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HISTORIC BUILDING RECORDING  
ENVIRONMENTAL SERVICES



**HOLT PLANNING CONSULTANCY LTD  
LAND AT B6263, M6 JUNCTION J42,  
CUMWHINTON**

**HERITAGE IMPACT ASSESSMENT**

**February 2017**

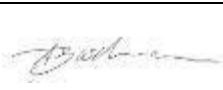
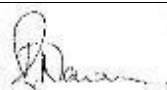

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CUMWHINTON**

**HERITAGE IMPACT ASSESSMENT**

**February 2017**

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## SUMMARY

Wardell Armstrong was commissioned by Holt Planning Consultancy Ltd to undertake a heritage impact assessment for the land off B6263, M6 Junction J42, Cumwhinton (NGR: NY 44107,51949) in support of a planning application for a redevelopment of the site. The statement consists of a desk based consultation of sources relating to the area's development and a site visit.

This Heritage Impact Assessment is designed to show the potential impact of development on the heritage significance of upstanding heritage assets, but especially of the land off the B6263. More specifically, it considers the direct impacts on land off the B6263 and the direct and indirect impacts on the setting of other upstanding heritage assets within a 950m radius of the proposed development.

It has been found that there would be no appreciable impact on the heritage significance of the 11 heritage assets within the 950m radius search area.

The find of a copper-alloy palstave axehead, dating from the Bronze Age, may indicate to further thus far unknown buried remains of prehistoric or Roman date within the proposed development site boundary.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong thanks Holt Planning Consultancy Ltd who commissioned the project. Wardell Armstrong are grateful to the staff of the Cumbria HER for their assistance.

The site visit was undertaken by Adam Mager and the documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman edited the report and Frank Giecco managed the project.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong (WA) has been commissioned by Holt Planning Consultancy Ltd (hereafter referred to as ‘the client’) to prepare a Heritage Impact Assessment for land off the B6263 adjacent to M6 Junction 42, Cumwhinton, Cumbria (centred on NGR: NY 44107,51949; Figure 1). The program of archaeological investigations is required to inform on the potential archaeological resource and the impact upon it from the proposed development of a John Deere dealership.

1.1.2 The development is likely to affect below ground archaeological remains, should they be present, and as a result the client requested a programme of archaeological investigations to establish, first, by a desk based assessment, the potential and then to test that hypothesis with a geophysical survey, both to be undertaken as part of a pre-planning application. This report summarises the results of the desk-based assessment.

### **1.2 The purpose of the Heritage Impact Assessment**

1.2.1 This Heritage Impact Assessment is designed to show the impact of potential development on the heritage significance of heritage assets, within a 950m radius of the proposed redevelopment area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate (CIFA 2014a).

### **1.3 National Planning Policy and Legislative Framework**

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

- 1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, “great weight should be given to the asset’s conservation”. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II\* Listed Buildings and Grade I and II\* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional’ (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.
- 1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).
- 1.4 **Local Planning Policies**
- 1.4.1 The Carlisle District Local Plan 2015 - 2030, which was adopted in 2014, contains the following relevant policies in regard to the historic environment:
- 1.4.2 *Policy 55* states in regard to the Local Listings: Throughout Carlisle District there are a number of buildings and structures of historic and architectural significance that help to create the locally distinctive character of the area. The Council recognises the positive contribution these structures make to streetscape and/or landscape and therefore will designate them under the Local List strengthening the presumption in favour of their retention when considering development proposals. Development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area will only be permitted where the public benefits of the development would outweigh the harm (Carlisle County Council 2014).
- 1.4.3 *Policy 57* states in regard to Listed Buildings: Listed buildings and their settings will be preserved and, where appropriate enhanced. The loss of any significance should be minimised and will be permitted only where any harm is justified by the public benefit of the proposal.
- 1.4.4 Applications for works to listed buildings including: alterations or extensions, changes of use, or new development within the curtilage/or its setting must have regard to:



1. the importance of the heritage asset, its intrinsic architectural and historic interest and rarity, and its significance to the local distinctiveness and character of the district;
  2. the setting of the heritage asset and its contribution to the local scene;
  3. the extent to which the proposed works would bring substantial benefits to the community.
  4. the present or future economic viability or function of the heritage asset
- 1.4.5 Any new development within the locality of a listed building should preserve or enhance its character and setting. The City Council will expect any new development to be sympathetic in scale, character and materials (Carlisle County Council 2014).

## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of the land at B6263, M6 Junction J42, and of the other upstanding assets within the 950m search radius, was assessed using a series of standard tables (see appendix 2).

### **2.2 Documentary sources**

2.2.1 Primary and secondary sources were used to provide the background to the historical character of the proposed development land. Much of the information in the Heritage Impact Assessment was derived from the Carlisle Archive Centre and Wardell Armstrong library.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

### **2.3 Site Visit**

2.3.1 The site and its environs were visited on the 14<sup>th</sup> February 2017. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the site at B6263, M6 Junction J42 of the development proposals for a commercial redevelopment
- consider the impact of the development proposals for a commercial redevelopment on the heritage significance of the heritage assets within a 950m radius.

### **2.4 Impact assessment tables**

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard assessment

methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

## 2.4 Desk Based Assessment

- 2.4.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 950m radius contextual area surrounding the site (Figure 3).
- 2.4.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.
- 2.4.3 **Cumbria Historic Environment Record (HER):** the HER was consulted in February 2017 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated.
- 2.4.4 Full details of all these assets are included in Appendix 1 and their locations are represented by asset numbers in Figure 3.
- 2.4.5 **Cumbria Archive Centre, Carlisle:** early cartographic sources were consulted at the archive centre at Carlisle, and a search was undertaken for any other relevant documentary or cartographic information.
- 2.4.6 **Wardell Armstrong:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined.
- 2.4.7 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

## 2.5 Reporting

2.5.1 A digital copy of the report will be deposited with the Cumbria Historic Environment Service in Kendal, where viewing will be made available on request.

2.5.2 WA support the Online Access to the Index of archaeological investigations (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WA, as a part of this national scheme, under site code wardella2-277081.

## 2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Statement are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

### **3 DESCRIPTION**

#### **3.1 Location, Geology**

3.1.1 The site is situated to the south-west of Cumwhinton, at the north-east side of the junction J42 Golden Fleece roundabout between the M6 and B6263, NGR: NY 44107 51949 (centred). It is situated in a semi-rural/peri-urban area characterised by mostly modern development. Cumwhinton lies within a gently undulating rural landscape, approximately 7.7km southeast of Carlisle and 2.7km southwest of Wetheral.

3.1.2 The bedrock geology of the site consists of interbedded sandstone and conglomerate of the Triassic Rocks. The sedimentary bedrock formed approximately 200 to 251 million years ago in the Triassic Period. The local environment was previously dominated by rivers. The superficial deposit consists of diamicton till, formed up to 3 million years ago in the Quaternary Period. It usually comprises sandy, silty clay with pebbles, but can contain gravel-rich, or laminated sand layers; of varied colour and consistency. (BGS accessed: 14<sup>th</sup> February 2017).

#### **3.2 Historic Landscape Characterisation**

3.2.1 The site is situated at the outskirts of 'Area 10: Carlisle' as defined in the Cumbria historic landscape characterisation programme from 2009. The area comprises ancient enclosed land, modern enclosed land, plantation, post-medieval enclosed land, settlement, upland rough ground, intertidal and inshore water, and communications. The largest section of land can be seen as medieval farmland, post-medieval enclosed land and modern enclosed land. Only a small percentage of the settlement pre-dates 1907.

#### **3.3 Archaeological and Historical Background**

3.3.1 An archaeological desk based assessment has been undertaken as part of the present phase of archaeological investigations to produce a study on the historical and archaeological background of the site and immediate vicinity.

3.3.2 The Golden Fleece takes its name from a former public house called the *Golden Fleece* in the 19<sup>th</sup> century. The earliest documentary reference to Cumwhinton is from the mid-12<sup>th</sup> century when the village is recorded as Cumquintin. Cum is of British origin meaning valley, and Quinton is thought to have been a Norman-French personal name. This suggests that there may have been a settlement in the area that dates to the later phases of British rule in the area that ended in 1092 (Sedgefield 1951, Mills 2003).

- 3.3.3 **Prehistoric:** although there are numerous prehistoric sites in and around Carlisle from the Mesolithic period onwards, there is only low evidence for prehistoric activity within the vicinity of the proposed development site. The closest evidence of prehistoric occupation is a Bronze Age plastave axehead found at the north-western corner of the site (Asset 9). In the further area, near Scotby, a Neolithic stone adze was found in 1881 (Spence 1940), and prehistoric activity is known in the Garlands area to the east of the site, which included the discovery of a Bronze Age cemetery in 1861 (Wooler & Railton 2010).
- 3.3.4 **Romano-British:** To the east of the site are cropmarks for a Roman Temporary Camp near Golden Fleece (Asset 1). The Roman road from Carlisle to Old Penrith (Voreda) was located 450m to the southwest of this camp. Another possible temporary Roman camp is located to the north-west of the site (Asset 4). It has been noted as cropmarks, however there are no visible remains. There are three Roman quarry inscriptions cut into a cliff face on the west bank of the River Eden, to the south of St. Constantine's Cells in Wetheral. These inscriptions read MAXIMUS SCRIPSIT, 0.75m away from this was LEG XXVV CONDRAUSISIUS with a figure of a stag followed by II. These were thought to have been written by the 20th Legion (Mannix and Whellan 1847).
- 3.3.5 **Early Medieval to Medieval:** at the time of the Conquest the Manor of Combquinton, present day Cumwhinton, belonged to Hildred de Carliell. Upon his death, the manor was left to Hildred's grandchildren Robert and Richard Carliell who divided Hildred's land. In order to make the division equal the manor was divided into two moieties (Hutchinson 1797). In 1252 Cumwhinton was mentioned within the documentary record when a Sir William, son of Eudo de Caerleol, granted an annual rent from lands at Cumquinton to a relative who in turn bestowed the land upon the monks at Wetheral Priory (Spencer 1910). Cumwhinton was also mentioned in the Lay Subsidy Rolls during the sixth year of Edward III's reign (1327-1377). Here it was documented that an Edmund and Hugh de Cumbquintyn held goods at a price of two pounds, 13s, 8d and 15s 0d respectively (Steel 1912).
- 3.3.6 Wetheral Parish includes the townships of Cumwhinton as well as Cotehill, Corby and Warwick Bridge, Scotby and Wetheral, all of which are recorded as in existence by the medieval period. At Wetheral, to the northeast of Cumwhinton, a parish church was in existence by the end of the 11<sup>th</sup> century before the founding of the priory. Although the exact date for when this church was erected is unknown. The aisles and chancels in the present day church are 13<sup>th</sup> century in date (Martindale 1922).

- 3.3.7 It is clear from both historical and archaeological evidence that the area in and around Cumwhinton has been occupied and farmed since at least the medieval period. This is also evidenced in the surrounding landscape of Cumwhinton. During the medieval period it was common for strips of land for individual holdings to be distributed equally across all the furlongs of a field system. These strips of land followed a cycle with each tenant holding lands in strict order. An individual's plot of land always adjoined those of the neighbour (Lewis et. al. 2001). These strip fields are still present within the landscape on the southern side of the village. The landscape surrounding the site has been greatly influenced by later development.
- 3.3.8 **Post medieval to modern:** the 'Orders and Bylawes' from the late 17<sup>th</sup> century describes the landscape for the manors of Aglionby and Tarraby as well as lands at Cumwhinton. This document described a landscape that was dominated by farming with large common fields that were divided into furlongs, separated by baulks, with tracks of open ground being cultivated using the infield-outfield system. Barley appeared to be the main corn crop and efforts were made to protect it with restrictions on where pigs, geese and cattle were allowed to be kept (Summerson 2007).
- 3.3.9 In 1706 John Aglionby was sued by a number of the Queen's tenants at Cumwhinton over common rights. The disputed rights were awarded to Aglionby in arbitration but it was stipulated that the plaintiffs were allowed to pasture their cattle on unenclosed lands. This probably prompted Aglionby to draw up a '*rentall of the improvements of the commons and wast ground [sic] of and within the manor of Cumwhintin*' in 1709 (op cit). The name *Newlands*, to the north of the site, was first recorded on an enclosure map in 1778, although it is possible that the name goes back to the intaking of new areas for agricultural use in the late medieval period (HER 42193). The farm building at Newlands (Asset 7), however, was first shown on the 1847 Carleton tithe map. Also dating back to the late 18<sup>th</sup> century is the grade II listed farmhouse, referred to as *Holme House*, to the north of the site (Asset 10).
- 3.3.10 In 1830 lands in Cumwhinton had been inherited by Henry Aglionby. By that time, the Carleton and Cumwhinton area contained a large number of quarries, such as the Newbiggin Quarry (Asset 5). The placename *Yellow Quarry Wood* also indicates the presence of a mine to the north-west of the site. In 1838 a Mr. Pigg of Cotehill and John Howe and Co. struck a partnership to extract and refine gypsum on the eastern side of Wragmire Bank, located to the south of Cumwhinton. By 1850 Pigg had left the company and John Howe and Co now solely worked the quarry. By this time Wragmire

Bank had been used for quarrying for around 120 years by at least eight different companies (Tyler 2000).

3.3.11 By the mid- 19<sup>th</sup> century Cumwhinton and Cotehill formed a joint township, within Wetheral Parish that contained 2549 acres of land. The land chiefly belonged to resident yeomen, of whom the principle landholders were John Coulson and James Holme from Cumwhinton and a Mr. Bell and William Holme of Cotehill. Cotehill contained two gypsum quarries while at Cumwhinton there was a school and a Methodist Chapel (Mannix and Whellan 1847).

3.3.12 By the end of the 19<sup>th</sup> century Cotehill and Cumwhinton were known for the rich vein of alabaster that ran through the manor. By 1897 the quarries of J. Howe and Company and Joseph Robinson, who were involved in the production of plaster were listed within the trade directories. Also within the area were the brick and tile works of Claude Lonsdale, Thomas Hamilton and John Beaty. This was reflected in the trade directory of the time. The majority of people living in Cumwhinton were still farmers and yeomen, but there were now an increasing number of people involved with sinking wells, plaster of Paris manufacturers and brick and tile makers (Kelly 1897). During the 1860s the Midland Railway was becoming a main line of national importance. Once the London extension of the railway was completed, attention was turned to providing a route to Scotland. In 1866 the Midland Railway gained permission to build the Settle-Carlisle Railway. Construction for this line involved laying 72 miles of track over remote and inhospitable parts of England. The line was eventually completed and opened to passenger traffic in 1876 (Robinson 1985). Between Carlisle and Armathwaite the railway line had stops at Scotby, Cumwhinton and Cotehill. The Cotehill and Cumwhinton stations closed in 1956. At Cumwhinton the station, former stationmaster's house, four railway cottages and road bridge are still extant, dating from 1875 and are now all Grade II Listed Buildings. The historical trade directory of 1901 listed Isaac Scott as the stationmaster of Cumwhinton station (Bulmer 1901).

3.3.13 By 1921 there was a large covered service reservoir located at Cumwhinton that held five million gallons of water which supplied Carlisle. The Gotham Co. Ltd had an alabaster quarry at this time and the brick and tile works of John Beaty and Co. were present within Cotehill and Cumwhinton (Kelly 1921).

### 3.4 Map regression

3.4.1 On Greenwood's Map of Cumberland, dating to 1823, the site is shown as a large field,



in the northern corner of the crossing of the roads from Carlisle to Penrith (following the Roman road, now London Road) and from Newbiggin to Cumwhinton. An east to west aligned unnamed river bounds the field to the north.

3.4.2 The 1846 Tithe map declares the field as part of the common pasture. The beginnings of a footpath from the Newlands farm, towards the Cumwhinton road, are visible. The abutting properties to the north, including the Newlands farm, are owned by Charles Rivaz, and occupied by Daniel Levell (DRC/8/43). The square buildings complex to the south of the site is referred to as *Quarry Gate*.

3.4.3 By 1861 (Figure 4), the site is cut by a footpath leads north to south aligned from the Cumwhinton road to the *Newlands* farm buildings that came into existence by then. It crosses the stream with a small ford. The stream now leads to a small pond to the north-west of the side, which is enclosed by shrub and tree growth. Tree growth also surrounds the entire length of the stream. The previously called *Quarry Gate* has been renamed *Golden Fleece*, and is referred to as a public house.

3.4.4 On the 1900 second edition map the tree growth along the stream disappeared. The wooded area with the pond to the north-west is now referred to as *Yellow Quarry Wood*. There is no noticeable change until 1946, when two small structures, referred to as *Wood End* appear to the west of the site. The area is now destroyed by the M6.

### 3.5 Previous Archaeological Work

3.5.1 In 2004 an historic building survey was conducted on the farm buildings and farmhouse at Beech House Farm, Cumwhinton prior to their conversion. The buildings at Beech House Farm are grouped together in three separate ranges that surrounded a cobbled yard. The building survey revealed that the first farmhouse on the site was a single-storey cottage that is thought to have been built during the first half of the 18<sup>th</sup> century. The cottage was extended during the second half of the 18<sup>th</sup> century and again during the early 19<sup>th</sup> century. The farmhouse had changed little from the 1840s. One of the farm buildings dated to the late 18<sup>th</sup>/early 19<sup>th</sup> century with the rest of the farm buildings added during the middle and late 19<sup>th</sup> century (Cracknell & Wooler 2004).

3.5.2 A further historic buildings survey was undertaken in 2004 of Beech House Dairy Farm. The dairy dates to the late 17<sup>th</sup>/early 18<sup>th</sup> century and was constructed when the farmhouse was altered into the form that it is currently. Many of the original fixtures and fittings were still present (Cracknell 2004).

- 3.5.3 A desk-based assessment was undertaken on land at Newlands farm, near Cumwhinton, in advance of a proposed wind farm. Several archaeological features were identified within the study area that potentially spanned the later prehistoric to the medieval period. Further archaeological measures were proposed (Archaeological Services WYAS 2008). This survey also included the current development site.
- 3.5.4 During 2009, North Pennines Archaeology Ltd undertook a programme of archaeological work on the land at Peter Gate in Cumwhinton, which included a desk-based assessment and trial-trench evaluation. The desk-based assessment highlighted the potential for archaeological remains related to medieval activity and the subsequent trial-trench evaluation confirmed this with the discovery of several archaeological features dating to this period, which included a cobbled area, a pit and a linear feature. This was followed by an archaeological excavation in 2012, which revealed significant archaeological remains related to part of the medieval settlement of Cumwhinton (Jackson 2012, 6).
- 3.6 **Setting of heritage assets**
- 3.6.1 There are 2 listed buildings within a 950m radius of the land at B6262, M6 Junction J42 (Figure 3). Both are grade II listed buildings, and are all outside the visual envelope of the site (Asset 10, 11).
- 3.6.2 There are a further 9 undesignated assets within the 950m search radius. These are cropmarks, possible indicating to temporary Roman camps (Asset 1, 3 and 4), sites relating to quarrying and farming in the post-medieval period (Asset 2, 5-7) and two findspots (Asset 8, 9).

## 4 SITE VISIT

- 4.1.1 A site visit was undertaken on the 14<sup>th</sup> February 2017. The site is situated to the north-east of the Golden Fleece roundabout, relating to the M6 Junction J42. It consists of a large pasture field, bound by a small river to the north, the B6263 to the east and south east, as well as the M6 to the west and south-west.
- 4.1.2 The land is mildly undulating and well drained. The site was fenced off, but could be entered via several gates.
- 4.1.3 Remains of the ford-bridge, crossing the river to the north towards Newlands, can be seen (Plate 3). There may be an indication within the field of a north to south aligned pathway towards the bridge.



*Plate 1: View to the west across the site*



*Plate 2: View to the north of the site*



*Plate 3: Remains of the ford towards Newlands*



*Plate 4: View to the east across the site*

## **5 DISCUSSION**

### **5.1 Summary of heritage asset significance (see Appendix 1)**

5.1.1 The land at B6263 and M6 junction J42 has remained undeveloped since at least the medieval period. It seems to have developed as cultivated land enclosed out of the common waste either in the late medieval or early post-medieval period, as indicated by the place-name 'Newlands'. No features of archaeological interest are visible within the proposed development area. The find of a copper-alloy palstave axehead, dating from the Bronze Age, may be indicative of thus far unknown buried remains of prehistoric or Roman date. The recent development of the M6, however, may have impacted upon the site and its archaeological potential.

5.1.2 Of the heritage assets within a 950m radius, 10 lie outside the development area and one is within it (see Appendix 2). The heritage asset within the site (Asset 9), is of negligible significance. Of those outside the development area 8 are of local significance and two are of district or county (higher) significance (Asset 10, 11). None of these heritage assets would be impacted upon by the development.

5.1.3 The risk of encountering other archaeological remains cannot be ruled out, and these would be at least of local significance.

### **5.2 Magnitude of impact on heritage assets**

5.2.1 The impact of the development proposals on the one heritage asset within the development area will be negligible, as it is a findspot and is no longer extant. The magnitude of impact on Asset 9 will be no change (Appendix 1, Table 2).

5.2.2 The magnitude of impact of the redevelopment proposals on the remaining 10 heritage assets, including the two listed buildings (Asset 10 and 11), within the search radius is no change, as there will be only limited intervisibility with the development.

### **5.3 Heritage statement**

5.3.1 A no change magnitude of impact on a heritage asset of negligible significance results in no appreciable impact on heritage significance.

5.3.2 As any development within the site boundary is likely to result in no changes with regard to the heritage asset within 950m of the development site, the impact on its heritage significance by the proposed development would be at no change (Appendix 1, Table 3).

5.3.3 There is a low likelihood that further as-yet unknown archaeological features may

survive within the proposed development site.

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## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

| Significance                | Designation  | Asset types and justification   | Preferred response to negative impact   |
|-----------------------------|--|---|---|
| International               | Non-statutorily designated heritage assets   | World Heritage Site (NPPF s132)   | Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138) |
| National                    | Statutorily designated heritage assets   | Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland   | Avoid negative impact   |
| National                    | Non-statutorily designated heritage assets   | Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)   | Avoid negative impact   |
| National                    | Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138) | Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139) | Avoid negative impact   |
| District or County (Higher) | Statutorily designated heritage assets   | Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland   | Limit negative impact (avoid substantial harm) and mitigate   |
| District or County (Higher) | Non-statutorily designated heritage assets   | Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)  | Limit negative impact (avoid substantial harm) and mitigate   |
| District or County (Lesser) | Non-designated heritage assets within a national park or AONB                                  | Any extant heritage assets (NPPF s115)  | Limit negative impact and mitigate  |
| District or County (Lesser) | Non-designated heritage assets   | Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland  | Limit negative impact and mitigate  |
| District or County (Lesser) | Non-designated heritage assets   | Any area of potential listed in a local plan (NPPG)   | Limit negative impact and mitigate  |
| District or County (Lesser) | Non-designated heritage assets   | Historic Hedgerow as defined under the Hedgerow Regulations 1997  | Limit negative impact and mitigate  |
| Local                       | Non-designated heritage assets   | Any extant heritage assets outside of a national park or AONB.  | Mitigate  |
| Negligible                  | Non-designated heritage assets   | Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value  | No action   |

**Table 2: Establishing the magnitude of impact**

| Magnitude of Impact   | Heritage Asset   |   |  |
|-----------------------|--|---|--|
|                       | Archaeological Remains<br>(Archaeological Interest)  | Historic Buildings<br>(Architectural/Artistic Interest and/or<br>Historic Interest)   | Historic Landscapes<br>(Historic Interest)   |
| Loss                  | <ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>                                  | <ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>   | Major change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>  |
| Substantial           | <ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul> | <ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul> | Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul> |
| Less than substantial | <ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>  | <ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>                  | Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>  |
| Minor                 | <ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>   | <ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>  | Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>               |
| No change             | No change  |   |  |

**Table 3 Impact on Heritage Significance**

| Assessment Matrix to define the degree of impact on heritage asset significance |                          | Magnitude of impact |  |                       |             |             |
|---|--------------------------|---------------------|--|-----------------------|-------------|-------------|
|   |                          | No change           | Minor alteration with no reduction in significance | Less than substantial | Substantial | Loss        |
| Significance of Heritage Asset  | National                 | Blue                | Yellow   | Dark Green            | Red         | Red         |
|   | District/County (Higher) | Blue                | Yellow   | Light Green           | Dark Green  | Red         |
|   | District/County (Lesser) | Blue                | Yellow   | Light Green           | Light Green | Dark Green  |
|   | Local                    | Blue                | Blue   | Yellow                | Light Green | Light Green |
|   | Negligible               | Blue                | Blue   | Blue                  | Blue        | Blue        |

Blue (no appreciable impact) = no mitigation necessary  
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc  
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc  
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation  
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

## APPENDIX 2: LIST OF HERITAGE ASSETS

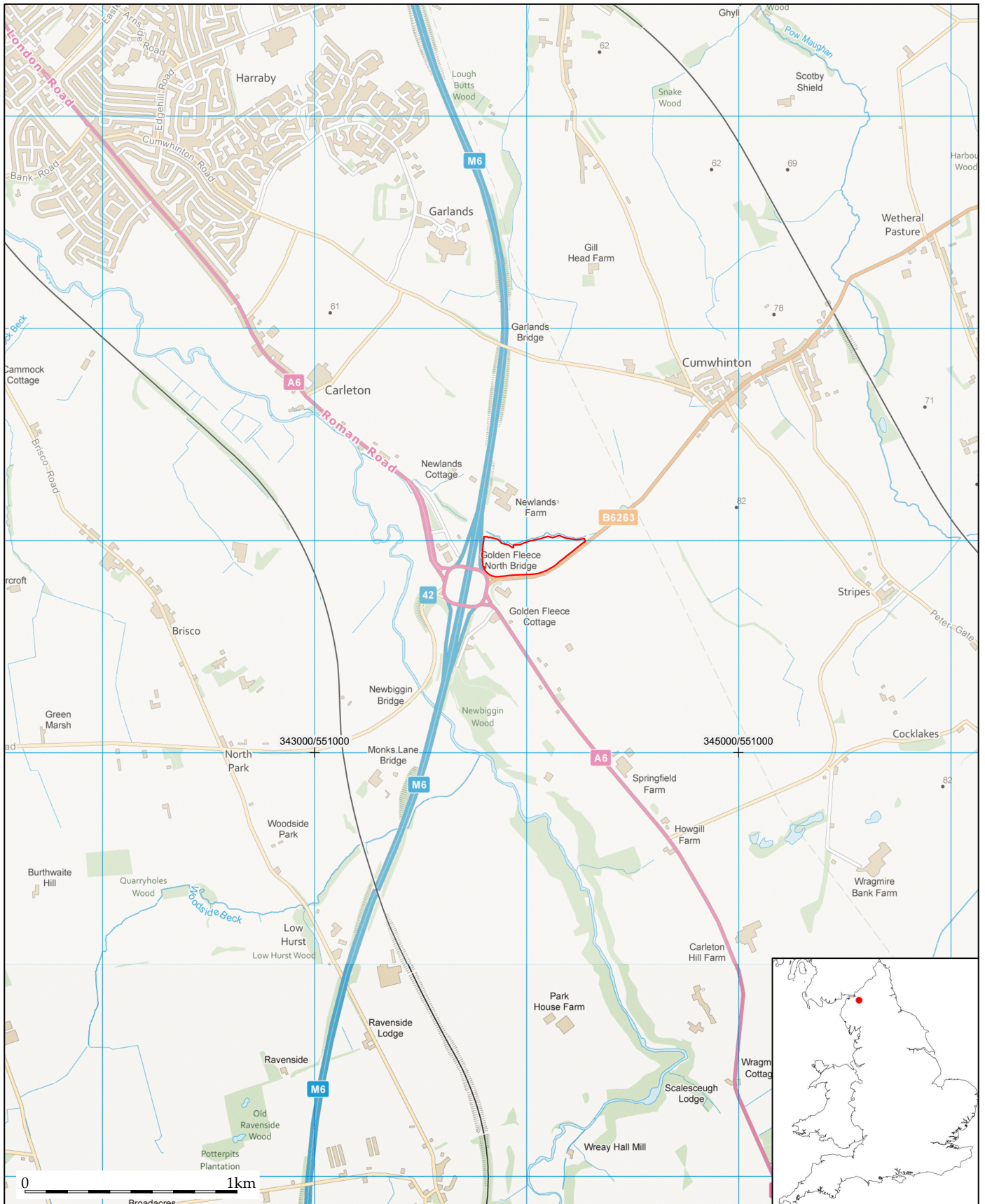
The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 950m radius of the proposed development area.

| Site No. | HER NR            | Site Name   | Description  | Grid Ref      | Heritage Significance and impact |
|----------|-------------------|---|--|---------------|----------------------------------|
| 1        | 510               | Golden Fleece temporary Roman camp                    | St Cuthbert Without Roman Fort and Vicus, Cropmarks of a Roman temporary camp. The enclosure covers an area of only about 0.5 ha   | 344170,551780 | Local                            |
| 2        | Pastscape 1593903 | Ridge and furrow                                      | A small block of post medieval narrow ridge and furrow is visible as an earthwork on lidar imagery.  | 343690,552370 | Local                            |
| 3        | 3813              | Carleton Enclosure Cropmark, St Cuthbert Without      | Cropmarks. Field subject to ploughing, drains across site. Fresh ploughing in 1978 showed no significant evidence. There was some variation in soil colour (brown-red) but no discernible pattern.   | 343700,552900 | Local                            |
| 4        | 3814              | Carleton Temporary Camp Cropmark, St Cuthbert Without | Cropmarks, possibly represent a temporary Roman camp. Field subject to ploughing most years, drains across site. No visible remains. Curvilinear single-ditched enclosure, approx 35m diam   | 343400,552800 | Local                            |
| 5        | 10246             | Newbiggin Quarry, St Cuthbert Without                 | Newbiggin quarry, now disused. The quarry was probably in use from the early 19th century. Documentary evidence  | 343800,551300 | Local                            |
| 6        | 10247             | Yellow Quarry Wood Place Name                         | The name 'Yellow Quarry Wood' could suggest site of a quarry. The quarry must have gone out of use by the mid-19 <sup>th</sup> century as it is not marked on either the Carleton Tithe map of 1847 or 1st edition Ordnance Survey map of 1867, although a lake marked on this map may be the remains of the quarry workings | 343700,552200 | Local                            |
| 7        | 42193             | Newlands Farm, Carleton, St Cuthbert Without          | The name 'Newlands' is first recorded on the enclosure map of the area of 1778, but it is probable that the name reflects the intaking   | 343890,552180 | Local                            |

| Site No. | HER NR     | Site Name                       | Description   | Grid Ref      | Heritage Significance and impact       |
|----------|------------|---------------------------------|---|---------------|--|
|          |            |                                 | of new areas for agricultural use in the late medieval period. This farm is first shown on the 1 <sup>st</sup> edition Ordnance Survey map of 1867  |               |  |
| 8        | 42328      | Mount Find, St Cuthbert Without | Cast copper alloy late 8th/early 9th century Anglo-Saxon strap end, very corroded. It used to have double rivets at the split end, but both rivets and rivet holes are missing now, as is the terminal at the pointed end. Found in 2005.   | 344100,552100 | Negligible/<br>No impact               |
| 9        | 43010      | Palstave Find                   | A copper-alloy Palstave axehead of the Bronze Age that is rectangular in shape. The entire object is evenly pitted on its surface with the pitting varying between 1mm and 4mm in diameter. The blade end of the axehead is 50mm in length.   | 344200,552000 | Negligible/<br>No impact               |
| 10       | HE 1087709 | Holme House                     | Grade II listed.<br>Farmhouse. Dated 1778 and initials T.B. Dressed red sandstone, graduated slate roof, brick and stone chimney stacks. 2 storeys, 5 bays. Heavily moulded, ornamented and dentilled entrance surround with dated pediment, all of white sandstone: panelled door.   | 344890,552717 | District/County (Higher)/<br>No impact |
| 11       | HE 1120818 | Cringles                        | Grade II listed<br>Farmhouse. Early C19. Dressed red sandstone, slated roof, brick chimney stacks. 2 storeys, 3 bays. 4-panelled door with glazed fanlight has surround of 2 Tuscan engaged columns with moulded entablature and cornice. Sash windows with glazing bars have moulded surround. Chamfered plinth course and V-jointed quoins. | 344488,552810 | District/County (Higher)/<br>No impact |

## APPENDIX 3: FIGURES








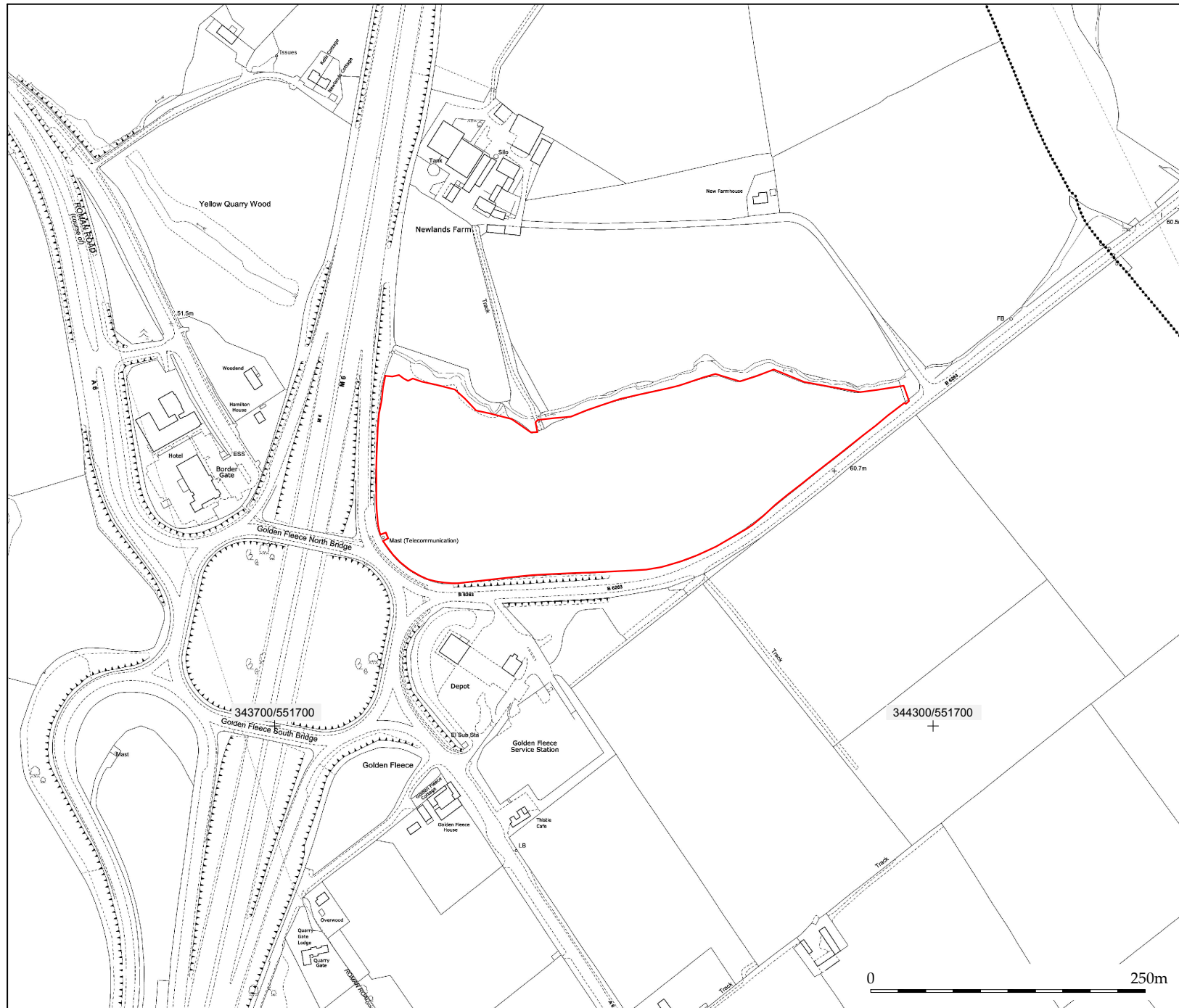
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|  <p>Wardell Armstrong<br/>2017</p> | <p><b>PROJECT:</b> Land at B6263, M6 Junction J42, Cumwhinton, Cumbria</p> <p><b>CLIENT:</b> Holt Planning Consultancy Ltd</p> <p><b>SCALE:</b> 1:25,000 at A4</p> <p><b>DRAWN BY:</b> HP</p> <p><b>CHECKED BY:</b> AB</p> <p><b>DATE:</b> February 2017</p> <p><b>REPORT No:</b> CP11778</p> | <p><b>KEY:</b></p> <p> Site location</p> |  <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076</p> |
|---|---|--|---|

Figure 1: Site location.



Wardell Armstrong  
2017

PROJECT:  
Land at B6263,  
M6 Junction J42,  
Cumwhinton, Cumbria

CLIENT:  
Holt Planning Consultancy Ltd

SCALE: 1:5,000 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: February 2017

KEY:  
 Site location

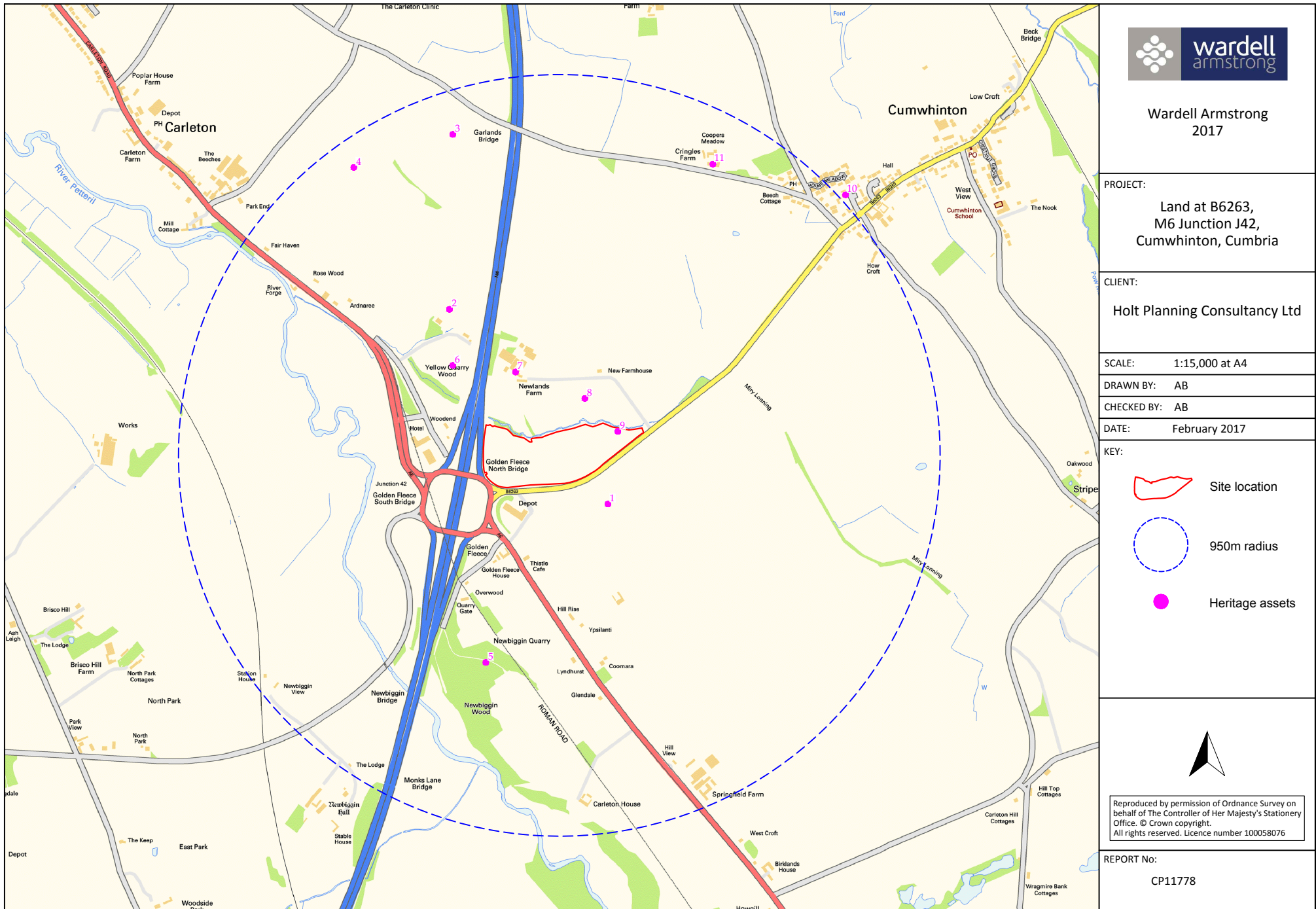


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Figure 2: Detailed site location.



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2017

PROJECT:  
**Land at B6263,  
M6 Junction J42,  
Cumwhinton, Cumbria**




CLIENT:  
**Holt Planning Consultancy Ltd**

SCALE: 1:15,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: February 2017

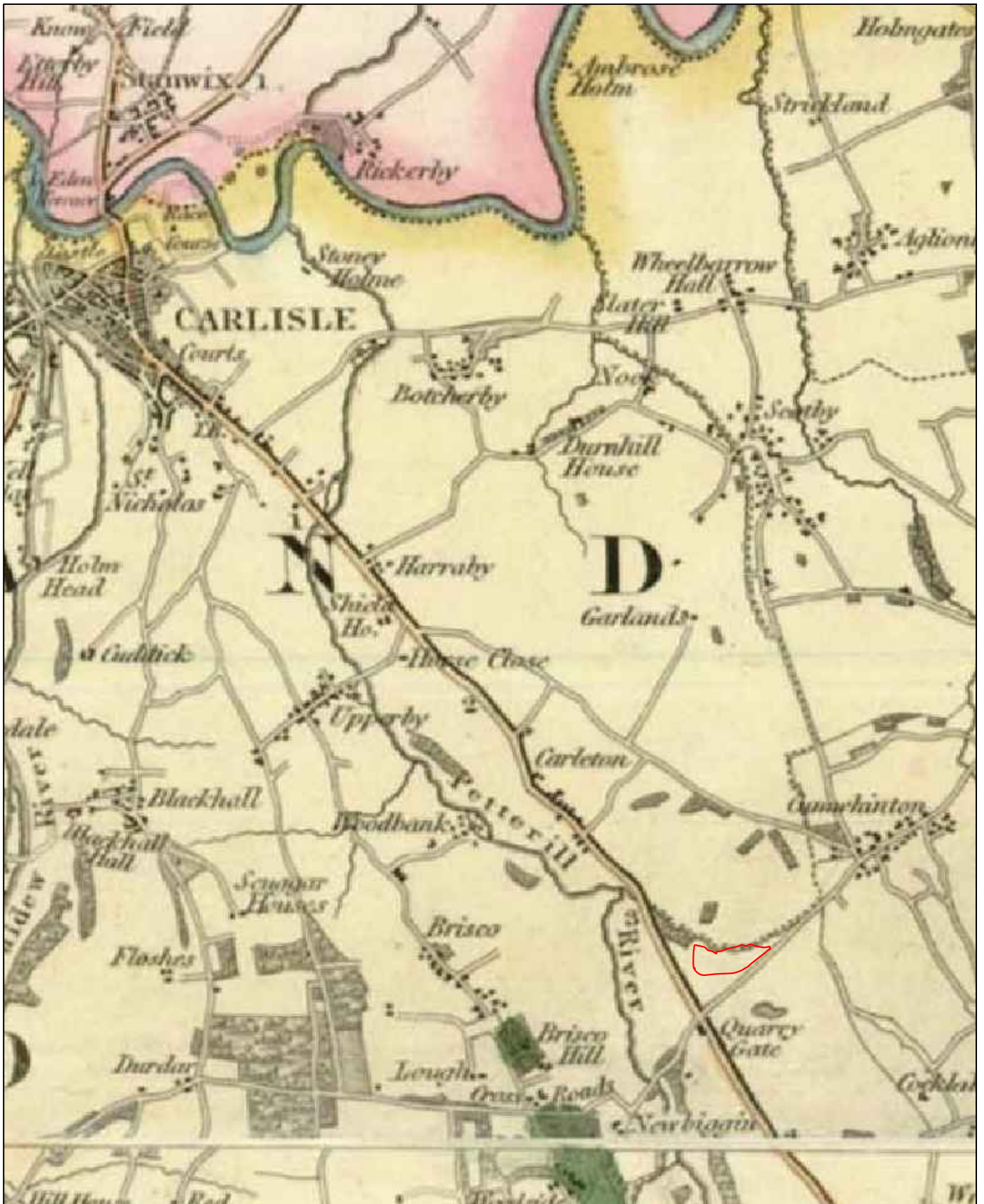
- KEY:
-  Site location
  -  950m radius
  -  Heritage assets



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Figure 3: Location of heritage assets within a 950m radius of the study area.






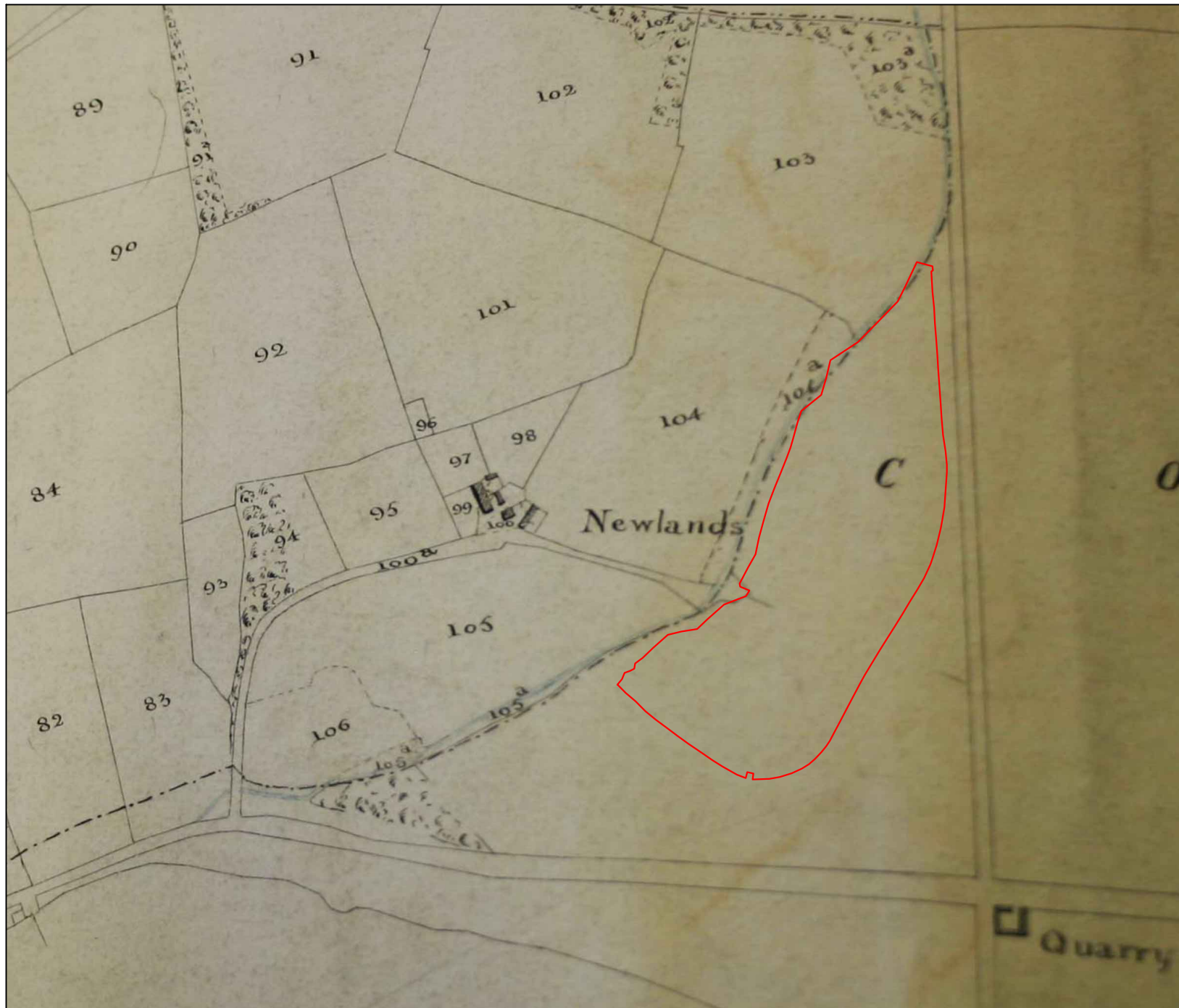
|   |  |  |   |
|---|--|--|---|
|  <p>Wardell Armstrong<br/>2017</p> | <p>PROJECT: Land at B6263, M6 Junction J42, Cumwhinton, Cumbria</p> <p>CLIENT: Holt Planning Consultancy Ltd</p> <p>SCALE: Not to scale</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: February 2017</p> <p>REPORT No: CP11778</p> | <p>KEY:</p>  Site location |  |
|---|--|--|---|

Figure 4: Greenwood's Map of Cumberland, 1823.



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2017

PROJECT:

Land at B6263,  
M6 Junction J42,  
Cumwhinton, Cumbria

CLIENT:

Holt Planning Consultancy Ltd

SCALE: 1:5,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: February 2017

KEY:

 Site location



REPORT No:

CP11778

Figure 5: Map of Carleton Township in the Parish of St Cuthberts, Carlisle, 1847.



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2017



|   |   |
|---|---|
| PROJECT:  | Land at B6263,<br>M6 Junction J42,<br>Cumwhinton, Cumbria   |
| CLIENT:   | Holt Planning Consultancy Ltd   |
| SCALE:  | 1:5,000 at A4   |
| DRAWN BY:   | AB  |
| CHECKED BY:   | AB  |
| DATE:   | February 2017   |
| KEY:  |  Site location |
|  |   |
| REPORT No:  | CP11778   |

Figure 6: First Edition Ordnance Survey Map, 1867 (1:2500 scale).



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2017



|   |   |
|---|---|
| PROJECT:  | Land at B6263,<br>M6 Junction J42,<br>Cumwhinton, Cumbria   |
| CLIENT:   | Holt Planning Consultancy Ltd   |
| SCALE:  | 1:5,000 at A4   |
| DRAWN BY:   | AB  |
| CHECKED BY:   | AB  |
| DATE:   | February 2017   |
| KEY:  |  Site location |
|  |   |
| REPORT No:  | CP11778   |

Figure 7: Second Edition Ordnance Survey Map, 1900 (1:2500 scale).

STOKE-ON-TRENT  
Sir Henry Doulton House  
Forge Lane  
Etruria  
Stoke-on-Trent  
ST1 5BD  
Tel: +44 (0)845 111 7777

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Cardiff  
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