



PE Jones (Contractors) Ltd.

Holywell Lane, Clutton

Historic Environment Desk-based Assessment

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RSK GENERAL NOTES

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Author	<u>O. Raybould</u>	Technical reviewer	<u>A. Towle</u>
			
Signature	_____	Signature	_____
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd.

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1 INTRODUCTION

- 1.1 RSK Environment Ltd (RSK) was commissioned by PE Jones (Contractors) Ltd to undertake a study of the historic environment (to include archaeology and cultural heritage) for a potential development site north of Holywell Lane, Clutton, Cheshire West, centred at NGR 346521, 354648.
- 1.2 The area of the proposed scheme measures c.3Ha (**Figure 1**) and the development would impact on the majority of the site, excepting an area of proposed public open space on the northern side of the site.
- 1.3 This report provides an assessment of the historic environment baseline and the potential environmental effects of the proposed development.

Aims and objectives

- 1.4 The aims of the assessment are:
- to establish, from documentary sources, the known archaeological and cultural heritage interest in the proposed development site;
 - to assess, from existing sources, the potential for the presence of previously unknown archaeological remains within the proposed development site;
 - to provide an assessment of the significance of the known archaeological and heritage assets;
 - to make recommendations with regards to the need for further archaeological assessment or mitigation, where necessary; and
 - to provide a report for submission in support of an application to develop the site.

Legislation and policy context

Statutory protection

- 1.5 **Table 1** summarises the statutory legislation relating to the historic environment and relevant to this report.

Legislation	Key Issues
Ancient Monuments and Archaeological Areas Act (1979)	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent.
Planning (Listed Buildings and Conservation Areas) Act (1990)	No works can be carried out in relation to a listed building without listed building consent. Designation of an area as a 'conservation area' introduces general controls over demolition and development within that area.
Treasure Act (1996)	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Burial Act (1857)	Under Section 25 of the 1857 Act, it is generally a criminal offence to remove human remains from any place of burial without an appropriate licence issued by the Ministry of Justice (MoJ), although recent legislative changes indicate that some cases are exempt from this requirement

Table 1: Historic environment, statutory legislation

Non-statutory protection

- 1.6 The National Planning Policy Framework (NPPF, March 2012) makes archaeology a material consideration in planning decisions, requiring applicants to describe the significance of heritage assets potentially affected by development, including any contribution made by their setting. Where a site includes or has the potential to include heritage assets of archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation to inform consideration of planning applications.

Structure and Local Planning Policy

- 1.7 The Cheshire 2016 Structure Plan Alteration was adopted by Cheshire County Council in December 2005 and sets out the broad planning strategy for the County. Policy R1 regards the protection of archaeological and cultural heritage resources and is consistent with the NPPF.

2 ASSESSMENT METHODOLOGY

- 2.1 This archaeological assessment was undertaken in accordance with *Standard and Guidance for Historic Environment Desk-Based Assessments* (Institute for Archaeologists, 2012) and the Institute for Archaeologists' *Code of Conduct* (2014).
- 2.2 The study area consisted of the site of the development and a 1km buffer around it. For the purposes of this report, the site is divided into Fields A – C, following modern site divisions (**Figure 1**).

Data sources

- 2.3 Historic environment data has been collected for the study area from the following sources:
- The Historic Environment Record (HER) maintained by Cheshire Archaeology Planning Advisory Service (CAPAS), for details of events and heritage assets (both designated and non-designated) in the study area;
 - The National Monuments Record (NMR) maintained by English Heritage for details of archaeological events and heritage assets in the study area;
 - Site visit;
 - A review of geotechnical site investigations;
 - Historic aerial photographs; and
 - Historic mapping sequence.

Site visit

- 2.4 Heritage assets known through desk-based sources and areas of proposed impact were visited, described and photographed (see **Appendix B**).
- 2.5 A summary of site characteristics, visible archaeology and geographical/geological features which may have had a bearing on prehistoric land use as well as that which may constrict subsequent archaeological evaluation was noted. Records were made on extant archaeological features, such as earthworks or structural remains, any negative features, soil discolourations or cropmarks, present land use, current boundary formation, evidence for previous land use, local topography and aspect, exposed geology, soils, watercourses, exposure, health and safety considerations, surface finds, and any other relevant information.

Gazetteer

- 2.6 A gazetteer has been compiled, using information from the data sources listed above. The gazetteer includes a summary of the known archaeological and cultural heritage resource within the study area. The gazetteer is included as **Appendix C**, and the location of each gazetteer site is presented on **Figure 1**.

Importance

- 2.7 The relative importance of each heritage asset has been determined to provide a framework for comparison. The categories of importance do not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's conservation values to provide an analytical tool that can inform later stages of archaeological assessment and the development of appropriate mitigation.
- 2.8 Some non-designated assets of archaeological interest are known to be of equivalent importance to designated heritage assets. Their importance means that they are treated as if they are designated assets.
- 2.9 The grading of importance of heritage assets is based on the criteria listed in **Table 2**.

Importance	Definition
High	Assets and structures (designated or undesignated) of acknowledged international / national importance. Examples include World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Listed Buildings, Conservation Areas and buildings of recognised international importance.
Medium	Assets and structures of acknowledged regional importance. Examples include historic townscapes, and undesignated assets of value within the county HER.
Low	Assets and structures of acknowledged local importance. Examples include historic (unlisted) buildings, assets of limited value registered in the county HER, and assets compromised by poor preservation.
Negligible	Assets and structures known to be of low archaeological or historical importance. Examples include remains previously subject to large-scale destruction, assets with very little or no surviving archaeological or historic interest and assets which hold little intrinsic archaeological value.
Uncertain	Assets and structures of uncertain character, extent and/or date where the importance cannot be ascertained.

Table 2. Criteria for determining importance of heritage asset

Limitations of the assessment

Data sources

- 2.10 Generally, information held by public data sources is usually considered to be reliable. Certain limitations, however, are made explicit:
- The HER can be limited because opportunities for research, fieldwork and discovery depend on the situation of commercial development, rather than the result of a more desirable structured research framework;
 - There can often be a lack of dating evidence for sites;
 - Documentary sources are rare before the medieval period, and many historic documents are inherently biased;
 - Primary sources, especially older records, often fail to accurately locate sites and can be subjective in any interpretation.

Site visit

- 2.11 Any archaeological site visit has inherent limitations primarily because archaeological remains below ground level may have no surface indicators, and because land use involving long grass or scrub may mask extant earthworks or building remains.

3 SITE BACKGROUND

Geology, topography and land use

- 3.1 According to British Geological Survey data (<http://www.bgs.ac.uk/GeoIndex/> accessed June 2014), bedrock/solid geology of the site is Wilmslow Sandstone Formation (Sandstone, fine- to medium-grained, red-brown to brick red, generally pebble-free, cross stratified, with sporadic siltstones). Superficial deposits are Devensian Till (clay).
- 3.2 The ground-level of the site rises steadily towards the east (see **Photo 1, Appendix B**), to a high-point in Field C. The height (above Ordnance Datum) ranges between 35 – 50m. There are vantage long-distance views to the east, north and west (**Photo 2**).
- 3.3 The site is an active farm, currently under pastoral use.
- 3.4 A watercourse, Coddington Brook, is located 0.6km to the west of the site.
- 3.5 Holywell Lane runs between Chowley and Clutton and is named after the Medieval Holy Well (**RSK ID 52**) by which the road passes, located 1km to the north east of the proposed development site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Time periods used in this report are as follows:

Period	Start	Ends	Period	Starts	Ends
Prehistoric			Historic		
Palaeolithic	450,000 BC	12,000 BC	Roman	AD 43	410 AD
Mesolithic	12,000 BC	4,000 BC	Early medieval	410 AD	1066 AD
Neolithic	4,000 BC	2,000 BC	Medieval	1066 AD	1485 AD
Bronze Age	2,000 BC	600 BC	Post Medieval	1485 AD	1900 AD
Iron Age	600 BC	AD 43	Modern	1900 AD	Present

Prehistoric periods

- 4.2 Recent excavations at a rock shelter in Carden Park (within the study area) have discovered a number of upper Palaeolithic tools that firmly place humans in the Palaeolithic landscape of Cheshire (**RSK IDs 11 – 13**).
- 4.3 Within Cheshire, there is a dispersed but growing body of evidence of Mesolithic activity. For example, a camp site around a natural hollow at Tatton Mere; the rock shelter at Carden Park; and artefacts from the uplands of the county.
- 4.4 Neolithic settlements revealed by archaeological excavation in Cheshire include unenclosed post-built structures at Tatton Park; occupation remains on one of the sand 'islands' at Lindow Moss; and Oversley Farm where a rectangular building comprising beam slots and post holes, with a central hearth, was discovered. Elsewhere in Cheshire, prehistoric stone axes are recorded from Beeston. The axes discovered in the Wirral and western Cheshire are mostly from North Wales, whereas those found in the Mersey and Weaver valleys come from Cumbria (Longley 1987).
- 4.5 Funerary and ceremonial monuments in Cheshire are represented by a small number of sites. Near to Clutton, bowl barrows are recorded in Coddington; and within the study area in Carden parish (**RSK ID 14**).
- 4.6 The upstanding earthwork remains of around 120 Bronze Age round barrows are known in Cheshire. They generally occur in ones or twos, lying principally on land above 60 metres and avoiding the Weaver and Dee valleys (Longley 1987). There is little evidence in Cheshire of actual settlements dating to the Bronze Age. Bronze Age pottery has been retrieved from Bickerton parish, and metal artefacts are recorded from the parishes of Burwardsley, Tattenhall, Peckforton, and Bunbury.
- 4.7 The Iron Age is represented largely by several hill-forts on the mid-Cheshire Ridge, but aerial photography has recently revealed the evidence of lowland farmsteads around the Bollin Valley in north Cheshire and elsewhere along the River Mersey. Maiden Castle, a promontory fort, is known on Bickerton Hill. Some of these sites appear to

have had their origins in the Bronze Age and many of them continued in use into the Roman period.

Roman period

- 4.8 The Roman legionary fortress of Deva (Chester) was founded in c.74 - 75AD to control north Wales and north-west England (Mason 2001). The influence of the fortress was felt throughout much of the county and a range of contemporary sites have been identified. The main Roman road passing in proximity to the site runs between Chester and Wroxeter.
- 4.9 Prehistoric or Romano-British cropmarks have been mapped from aerial photographs in Bickerton and Broxton parishes.

Early Medieval period

- 4.10 In the late fourth century AD, Britain was threatened with invasion from across the North Sea. The Saxons invaded and settled, creating new kingdoms. Cheshire became a frontier zone, at times part of the Welsh kingdom of Powys and then later part of the Anglo-Saxon kingdom of Mercia.
- 4.11 Chester was the site of one of a number of Anglo Saxon burhs or fortified settlements established in the early tenth century to protect the kingdom of Mercia's northern frontier from Viking invaders. Other burhs within or close to Cheshire were founded at Runcorn, Thelwall, Eddisbury, Warburton and Manchester. Continued occupation is attested to by place-names, church dedications and occasional discoveries of metalwork.
- 4.12 The place name of Clutton is first recorded in 851 (Mills, 2003). The etymology of the word is Old English in origin and thought to derive from 'farmstead or village at a hill' (clud + tun).

Medieval period

- 4.13 Clutton is recorded in the Domesday Survey of 1086 (Williams and Martin (eds), 1992). Then 'Clutone', the parish was held in the Duddleston Hundred.
- 4.14 The prosperity of the area in the 13th and 14th centuries is reflected in the large number of moated manor houses dotted across the landscape. Cheshire has nearly 200 examples of these moated sites, such as those at Carden Park (**RSK ID 15**), Shocklach Castle at Caldecott, and the moated site at Edge.
- 4.15 Motte and bailey castles were established in the medieval period along the Dee Valley as a defence against Welsh attack, and near to Clutton at Aldford. By the thirteenth century high status castles, such as Chester, Beeston and Halton were equipped with elaborate defences of towers and curtain walls.
- 4.16 Throughout the medieval period many towns grew and prospered with Chester becoming the largest and most important urban centre in the area. The commercial growth of the city was reflected in its markets, fairs and guild system.
- 4.17 Commercial heritage sites near to Clutton include the mills at Barton and Tattenhall.

- 4.18 Carden Hall (**RSK ID 10**) was clearly the focus for local activity during the Medieval period, including a deer park as well as associated service industries.
- 4.19 To the north east of Carden Hall is a Holy Well, placed to mark the route of St Winefride's remains when they were taken from Holywell in Clwyd, where she was martyred, to Shrewsbury Abbey. This formed a station on a medieval pilgrim trail which followed this route and would also have formed a focus for medieval, and later, activity.

Post-medieval and modern periods

- 4.20 Commercial Elizabethan sites include known salt-working at Aldersey.
- 4.21 Changes to the landscape in the eighteenth and nineteenth centuries brought by increasing mechanisation. Regular planned field systems were created in areas depicted as unimproved or unenclosed estuarine marsh on Burdett's 1777 map of Cheshire and Yates' 1786 map of Lancashire.
- 4.22 Sites relating to WWII in the vicinity of the site include the Royal Observer Corps Monitoring Post at Aldford, and the battery at Tattenhall.

Previous archaeological work

- 4.23 There are records held by the HER and NMR for previous historic environment assessments within the study area, all of which relate to Carden Hall/Park:

RSK ID	DESCRIPTION	RESULT	AUSPICES	YEAR
39	Carden Park -Excavation	Excavation of a rock-shelter in the face of a cliff overlooking the Dee Valley revealed sealed deposits of Mesolithic and Neolithic/Bronze Age date.	Liverpool University	1996 - 2000
40	Carden Hall -Evaluation	Evaluation recorded structural remains of the Late Victorian phase of the Hall, as well as a soakaway ditch containing demolition rubble.	L-P: Archaeology	2002
41	"The Carden Project" -Field Survey	Survey project identified the 18th century Pleasure Garden in Carden Park and completed churchyard surveys at Tilston, Harthill, Coddington, Handley and Tattenhall.	Liverpool University Archaeology Dept.	2000 - 2001
42	Carden Hall Estate Boat House -Watching Brief	Clearance of turf and vegetation revealed a 'patio' to the boat house.	Wardell-Armstrong	2008
43	Carden Hall -DBA	Evidence for existence of building on site in 3rd quarter	Chester Archaeology	1995

RSK ID	DESCRIPTION	RESULT	AUSPICES	YEAR
		of C15th. Suggestions of a moat noted. A burial mound and a group of prehistoric rock shelters located nearby.		
44	Proposed Carden Park 'Phase 3 Development' -DBA	No information provided.	Liverpool University Field Archaeology Unit	1992
45	Proposed Carden Hall Golf Course -Draft Archaeological Impact Assessment	Desk top, field survey and trial excavation carried out to assess the archaeological potential and likely impact of golf course construction at Carden Park. 33 sites and features were noted. Three key groups of features were identified, these are: an area of potential Prehistoric rock shelters and possible burial mound. The 18th century parkland landscape and various features relating to medieval and later farming practices.	Liverpool University Field Archaeology Unit	1991

Table 3. Previous archaeological work within the study area

Historic Landscape Characterisation

Fields within the site are classified 'Twentieth Century Fieldscapes' (broad type) by the Cheshire HLC (Edwards, November 2007).

Historical map regression

- 4.24 Six heritage assets were added to the gazetteer as a result of the historical map regression, comprising a historic field name 'Barn Croft' (**RSK ID 46**), ponds (RSK IDs 47 – 50), and a track (**RSK ID 51**).
- 4.25 A summary of observations of the development of the site throughout the later historic and modern periods, as illustrated on historical mapping is presented below.
- 4.26 See **Figure 1** for location of heritage assets, and **Appendix A** for relevant historical mapping reproductions.

Christopher Saxton (1577)

- 4.27 Clutton is annotated, although no pertinent detail is evident.

John Speed (1610)

- 4.28 Both Clutton and Carden are annotated, although no pertinent detail is evident.

Peter Burdett (1777)

- 4.29 Clutton and main roads are annotated, also detailing buildings in the area of the junction of Holywell Lane and Broxton Road.
- 4.30 There is no evidence for built remains at the site of the proposed development.

Christopher Greenwood (1819)

- 4.31 Carden Hall and its park are annotated but Clutton is not. The area of the site is blank.

A Bryant (1831)

- 4.32 Both Clutton and Carden are annotated. The area of the site is blank.

Tithe mapping (Farndon Parish, Clutton Township, 1840)

- 4.33 The tithe mapping annotates the proposed development site comprised part of a single large field, Plot 66 – ‘Barn Croft’ (**Appendix A**).
- 4.34 Despite the name, no structure within the field is annotated. Nevertheless, it is possible that a barn was located within the proposed development site, or in the large space to the north which was also part of Barn Croft.
- 4.35 An area presently preserved as woodland is annotated as three closely-located ponds on the 1840 tithe mapping (**RSK IDs 47 – 49**). The ponds may be the result of previous extraction/quarrying.
- 4.36 A track (**RSK ID 51**) runs from Holywell Lane in the south west corner of the site northwards, allowing access to two fields further north. The accuracy in surveying of the tithe map is difficult to determine, but this track probably defines the proposed development site western boundary. The majority of the track is preserved as a modern right of way through the site (**Photos 3 & 4**).

Superseded Ordnance Survey (OS) sequence

- 4.37 The entire OS sequence (1874/6; 1:2500 – 1993; 1:10,000) illustrates that the proposed development site has been open fields throughout the later historic period.
- 4.38 A new pond (**RSK ID 50**) is annotated to the north west corner of the site. The route of trackway **RSK ID 51** (as defined on the preceding tithe mapping) is redefined on the first edition OS mapping (1911) due to the presence this pond (**Appendix A**).
- 4.39 The site has been variously divided over 1 – 3 fields throughout the later historic period (as illustrated by OS mapping, 1974 – 1993), and has contained between 1 – 3 ponds in the centre of the site (**RSK IDs 47 – 49**).
- 4.40 The barns and modern house located within the proposed development site were constructed since 1990.

Review of historic aerial photographs

- 4.41 No heritage assets were added to the gazetteer as a result of the aerial photograph assessment, described below:
- 4.42 There is no evidence on the historical aerial photography obtained of the site having been recently ploughed / or under crop. The potential for the identification of crop-marks and parch-marks is therefore reduced.
- 4.43 For this assessment the following aerial photographs were obtained and assessed:
Luftwaffe 4th August 1940
- 4.44 Black and white, clear image.
- 4.45 The entire site is shown; pasture/improved pasture.
- 4.46 Fields A and B are divided by hedgerows and ponds are evident.
- 4.47 No crop markings indicative of archaeological sites within or adjacent to the site boundary are evident on this image.
RAF National Survey 1945-8
- 4.48 Black and white, poor image.
- 4.49 Track **RSK ID 51** is evident; otherwise observations are as 1940.
- 4.50 No crop markings indicative of archaeological sites within or adjacent to the site boundary are evident on this image.
Huntings Survey 1971-3
- 4.51 Black and white, clear image.
- 4.52 The entire site is shown. Field C has been harvested/cut for silage.
- 4.53 The pond area is now demarked by a hedge.
- 4.54 No crop markings indicative of archaeological sites within or adjacent to the site boundary are evident on this image.
- 4.55 At some distance to the west of the proposed development site **RSK ID 38** is evident.
Story and Partners Survey 1985
- 4.56 Colour, clear image.
- 4.57 The barns and house have been constructed in the southern part of the site.
- 4.58 No crop markings indicative of archaeological sites within or adjacent to the site boundary are evident on this image.

Site visit

4.59 The site was visited by a qualified archaeologist on 25th June 2014. Access was afforded to all areas of the proposed development site. The site is currently divided over three fields (A – C), divided by post and wire fencing and bound by mature hedges. Conditions were good and surface visibility for earthworks was good (see **Photos, Appendix B**).

4.60 No heritage assets are added to the gazetteer as a result of the site visit, described below:

4.61 The site is currently under pastoral use (cows at the time of survey).

4.62 In Fields A & B large areas of bare earth had been exposed by cow trampling/vehicles and were inspected for artefactual evidence for previous land use. The only artefacts observed across the site were post-medieval and modern pottery, bricks, and concrete.

Field A (Photos 1, 3 – 8)

4.63 Field A was accessed via public footpath (annotated track on tithe mapping) **RSK ID 51** from the south west corner of the site (**Photo 3**). On mapping the path continues along the western boundary of the site. The path is a right-of-way only, and no surface metalling was observed (**Photo 4**).

4.64 The southern part of Field A contains agricultural buildings and a storage tank – resulting in significant disturbance to archaeological potential at these locations. The barns and yard are concrete with associated below-ground drainage (**Photos 6 & 7**).

4.65 A large mound was observed to the rear (north) of the barns (**Photo 6**); interpreted as bunding relating to the construction of the barns, since no feature is evident at this location on historic aerial photographs or mapping.

4.66 The faint remains of a pond (**RSK ID 50**) evident on 1st edition OS mapping was observed in the north west corner of Field A (**Photo 8**).

Field B (Photos 1, 2 & 9)

4.67 The substantial remains of up to three ponds (**RSK IDs 47 – 50**) evident on tithe (and later) mapping were observed to the north of Field B. Still a wooded area (as per historic mapping), the ponds are dry (**Photo 9**).

Field C (Photo 10)

4.68 Field C was harvested for silage and being grazed. Flatter than Fields A & B, Field C may have once been ploughed or improved.

Review of geotechnical Site Investigation data

4.69 Logs and photographs from recent geotechnical investigations, carried out as part of the current scheme of works (RSK report no. 321659-R1 (00), June 2014) were reviewed regarding archaeological potential and preservation.

4.70 No features or deposits of likely archaeological interest were observed in the trial hole records.

5 BASELINE: KNOWN HERITAGE ASSETS

Designated heritage assets

- 5.1 There are no Registered Parks and Gardens, Historic Battlefields or Conservation Areas located within the study area.
- 5.2 There is one Scheduled Monument, St Winefride's Holy Well (**RSK ID 52**), located within the study area 1km to the north east of the proposed development site.
- 5.3 There are nine listed buildings located within the study area (**Figure 1, Appendix C, & Table 4**).

RSK ID	Name	STATUS
1	YEW TREE FARMHOUSE	LB II
2	KEEPER'S COTTAGE	LB II
3	CARDEN HALL FARM FARMHOUSE AND ATTACHED RANGE ON NORTH SIDE OF COURTYARD	LB II
4	ICE HOUSE AT CARDEN HALL	LB II
5	ROSE COTTAGE	LB II
6	HOLFORD CHARITY, FARMHOUSE	LB II
7	CLUTTON LODGE (WEST LODGE) WEST LODGE	LB II*
8	CLUTTON LODGE (EAST LODGE) EAST LODGE	LB II*
9	GATE PIERS AND RAILINGS AT CLUTTON LODGE	LB II*

Table 4: Listed buildings within the study area

- 5.4 No designated heritage assets are located within the proposed development site boundary.

Non-designated heritage assets

5.5 The NMR/HER record 28 non-designated heritage assets located within the study area. None are located within the proposed development site.

5.6 In addition, this DBA has identified six heritage assets as a result of historic map regression, review of historic aerial photographs, site visit, and a review of geotechnical Site Investigation data.

5.7 Presented in **Appendix C** and on **Figure 1**, each heritage asset is summarised, by period as follows:

Early Prehistoric

5.8 **RSK ID 11:** Shallow rock shelter in west facing sandstone cliff in Carden Park. Several prehistoric flints have been found below this cave in rabbit scrapings so it may have seen prehistoric occupation. These flints are crude and poor raw material and are possibly Palaeolithic in date. Excavation in the 1990s has found evidence of occupation from the Palaeolithic period to the Bronze Age. A Creswell Point and pointed blade are dateable to c. 12,800 - 12,000 BC. Thousands of Mesolithic flints have been recovered, microliths and waste materials, as well as burnt stones, pebbles, hazelnut shells and hammer stones. Other finds include the broken tip of a Neolithic polished stone axe and Bronze Age pottery. The cave was cut deeper and reused in the 18th century, possibly by John Harris, who lived in a cave on the estate for 20 years.

5.9 **RSK ID 12 & 13:** Pair of rock shelters in west facing sandstone scarp. Deep and tall enough to be occupied and with substantial and intact talus mounds forming a platform in front of the shelters. Some niches and steps suggest use as C18 park feature but very high prehistoric potential.

5.10 Associated with the Scheduled Monument in Carden Park is **RSK ID 14:** Possible group of 5 round barrows. Urns were discovered in one of the barrows and identified as both Roman and prehistoric in the 19th century. Described as nearly equidistant, stretching along the banks of a small stream for about a quarter of a mile; Carden Hall stands between the second and the third barrow, the fifth being unusually large in its dimensions. Identified as natural in 1973, the OS could not identify any of the barrows in 1976.

Late Prehistoric - Roman

5.11 **RSK ID 25:** Metal detector find of a fragment of an Iron Age silver or bronze stater.

5.12 **RSK ID 37:** Metal detector find of a cast copper alloy button and loop fastener dating from the late Iron Age to the Roman period.

5.13 **RSK ID 38:** Earthworks of a curvilinear enclosure defined by a ditch and traces of an inner bank which was seen on LiDAR images and aerial photographs (RAF 1945-8) to the west of Clutton. These are of uncertain date but, based on metal-detector finds recorded by the HER in the vicinity, are most likely medieval/early post-medieval in origin.

5.14 **RSK IDs 23 & 26:** Metal detector finds of Roman coins.

Medieval

- 5.15 **RSK ID 15:** Suggestion of a possible moat at Carden Hall, published on early Ordnance Survey maps, has been subsequently interpreted (by Ordnance Survey and English Heritage) as a natural widespread hollow.
- 5.16 Medieval metal detector finds from the study area include a coin (**RSK ID 16**), pilgrim's ampulla (**RSK ID 21**), harness pendant (**RSK ID 22**), spindle whorls (**RSK IDs 24 & 27**), buckles (**RSK IDs 29, 21 & 32**).
- 5.17 Metal detector finds of possible Medieval/post-Medieval date include a mount (**RSK ID 28**) and a key (**RSK ID 35**).

Post Medieval

- 5.18 **RSK ID 10:** A late sixteenth- or early seventeenth-century Hall at Carden burnt down in 1912 and its site has lain derelict ever since. It has not proved possible to document the origins of the Hall; a building certainly existed here by the third quarter of the fifteenth century, but it is not known when it was constructed.
- 5.19 All of the buildings known to have occupied the site were timber framed, with the exception of the Hall, which had sandstone footings and brick-lined wine cellars.
- 5.20 There is no evidence for a Park at Carden before 1819, and it probably did not exist in 1777; it is therefore possible to pin down the date of its creation to twenty years either side of 1800, probably later in the period rather than earlier.
- 5.21 Post-medieval date metal detector finds from the study area include coins (**RSK IDs 17, 18, 19 & 20**), buckles (**RSK IDs 30 & 33**), and a button (**RSK ID 36**).
- 5.22 On the 1840 tithe map the site is named 'Barn Croft' (**RSK ID 46**). Within the site boundary, tithe and later mapping identify a track (**RSK ID 51**) and four ponds which may be the remnants of extraction/quarrying (**RSK IDs 47 – 50**). Each of these later historic features are of likely post-medieval, or even possibly medieval origin.

Uncertain date

- 5.23 Undated metal-detector finds in the study area comprise a probable cast copper alloy mount (**RSK ID 34**).

Important Hedgerows

- 5.24 A separate hedgerow assessment for the site (RSK, July 2014) concluded that hedgerows bounding the site with Holywell Lane are "important" according to the 1997 *Hedgerow Regulations* (see **Photo 10**).

6 ARCHAEOLOGICAL POTENTIAL

- 6.1 Fields A and B appear more disturbed through modern agricultural practices and construction than Field C. Field C may have been ploughed but archaeological potential remains beneath the ploughsoil. The ponds within the site boundary are unlikely to have been a focus for settlement.
- 6.2 Archaeological potential is summarised by period as follows:
- Early Prehistoric
- 6.3 A rare and significant Palaeolithic site is recorded within the study area, located only 500m to the south of the site. This is a rock shelter – a focus for early prehistoric activity.
- 6.4 It is considered that the Palaeolithic/Mesolithic potential of the area is limited to the rock shelter itself, and does not extend as far as the site of the proposed development where there is a low potential for archaeological remains of this period.
- Late Prehistoric – Roman
- 6.5 LiDAR images and metal detected find spots suggest a Late Prehistoric – Roman presence in the study area. There is no specific evidence for archaeological remains within the site itself however its location on a vantage point would have been attractive to prehistoric settlement.
- 6.6 On the whole, there is low-moderate potential for buried archaeology at this location from these periods.
- Early Medieval - Medieval
- 6.7 Clutton is interpreted as a place-name of Old English origin and is recorded as a settlement by the time of the Domesday Survey. It is possible that outlying features within the hinterland of the Early Medieval and Medieval settlement of Clutton existed on the site, however, it is most likely that any remains of significance will be preserved beneath the present settlement.
- 6.8 The Holy Well (**RSK ID 52**) located 1km to the north east of the site may have had pre-Christian origin and there is potential for later prehistoric and Roman activity in the vicinity.
- 6.9 The well appears certainly to have become part of a Christian pilgrimage trail and may also have functioned as a site for baptism or folk rituals whereby an object or coin is donated to the water.
- 6.10 Holywell Lane is likely therefore to have been followed by pilgrims throughout the medieval period and possibly earlier. Whilst there is no evidence to suggest that the proposed development site was directly associated with pilgrimage, the HER record of an ampulla (RSK ID 21) to the west of Clutton does indicate the potential for associated material culture which may have been lost in the vicinity of the site during these passing visits.

- 6.11 The well itself, and its immediate environs are therefore of significant and multi-period archaeological potential. The distance from the proposed development site does not suggest significant potential, but the discovery of further lost artefacts in the near surface is possible.
- 6.12 The site visit revealed no evidence for former properties fronting Holywell Lane or the track defining the site's western boundary. It is likely that **RSK ID 51** was an agricultural track and not a settled road.
- 6.13 There is low-moderate potential for buried archaeology at this location from these periods.
- Post Medieval - Modern periods
- 6.14 Post-medieval and modern activity of significance appears to have concentrated at Carden Park.
- 6.15 The development of the site is documented through the OS mapping sequence, and it is demonstrated that the proposed development site was open fields throughout the later historic periods.
- 6.16 The only features annotated on mapping within the site boundary are a track and a number of ponds, all of negligible heritage significance.
- 6.17 There is a low potential for buried archaeology at this location from these periods.

7 SITE-SPECIFIC IMPACTS

Physical Impacts

- 7.1 Below-ground impacts on buried archaeology could occur during the construction phase of the proposed development, such as during the groundworks for access, drainage and foundations.
- 7.2 The modern extant barns in the south of Field A are not considered heritage assets. The construction of these buildings has served to compromise the archaeological potential in this area of Field A entirely.
- 7.3 The NMR/HER record no known (designated or non-designated) heritage assets within the proposed development site boundary, however, the site is located on or near to a Medieval pilgrimage route of St Winefride's Holy Well, indicated by its proximity, the road name, and associated artefacts.
- 7.4 This assessment has identified six heritage assets of negligible significance within the site boundary: a track (**RSK ID 51**), four ponds may be the remnants of extraction/quarrying (**RSK IDs 47 – 50**); and tithe mapping indicates that the site was part of a field named 'Barn Croft' (**RSK ID 46**), thus the potential for the archaeological remains of a barn exists.
- 7.5 Development proposals intend to preserve the area of ponds (**RSK IDs 47, 48 & 49**) as a public open space, thus any potential archaeological impact is removed.
- 7.6 No built structure to the track **RSK ID 51**, preserved as a modern right-of-way, was evident on the ground surface during the site visit. It is likely the track allowed access to fields to the north of Holywell Lane and was not a road or focus for activity.
- 7.7 The later pond (**RSK ID 50**), any below ground remains of a barn (**RSK ID 46**), as well as any hitherto unknown archaeological remains would be impacted upon through construction of the proposed development.

Important Hedgerows

- 7.8 Due to a requirement to widen Holywell Lane to improve highway safety, no part of the "important" hedgerows (according to 1997 Hedgerow Regulations) fronting Holywell Lane would be retained within the development proposals.

8 RECOMMENDATIONS

- 8.1 The Senior Archaeologist at Cheshire Archaeology Planning Advisory Service (Cheshire Shared Services) has been contacted regarding the results of the desk-based assessment and has commented, *“Whilst the evidence does not indicate the potential for significant archaeological remains that would provide grounds for an objection to any application or a request for pre-determination evaluation there is potential within the site boundary for archaeological remains and also in the surrounding area particularly to the west of the site.”*
- 8.2 In summary, the site is near to Carden Park, which, with its commanding views, seems to have been a focus for the majority of previous activity in the area from the Palaeolithic period to the present day.
- 8.3 The site itself is located on a local high-point with vantage views, and on a Medieval pilgrimage trail.
- 8.4 If the proposal is consented, therefore, archaeological trial trenching is recommended to define below-ground potential and to inform the need for and scope of any required mitigation.
- 8.5 Field C seems least disturbed and could be a focus for investigation of any former roadside settlement/activity.
- 8.6 The area to the south and/or east of the ponds in Field B would also be a suitable area for intrusive investigation.
- 8.7 The majority of Field A is disturbed, however, investigation of the right-of-way defining the site western boundary would determine whether the track was once metalled, potentially its age, and the presence or absence of any associated remains.
- 8.8 All hedgerows fronting Holywell Lane are scheduled for removal under development proposals and are “important” according to Criterion 5 of the Hedgerow Regulations. It is therefore recommended that any strategy for intrusive works includes a trench across a hedgerow to record below-ground form, construction and dating evidence. This would be agreed in accordance with landscape, ecology, traffic, and site security concerns.

9 REFERENCES

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English Heritage, 2006, *Management of Research Projects in the Historic Environment (MoRPHE)*

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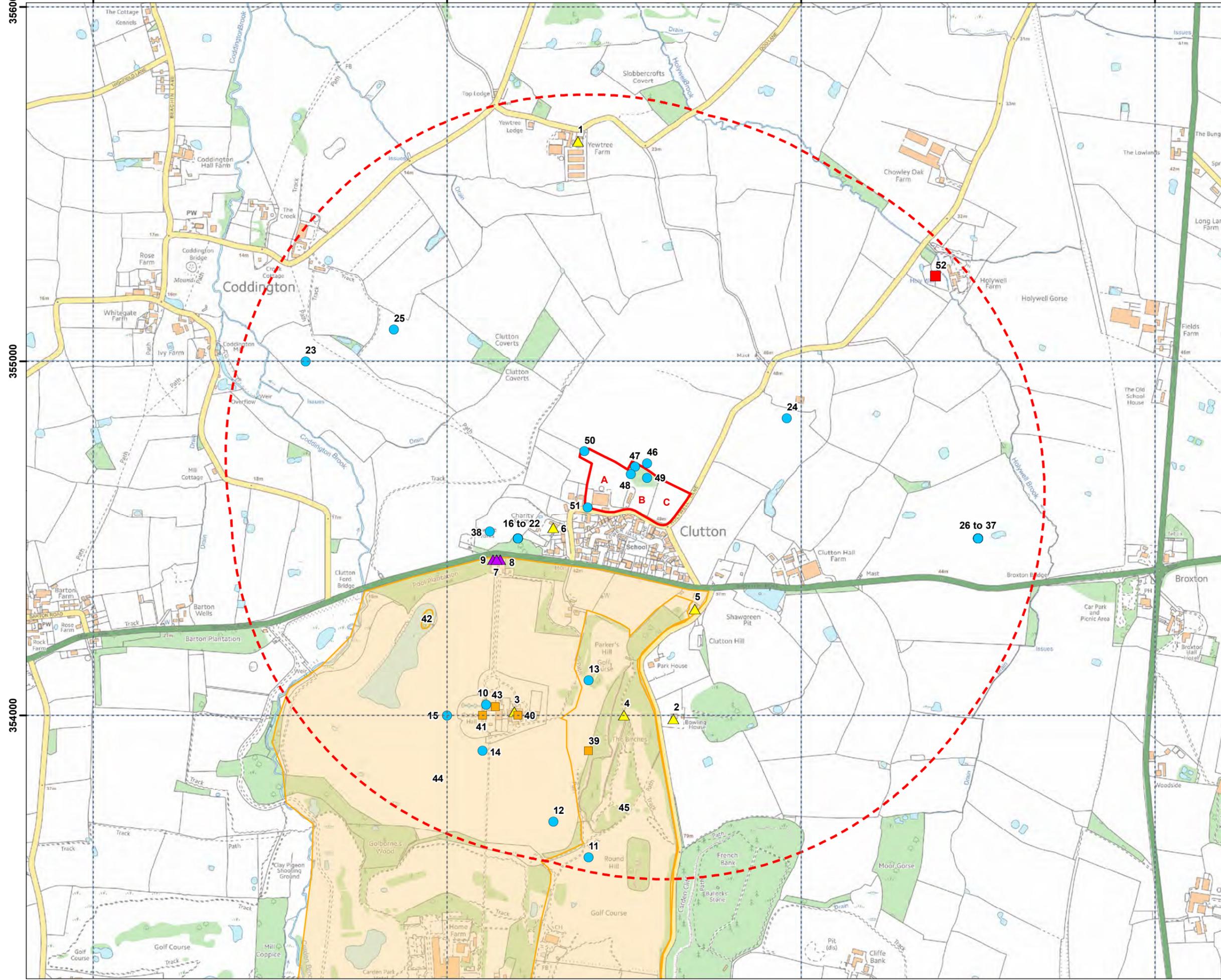
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FIGURES

345000 346000 347000 348000



- Legend:**
- Site Boundary
 - 1km Area of Search
 - ▲ Field Reference
 - Scheduled Monument
 - ▲ Grade II* Listed Building
 - ▲ Grade II Listed Building
 - Non-designated Heritage Asset
 - Event
 - Event Record with Defined Extent

Notes:-
 This map contains data from the following sources:
 Historic Environment Record (HER) - (2014)
 National Monuments Record (NMR) - (2014)

Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Units: Meter



Rev	Date	Description	Drn	Chk	App
01	29/07/2014	Updated Gazetteer	NH	OR	OR
00	01/07/2014	First Draft	NH	OR	OR

Holywell Lane DBA

TITLE:
**Figure 1:
 Historic Environment Constraints Plan**

SCALE: 1:10,000 @ A3

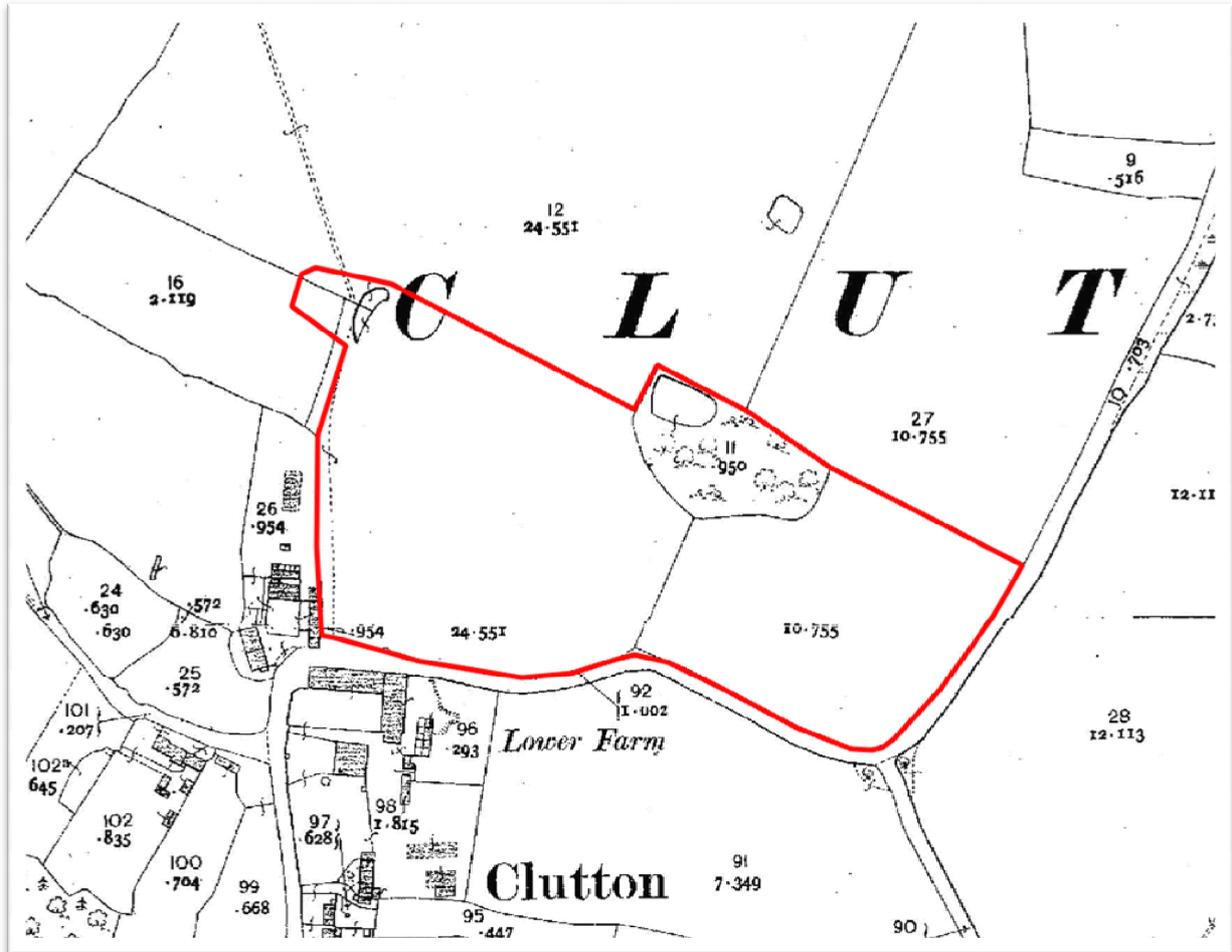
REV 01



APPENDIX A: HISTORICAL MAPPING



Tithe Map extract: Farndon Parish / Clutton Township, 1840



Ordnance Survey 1:2500 (enlarged), 3rd Edition, 1911

Extract from Cheshire Sheets LIV.5 and LIV.9

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APPENDIX B: SITE PHOTOGRAPHS



Photo 1. General site shot, illustrating topography, looking east from Field A to Field B



Photo 2. Field B, looking west. Illustrative of vantage views from site



Photo 3. Right-of-way (RSK ID 51) from site south west corner. Looking north



Photo 4. Right-of-way RSK ID 51 follows hedge line. Looking south-south-west



Photo 5. Field A, looking north



Photo 6. Modern farm buildings in Field A. Looking east from public footpath access running along site western boundary



Photo 7. Mound and drainage to the rear of barns in Field A. Looking south east



Photo 8. Remnants of pond (RSK ID 50) in Field A. Looking north west



Photo 9. Former ponds (quarrying/extraction?) (RSK IDs 47 – 49) in Field B.
Looking north west



Photo 10. Field C, looking south



APPENDIX C: GAZETTEER OF KNOWN HERITAGE ASSETS

RSK ID	NMR ID	HER ID	DESCRIPTION	E	N	PERIOD	STATUS	IMPORTANCE
1		1229957	YEW TREE FARMHOUSE	346370	355620	Pmed	LB II	High
2		1278840 / MCH1026	KEEPER'S COTTAGE	346640	353990	Pmed	LB II	High
3		1229917	CARDEN HALL FARM FARMHOUSE AND ATTACHED RANGE ON NORTH SIDE OF COURTYARD	346190	354010	Pmed	LB II	High
4		1278729 / MCH1246	ICE HOUSE AT CARDEN HALL	346500	354000	Pmed	LB II	High
5		1230233	ROSE COTTAGE	346700	354300	Pmed	LB II	High
6	68877	1278718 / MCH1111	HOLFORD CHARITY, FARMHOUSE	346300	354530	Pmed	LB II	High
7	873472	1278712	CLUTTON LODGE (WEST LODGE) WEST LODGE	346130	354440	Pmed	LB II*	High
8	873472	1278841	CLUTTON LODGE (EAST LODGE) EAST LODGE	346150	354440	Pmed	LB II*	High
9	873472	1230223	GATE PIERS AND RAILINGS AT CLUTTON LODGE	346140	354440	Pmed	LB II*	High
10	68849	MCH1199	Carden Hall (site of). Late 16th century timber framed building destroyed by fire in 1912. A moat published on early Ordnance Survey maps is a natural widespread hollow.	346110	354030	Pmed		High
11		MCH1538	Carden Park rock shelter	346400	353600	Prehist		High
12		MCH860	Caves at Carden Park	346300	353700	Prehist		High
13		MCH876	Carden Hall Cave	346400	354100	Prehist		High
14		MCH941	Possible round barrows in Carden Parish	346100	353900	BA		High
15		MCH947	Carden Hall Moat (possible) / natural hollow	346000	354000	Med		Medium
16	7511	MCH13762	Medieval silver coin from Clutton	346200	354500	Med		Negligible

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RSK ID	NMR ID	HER ID	DESCRIPTION	E	N	PERIOD	STATUS	IMPORTANCE
17	7512	MCH13763	16th century silver coin from Clutton	346200	354500	Pmed		Negligible
18	7513	MCH13764	15th century silver coin from Clutton	346200	354500	Pmed		Negligible
19	7514	MCH13765	13th century silver coin from Clutton	346200	354500	Pmed		Negligible
20	7515	MCH13766	17th century silver coin from Clutton	346200	354500	Pmed		Negligible
21	7516	MCH13767	Medieval pilgrim's ampulla from Clutton	346200	354500	Med		Negligible
22	7517	MCH13768	Medieval Harness Pendant from Clutton	346200	354500	Med		Negligible
23	7518	MCH14416	1st century Roman coin from Coddington	345600	355000	Ro		Negligible
24	7519	MCH14658	Medieval lead spindle whorl from Clutton	346960	354840	Med		Negligible
25	7520	MCH15466	Iron Age coin from Beeston	345850	355090	IA		Negligible
26	5092	MCH15695	A Silver Denarius of Domitian from Broxton	347500	354500	Ro		Negligible
27	5093	MCH15852	A Spindlewhorl from Broxton	347500	354500	Med		Negligible
28	5094	MCH15853	A Lead Mount from Broxton	347500	354500	Med-Pmed		Negligible
29	5095	MCH15854	A Medieval Buckle from Broxton	347500	354500	Med		Negligible
30	5096	MCH15855	A Post-medieval Buckle from Broxton	347500	354500	Pmed		Negligible
31	5097	MCH15856	A Medieval Buckle from Broxton	347500	354500	Med		Negligible
32	5098	MCH15857	A Medieval Buckle from Broxton	347500	354500	Med		Negligible
33	5099	MCH15858	A Rectangular Post Medieval Shoe Buckle from Broxton	347500	354500	Pmed		Negligible
34	5100	MCH15859	A Mount from Broxton	347500	354500	uncertain		Negligible
35	5101	MCH15860	A Key from Broxton	347500	354500	Med-Pmed		Negligible
36	5102	MCH15861	An Openwork Button from Broxton	347500	354500	Pmed		Negligible
37	5103	MCH15862	A Button Dating Between 100 AD to 200 AD from Broxton	347500	354500	IA - Ro		Negligible
38	1585032		Earthworks of a curvilinear enclosure of uncertain date defined by a ditch and traces of an inner bank which was seen on lidar images to the west of Clutton.	346120	354520	uncertain		uncertain
39	1128297		CARDEN PARK EXCAVATION	346400	353900		EVENT	

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RSK ID	NMR ID	HER ID	DESCRIPTION	E	N	PERIOD	STATUS	IMPORTANCE
40	1432628		CARDEN HALL, CARDEN PARK EVALUATION	346200	354000		EVENT	
41	1360219		THE CARDEN PROJECT: Survey project identified the 18th century Pleasure Garden in Carden Park and completed churchyard surveys at Tilston, Harthill, Coddington, Handley and Tattenhall.	346100	354000		EVENT	
42	1540387	ECH4449	CARDEN HALL ESTATE BOAT HOUSE WATCHING BRIEF	345800	354100		EVENT	
43	1322649	ECH4278	CARDEN HALL DBA	346110	354030		EVENT	
44		ECH3619	Proposed Carden Park Phase 3 development	346100	353600		EVENT	
45		ECH4717	Proposed Carden Hall Golf Course - Draft Archaeological Impact Assessment	346300	353400		EVENT	
46			"Barn Croft" tithe map field name	346565	354712	Pmed		Negligible
47			Pond identified on tithe mapping	346531	354702	Pmed		Negligible
48			Pond identified on tithe mapping	346519	354682	Pmed		Negligible
49			Pond identified on tithe mapping	346565	354671	Pmed		Negligible
50			Pond identified on 1870s OS mapping	346388	354746	Pmed		Negligible
51			Trackway identified on tithe and OS mapping	346397	354587	uncertain		Negligible
52		1018702	St Winefride's Holy Well	347380	355240	Medieval	SM	High

