The application is supported with a Heritage Desk-Based Assessment (HDBA) that includes a settings assessment. There is also a Landscape and Visual Assessment. Both these documents show that the proposals will change the setting of the monument with the introduction of structures, lighting and noise. That change will cause some harm to the significance of the monument (NPPF 2026 HE6).

That harm will need to be weighed against the public benefits of the application (NPPF 2026 HE6, 3-4)

There will be an increase in light and noise, which will be in addition to increased noise and movement from the development of Ashon Fields to the west. This cumulative harm has been assessed in the HDBA.

Within the Design Statement (DS) and on the plans two vertical axis wind turbines are shown. In the DS it states these are indicative locations and the detail will be developed as part of future reserved matters applications. The sections with the DS (Proposed section E-E p.13) do not show the turbines.

No information is given on the height of these turbines. Vertical Axis turbines can be up to 100m tall.

Without this information it is difficult to understand the full impact of these structures on the scheduled monument.

The HDBA deals with the foundation impacts of the turbines but not their visual impact.

The majority of the development will have a minimal impact on the significance of the scheduled monument. However, it is unknown what the impact of the turbines will be.

It is Historic England's view that this application fails to fully assess the impacts of the development on the designated heritage asset and as such does not follow Policy HE5 of the National Planning Policy Framework (2026).

Recommendation

Historic England advises that your Council should seek the following amendment to this application in order to remove or limit the harm the proposals would do to the significance of Settlement East of Ashtonfield.

We recommend that a decision on the application is delayed until further details on the height of the turbines has been provided.

If the turbines are removed from the application or are no higher than the surrounding trees we have no objection to the application on heritage grounds.

If they are to be included and are higher than the surrounding trees than the following further information is needed:

- Height of Turbines
- Settings assessment and LVIA updated to include the turbines.

Should the proposals remain unchanged, it will be for your Council to assess whether the harm to Settlement East of Ashtonfield's significance would be outweighed by public benefits

secured by the development. In doing so, it should give great weight to the conservation of this designated heritage asset.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

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