



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT

ON

WHEATLEYS FARM GRAVEL EXTRACTION,

ASHTON KEYNES, WILTSHIRE

NGR SU 04996 93144

On behalf of

Earthline Ltd

FEBRUARY 2017

REPORT FOR Earthline Ltd.
c/o Steve Bowley Planning Consultancy Ltd
Ferndale
Albury View
Tiddington
Thame
OX9 2LQ

PREPARED BY Tom Rose-Jones

ILLUSTRATION BY Autumn Robson

EDITED BY John Moore

AUTHORISED BY John Moore

REPORT ISSUED 1st February 2017

ENQUIRES TO John Moore Heritage Services
Hill View
Woodperry Road
Beckley
Oxfordshire OX3 9UZ

Tel: 01865 358300
Email: info@jmheritageservices.co.uk

JMHS Project No: 3673



CONTENTS

	Page
SUMMARY	
1 INTRODUCTION	1
1.1 Origins of the Report	1
1.2 Location	1
1.3 Description	1
1.4 Geology and Topography	1
1.5 Proposed Development	1
2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE	3
2.1 Legislation and Treaties	3
2.2 National Planning Guidelines and Policies	4
2.3 Local Planning Policy	7
3 METHODOLOGY	8
3.1 Historic Environment Impact Assessment Aims and Objectives	8
3.2 Historic Environment Impact Assessment Sources	9
3.3 Historic Environment Impact Assessment Modelling and Analysis	10
3.4 Archaeological Time Periods	11
3.5 The Setting and Visual Impact	11
3.6 Method of Assessment of the Impact on an Asset	11
4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND	13
4.1 The Historical Development of Ashton Keynes	14
4.2 Known Archaeological Sites	14
4.3 Cartographic Research	19
4.4 Aerial Photographs	22
4.5 LIDAR	22
4.6 Geophysical Survey	22
4.7 Site Visit	22
5 DISCUSSION	23
5.1 The Landscape of the Search Area	23
5.2 The Archaeological Potential of the Proposal Area	23
5.3 The Impact of Previous Development on Potential Archaeological Remains	24
5.4 The Impact of the Proposal on non-designated heritage assets	24
5.5 The Impact of the Proposal on designated heritage assets	24
5.6 The Impact of the Proposal on listed buildings	24
5.7 The Impact of the Proposal on known burial sites	24
6 CONCLUSIONS	25
7 BIBLIOGRAPHY AND SOURCES CONSULTED	26
7.1 Books and Documents	26
7.2 Historic Maps	27
7.3 Gazetteer of sites	28

FIGURES

	Page
Figure 1: Site Location	2
Figure 2: Historic Environment Record Sites	16
Figure 3: Historic Environment Record Sites	17
Figure 4: Andrew's and Drury's map of Wiltshire, 1773.	20
Figure 5: Greenwood's map of Wiltshire, 1820.	20
Figure 6: First Edition Ordnance Survey map of 1885.	21
Figure 7: Third Edition Ordnance Survey map of 1921.	21
APPENDIX 1	
GLOSSARY	31

SUMMARY

This heritage impact assessment considers the impact to the historic environment of proposed gravel extraction at Wheatleys Farm, Ashton Keynes. The proposal site lies within the historic parish of Ashton Keynes, within the hundred of Cricklade and the county of Wiltshire. The site now lies within the civil parish of Ashton Keynes, in the county of Wiltshire.

Within the search area of 1km some 59 sites were identified. The earliest evidence of activity comes from the Bronze Age, and is represented by a chance find of three bronze awls. There is clear evidence for Iron Age or Roman activity within the western half of the site, and immediately to the south west of the site. This consists of an extensive coaxial field system with associated trackways. A number of these field systems have been recorded through aerial photography and excavation on the gravel terraces of the Thames Valley corridor. They are thought to represent the intensification of agriculture and increase in the rural population during the late Iron Age and Roman periods. Excavation has been undertaken to the south of the site in advance of development; this excavation recorded evidence of a 1st century ring gully, suggesting the presence of a settlement. The results of the geophysical survey undertaken across the site in January 2017 indicate that similar archaeological remains are present within the boundary of the site, supporting the aerial photo evidence.

Given the location of the site outside of the historical core of Ashton Keynes any archaeological remains of medieval date or later are likely to be related to the agricultural use of the site.

As discussed above, previous archaeological work has established the presence of buried prehistoric remains adjacent to the proposal site; the aerial photos consulted suggested a strong likelihood for the presence of buried remains within the area of the proposal site and this has been confirmed by the geophysical survey, which showed a number of trackways, field boundaries and ditches to be present.

The site appears to have remained undeveloped and in agricultural use. It is likely that any previous ploughing will have had a derogatory impact upon any buried archaeological remains; despite this however the results of the geophysical survey would appear to indicate the survival of archaeological features.

Although two scheduled monuments were identified within the search area these will not be affected physically or visually by the proposed development. There are also a number of listed buildings and other structures present within the search area; these will not be impacted upon by the proposed development.

1 INTRODUCTION

1.1 Origins of the Report

This Heritage Impact Assessment was commissioned by Mr Rob Dance on behalf of Earthline Ltd. The HIS will form part of a planning application for gravel extraction from land at Wheatleys Farm, Ashton Keynes (NGR SU 04996 93144)

1.2 Location

The site is located on the southern side of the village of Ashton Keynes. Historically the site was located within the hundred of Cricklade in 1086 (Morris 1973) and the historic county of Wiltshire. The site is now located within the civil parish of Ashton Keynes, in the modern county of Wiltshire.

1.3 Description

The proposal site is located on the southern side of the village and is centred on Wheatleys Farm. The proposal site extends to the east and west of the farm over an area of approximately 36ha and covers a number of small fields currently in mixed use and bounded by hedgerows. The eastern half of the site is bounded by the River Thames at its northern edge, and unnamed road to the east and by the Swill Brook to the south. The western edge is bounded by the High Road, which effectively divides the site. The western half of the site is bounded by the River Thames to the north, fields and the B4696 to the west and the High Road to east and south.

1.4 Geology and Topography

The underlying geology consists of the Oxford Clay Formation, a sedimentary mudstone formed approximately 156 to 165 million years ago in the Jurassic Period. This is overlain by the Northmoor Sand and Gravel Member, a superficial deposit laid down up to 3 million years ago in the Quaternary Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

1.5 Proposed Development

The purpose of this application is to obtain planning permission for the extraction of approximately 725,000 tonnes of sand and gravel from the site at Wheatleys Farm. This is proposed to be carried out over an 8 year period; after extraction is completed the site would be restored over a period of 2 years to create a range of lakes and hay meadows for recreational and ecological use.

JMHS were provided with three plans (ELWHEAT1607, dated 26/07/2016), and it is from these that the subsequent assessment of the extent of impact to the historic environment is based.

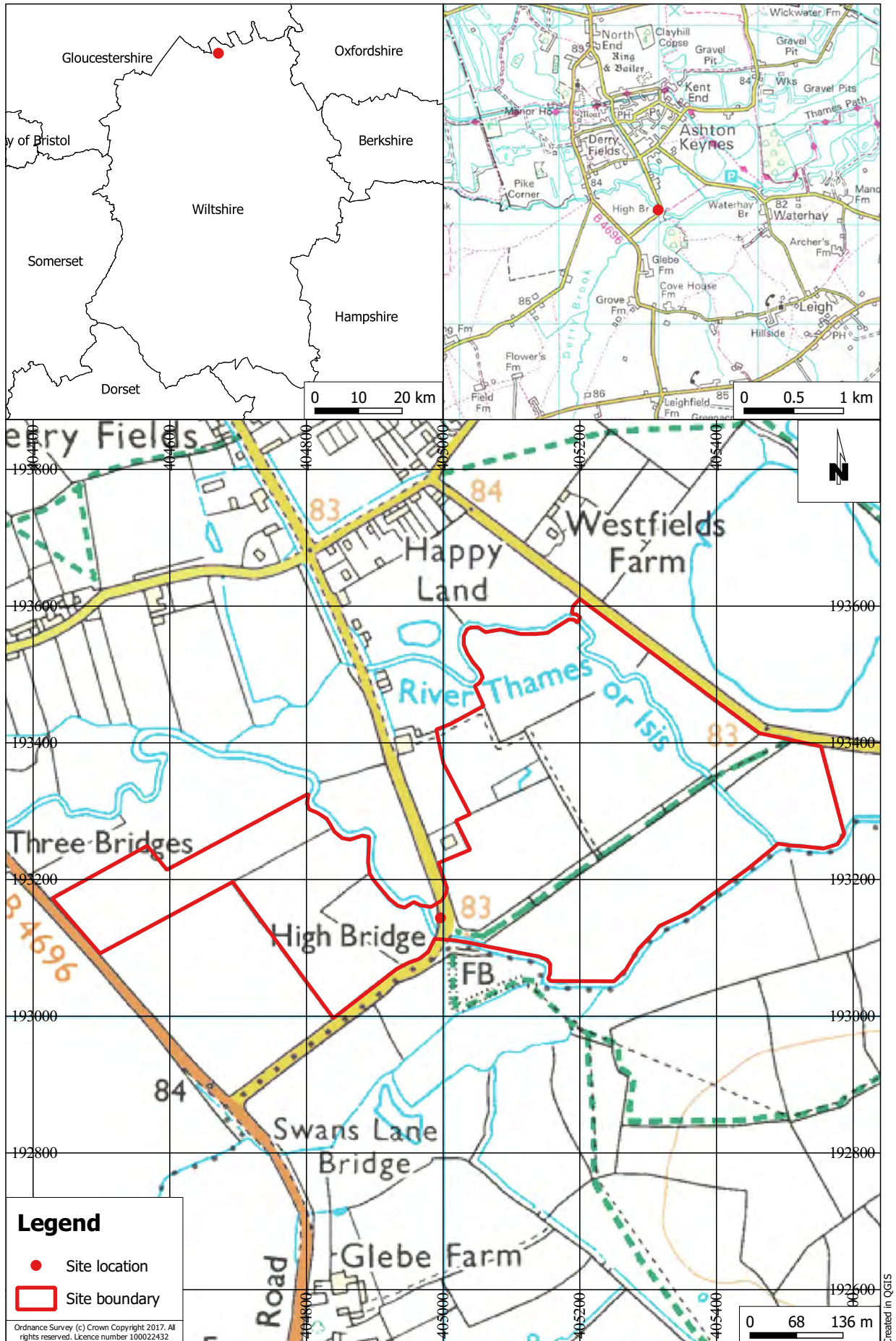


Figure 1: Site location

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation that are listed in historical order are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000

square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England, Cadw and Historic Scotland).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

Paragraph **126** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The paragraph raises four key points, which Local Authorities should take account of:

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

The following paragraphs are also relevant to the proposed development:

128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

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

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph 128 are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the available knowledge and in some cases the person conducting the investigation. Indeed '*significance*' is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. 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, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* parks and gardens, and World Heritage Sites, should be wholly exceptional.

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

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use.

There is also a section on appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph 133 of the NPPF.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses loss of the whole or part of a heritage asset.

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

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

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

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

138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various cases with Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There are further accounts concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain cases: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

Paragraph **141** of NPPF discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

141. Local planning authorities should make information about significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote) . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository) here refers to the Historic Environment Record and local museums

amongst other depositories. The phrase “*The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*” implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

2.3 Local Planning Policy

The South West Plan was revoked 20th May 2013 under the Regional Strategy for the South West (Partial Revocation) Order of 2013. The revocation of the South West Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

Wiltshire Council formerly adopted the Wiltshire Core Strategy (WC) on 20th January 2015. The Core Strategy is designed to guide the changing use of land in the district and define its future purpose.

Landscape

Policy 51: Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury

World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Historic Environment

Policy 58: Development should protect, conserve and where possible enhance the historic environment.

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

- i. Nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. Buildings and structures of special architectural or historic interest
- iv. The special character or appearance of conservation areas
- v. Historic parks and gardens
- vi. Important landscapes, including registered battlefields and townscapes.

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

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

3 METHODOLOGY

3.1 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the Historic Environment Impact Assessment is to provide an independent professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a research based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (CIfA) *Standard* definition of a heritage impact assessment (CIfA 2014). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth

of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Chartered Institute for Archaeologists *Standard* states that the purpose of a Heritage Impact Assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource.
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

3.2 Historic Environment Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (CifA 2014). The work has involved the consultation of the available documentary evidence (historical sources), including records of previous discoveries (archaeological finds), and historical maps (cartographic evidence), where necessary consultation of aerial photographs and LIDAR, all of which has been supplemented with a site visit. The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (CifA 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit (archaeological walkover or building assessment)

The principal sources consulted in assessing this site were:

- The Wiltshire Historic Environment Record (HER) for a search radius of 1km from the site
- The Wiltshire Record Office for the consultation of historic maps and documents

- Historic England Archive (aerial photographic collection) within a search area around the site
- Archaeological source material (published and unpublished)
- A site visit

The Wiltshire Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

3.3 Historic Environment Impact Assessment Modelling and Analysis

The heritage values of the site will be assessed using English Heritage (now Historic England) Conservation principles (2008b) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a search area of 1km around the site (that is centred on NGR SU 04996 93144). The extent of the search radius varies from site to site, reliant on the scale of the development, the surrounding topography, and in some cases the density of heritage assets (city or town scape).

The information about heritage assets both designated (Scheduled Monuments, Listed Buildings and others, see part 2.1) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity of the proposed development site.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in the search area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

3.4 Archaeological Time Periods

The following prehistoric and historical periods are used in the assessment and analysis of this report.

Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 BC - AD 43

Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

3.5 The Setting and Visual Impact

Aspects of setting of a heritage asset are touched upon in paragraphs **129** and **132** of the *NPPF*. Historic England's (2015) guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2012) has thus raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape.

The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of visual impact it can also be affected by noise, vibration, odour and other factors.

3.6 Method of Assessment of the Impact on an Asset

Assessment of the impact on a Heritage Asset (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

NPPF produces terminology that defines the significance of a heritage asset. The significance of landscape Heritage Assets is discussed by the Department of Transport and Historic England (HA 2007a; HA 2007b), which has been used for the

construction of the following assessment Table 1. This assessment is placed into three categories defined as Very High, High, Moderate and Low.

Table 1: Criteria for assessing the significance of a Heritage Asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Moderate	Locations and Buildings that have a moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g. Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

Proposed developments to the site and setting of a Heritage Asset could be proposed as positive, negative or neutral. Some definitions of terms of the impact of damage to structures is used in NPPF (2012) and its explanatory addition PPG 2014. From this a criteria on physical and visual impact of the site and setting is made that defines the definitions that should be used in respect to harm caused to a Heritage Asset. This thus weighs up the harm identified against the benefits of the proposal.

Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets

Degree of Harm	Definition
Substantial	<ul style="list-style-type: none"> ▪ Total or substantial loss of the significance of a heritage asset. ▪ Substantial harmful change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial – Moderate	<ul style="list-style-type: none"> ▪ Partial physical loss of a heritage asset, leading to considerable harm. ▪ Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial - Minor	<ul style="list-style-type: none"> ▪ Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. ▪ Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance. ▪ Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.
Negligible	<ul style="list-style-type: none"> ▪ A very slight change to a heritage asset which does not result in any overall harm to its significance. ▪ Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.
No Impact	<ul style="list-style-type: none"> ▪ No effect to the heritage asset or its setting.

Paragraph **141** of NPPF states that *“the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”* This implies that the term preservation by record is not a substitute for the preservation of the Heritage Asset itself or that substantial damage can be passed off as negligible if mitigating factors (such as archaeological recording) are carried out. This factor appears to be supported by the Valletta Convention 1992.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIfA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

4.1 The Historical Development of Ashton Keynes

The place name Ashton is likely to denote that ash wood was obtained or worked in the area during the early medieval period, while Keynes was the surname of the family who held the estate in the later 13th century; the name Ashton Keynes was first recorded in documentation dating to 1490 (VCH 2011, pp.109-121).

The manor of Ashton is first recorded in the late 9th century, when it was gifted by King Alfred (Reigned 871 - 899) to Ælfthyrth, his youngest daughter. In 1066 the manor was recorded as being held by the Abbot of Cranbourne (VCH 2011, pp.109-121). This remained the case at the time of the Domesday Survey when the manor consisted of 41 households, with a tax value of 20 geld units; the manor was determined to be worth £15, also unchanged from 1066 (Morris 1975, 11,1). The population of the manor consisted of 20 villagers, 12 smallholders, 5 slaves and 4 of undetermined position. There was enough land for 16 plough teams; 2 belonging to the lord, with the remaining lands under the control of the villagers (Morris 1975, 11,1). Also within the manor were 200 acres of meadow, half a league of pasture half a league of woodland and 1 mill, with a value of £0.25 (Morris 1975, 11,1).

In 1102 the Abbey of Cranbourne became a cell of the Abbey of Tewkesbury and as such all of the endowments under its control, including Ashton Keynes and Leigh (which were part of the same manor at this period), were transferred. The Manor remained with the Abbey until the reformation when, in 1540, it passed to the crown (VCH 2011, pp.109-121). A 98 year lease granted in 1538 to Sir Anthony Hungerford was replaced in 1550 with a revised lease of 87 years; Ashton Keynes was retained by the crown, while Leigh was severed and sold in 1548. The manor descended with the Hungerfords until 1605, when the reversion was purchased from the crown by Sir Philip Herbert, the Earl of Montgomery (VCH 2011, pp.109-121). In 1621 the manor was sold to Sir John Hungerford, who in turn sold it in 1623 to Thomas Sackville. In 1632 the manor was sold to George Evelyn, the manor then descended to his son John Evelyn, who sold over half of the manor; the majority of the copyholds were sold individually (VCH 2011, pp.109-121). The reduced manor then descended with the family until 1770, when it was sold to Henry Whorwood; by 1778 the size of the manor had been increased through the addition of several estates, and in 1779 it was released to the trustees for sale. In 1785 the manor was bought by the principal mortgagee John Paul, who transferred it to his nephew Josiah Paul Tippets. In 1796 the principal estates of the manor were sold to Robert Nicholas, essentially splitting the manor.

The economy of the area was dominated by agriculture until the mid 1940s, when extensive gravel extraction began. The common land in Ashton Keynes was enclosed in 1778 (VCH 2011, pp.109-121).

4.2 Known Archaeological Sites (Figures 2 to 4)

The search area encompassed a 1km radius centred on NGR SU 04996 93144. The subsequent results will be discussed in chronological order. No archaeological sites in the search area were dated earlier than the Bronze Age.

Bronze Age

Three bronze awls were discovered by a metal detectorist in a field to the north of Upper Waterhay (**JMHS 1**, MWI9554: SU 05860 93570).

Roman Period

A coaxial Roman field system and first century ring gully were recorded following topsoil stripping and excavation at land south of Aston Keynes (**JMHS 3**, MWI9669: SU 04250 92770). During archaeological evaluation ahead of gravel extraction at Rixton Gate a substantial Roman building was recorded (**JMHS 4**).

High Medieval Period

Cove House Farm – a farmstead with medieval origins is located to the south of Ashton Keynes (**JMHS 5**, MWI9569: SU 05040 92160); this was the home of Richard De La Cove in 1270 and is later recorded as La Cove during the reign of Edward III (Reigned 1312 – 1377).

Ashton Keynes is a village with medieval origins that was recorded in the Domesday survey (**JMHS 6**, MWI9642: SU 04440 94140). A number of extant earthworks are found near to the village and a series of archaeological evaluations undertaken across the area have recorded medieval pits, ditches and gullies. Found within the village are two crosses of medieval date. Both are Scheduled Ancient Monuments and Grade II listed. A cross with an octagonal shaft, set in a base with two steps and standing to a height of 2.5m (**JMHS 7**, MWI9649: SU 04570 94020). A cross with an octagonal shaft, set in a base with three steps and standing to a height of 2.6m (**JMHS 8**, MWI9650: SU 04690 93980).

A series of connecting linear features are seen on aerial photos and thought to represent the remains of a field system associated with a farmstead (**JMHS 9**, MWI9670: SU 04820 92350). In the Parish of Leigh the location of the original parish church is found (**JMHS 10**, MWI64320: SU 05820 92820). In the 19th century the church was demolished, however the architect decided to relocate the existing building and move all but the chancel to the new site. The chancel, a grade II listed structure, survives at this location and is notable for its medieval wall paintings (**JMHS 11**, MWI33850: SU 05828 92843).

Post Medieval Period

Monuments dating to the post medieval period consist of a mixture of extant domestic and agricultural buildings. Leigh Farm, a partially extant 17th century farmstead of dispersed plan (**JMHS 12**, MWI67097: SU 0487 9251). Leigh Farmhouse (**JMHS 13**, MWI33853: SU 04865 92497); a grade II listed 17th century house of limestone rubble with a slate roof. No.10, High Road (**JMHS 14**, MWI36104: SU 04603 93958). A grade II listed 17th century house of limestone rubble with a slate roof. Nos. 8 and 9, The Grove (**JMHS 15**, MWI36102: SU 04603 93958); grade II listed 17th or early 18th century farmhouse of limestone rubble with a slate roof.

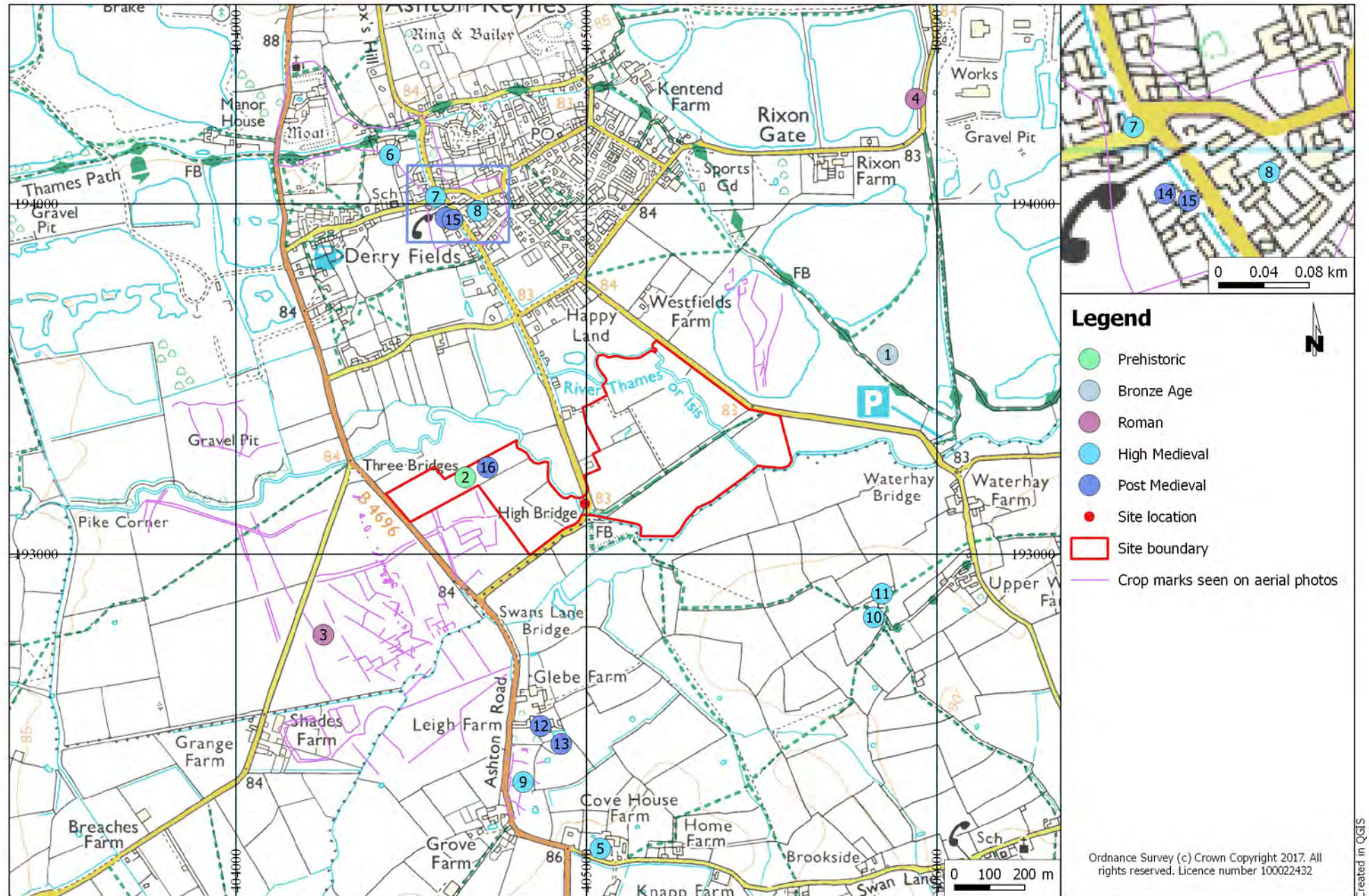


Figure 2: Historic Environment Record Sites

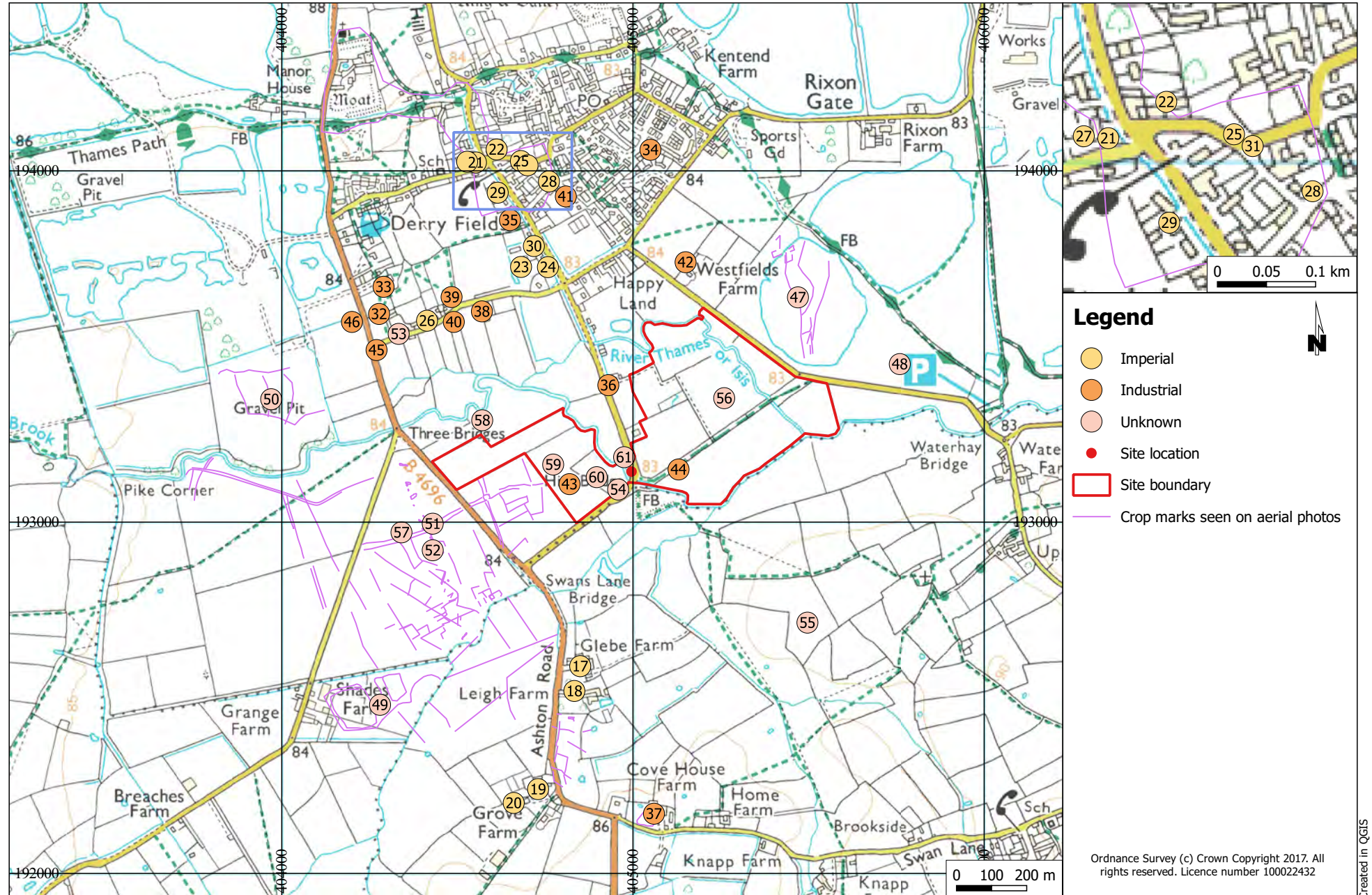


Figure 3: Historic Environment Record Sites

Imperial

The Imperial Period is predominantly represented by extant buildings found within Ashton Keynes and its environs. Glebe Farm (JMHS 17, MWI67096: SU 04850 92590); a partially extant 18th century farmstead. This is associated with Glebe Farmhouse (JMHS 18, MWI33854: SU 04846 92567), a grade II listed late 18th century house of coursed limestone rubble with slate roof. Grove Farm (JMHS 19, MWI67098: SU 04730 92240), a partially extant 18th century farmstead; this is associated with Grove Farmhouse (JMHS 20, MWI33852: SU 04686 92207), a grade II listed 18th century house of stone rubble with a slate roof. No.12, High Road (JMHS 21, MWI36105: SU 04553 94024); a grade II listed late 18th century house and shop of coursed limestone rubble with a slate roof. Park Place (JMHS 22, MWI36112: SU 04612 94061); a grade II listed 18th century house of limestone rubble with a slate roof. Ashton House (JMHS 23, MWI36100: SU 04726 93752); a grade II listed house of limestone ashlar with a slate roof. This is associated with a grade II listed 18th century bridge over the River Thames that leads to Garden House and Ashton House (JMHS 24, MWI36099: SU 04758 93726). A similar monument is the two 18th century gate piers of ashlar limestone associated with Cove House (JMHS 25, MWI36114: SU 04681 94028). Lea Cottage and associated garden wall (JMHS 26, MWI36021: SU 04436 93583), a grade II listed 18th century cottage of stone rubble with a thatched roof. London House (JMHS 27, MWI36106: SU 04528 94026), a late 17th or early 18th century grade II listed house of limestone rubble with ashlar quoins and a slate roof. Long Cottage and The Old Long House (JMHS 28, MWI36115: SU 04761 93970), a grade II listed house built in 1765 from coursed limestone rubble with a slate roof. A series of grade II listed outbuildings and stables of limestone rubble with slate roof, associated with The Grove (JMHS 29, MWI36103: SU 04615 93938). An 18th century limestone built riverside wall, gate piers and bridge over the River Thames to River House (JMHS 30, MWI36101: SU 04718 93786). A grade II listed orthostatic limestone wall fronting the gardens of Nos. 28 and 28a, Park Place (JMHS 31, MWI36116: SU 04700 94016).

Industrial

This period is predominantly represented by farmsteads and other agricultural buildings found within the environs of Ashton Keynes. Derry Farm, a 19th century farmstead of loose courtyard plan (JMHS 32, MWI67083: SU 04290 93580). Derryfields Farm, an extant 19th century farmstead of loose courtyard plan (JMHS 33, MWI67084: SU 04290 93670). The site of a demolished 19th century outfarm, located southwest of Kentend Farm (JMHS 34, MWI67093: SU 05050 94060). A partially extant 19th century farmstead of regular courtyard plan, located to the north northwest of Ashton House (JMHS 35, MWI67094: SU 0465 9386). A redeveloped 19th century outfarm, located southeast of Ashton House (JMHS 36, MWI67095: SU 0493 9339). Cove House Farm, a partially extant 19th century farmstead (JMHS 37, MWI67099: SU 05060 92170). A 19th century outfarm (JMHS 38, MWI67164: SU 04570 93600); An outfarm at The Derry (JMHS 39, MWI67165: SU 04490 93590); the site of a demolished outfarm at The Derry (JMHS 40, MWI67166: SU 04490 93570); the site of demolished outfarm, southeast of Cover House (JMHS 41, MWI67169: SU 04790 93940); the site of a demolished outfarm, east of Happy Land (JMHS 42, MWI67170: SU 05150 93740); the site of a demolished outfarm, north of Glebe Farm (JMHS 43, MWI67171: SU 04810 93140); the site of a demolished

outfarm, north northeast of Glebe Farm (**JMHS 44**, MWI67172: SU 05130 93150); redeveloped outfarm, at the western end of The Derry (**JMHS 45**, MWI71433: SU 04270 93490); the site of a demolished outfarm (**JMHS 46**, MWI71434: SU 04200 93570).

Unknown

The following monuments could not be assigned to a specific period. Undated earthworks, located to the southwest of Rixon farm; these were found to be water courses during archaeological evaluation (**JMHS 47**, MWI9616: SU 05470 93640). This evaluation also recorded two small undated ditches (**JMHS 48**, MWI9626: SU 0576 9345). A probable double-ditched rectangular enclosure, visible on aerial photos to the east of Shades Farm (**JMHS 49**, MWI9661: SU 0428 9248). A possible system, of drainage ditches, visible on aerial photos to the north west of Three Bridges (**JMHS 50**, MWI9668: SU 0397 9335). A field system, identified through geophysical survey to the north of Shades Farm (**JMHS 51**, MWI74542: SU 04430 92910). The same survey also identified a series of pits (**JMHS 52**, MWI74543: SU 04430 92920). A grade II listed orthostatic limestone garden wall of unknown date, associated with No. 14 and Primrose Cottage (**JMHS 53**, MWI36022: SU 04333 93536).

4.3 Cartographic Research (Figures 4-6)

Cartographic research of Ashton Keynes identified a range of maps, dating from the mid 18th to the 20th century.

The earliest map consulted was Andrew's and Drury's map of Wiltshire (Fig. 4), dated to 1773 (Wilts 3L/17). High Road, which is straddled by the proposed site, is shown leading out of the village to the south, however no buildings are depicted within the area of the site (Fig. 4). Greenwood's map of Wiltshire (Fig. 5), dated to 1820, again depicts the site as an area of undeveloped land just to the south of the village (Wilts 4L). The scale of these maps precludes any further analysis.

Unfortunately no tithe or enclosure maps exist for the area, and so the first detailed depiction of the site comes from the First Edition Ordnance Survey map of 1885 (Wilts 4.16, 4.17).



Figure 4: Andrew's and Drury's map of Wiltshire, 1773.



Figure 5: Greenwood's map of Wiltshire, 1820.

The site is depicted as a series of enclosed fields, the boundaries of which vary little from those found at the present day. The site of Wheatley's Farm is present, although at this date it consists of a single L shaped building with no associated yard. A small building and associated enclosure is found in the south eastern corner of the western half of the site (Fig. 6) (JMHS 54: SU 04958 93093).



Figure 6: First Edition Ordnance Survey map of 1885.



Figure 7: Third Edition Ordnance Survey map of 1921.

This building and its enclosure is depicted on the second edition map of 1900, but has been removed by the third edition of 1921 (Fig. 7).

4.4 Aerial Photographs

Aerial photos, both vertical and oblique, taken between 1944 and 2006 were consulted. A number of possible features were identified as a result.

Extensive ridge and furrow is visible on a number of aerial photos, located to the south of the site (**JMHS 55**: centred on SU 05497 92714). Further possible ridge and furrow is located to the south east of the site (**JMHS 56**: SU 05260 93343: RAF/1066/UK/1721/2084)

An extensive coaxial field system, with associated trackways is visible over several fields immediately to the south west of the site, and over the site itself. The typology of these fields would suggest a Romano-British date (**JMHS 57**: centred on SU 04341 92971: OS/70030; FSL/71221; OS/90193; RAF/58/8252; EA/AF/94C/4739; NMR 24547/04; NMR SF3117). To the north of the site a possible ring ditch is visible (**JMHS 58**: SU 04571 93290).

Two semi-circular features facing each other are visible within the boundary of the site (**JMHS 59**: SU 04773 93164: OS/96126; EA/AF/94C/767/4677).

Although geological rather than archaeological, a former course of the River Thames was visible to the south east of the farm (EA/AF/94C/767/4672)

4.5 LIDAR

The available LIDAR imagery of the area was consulted. Extensive ridge and furrow was identified to the south of the site; this corresponded with that seen in aerial imagery (**JMHS 55**). The field systems and trackways identified through aerial photography were also visible (although to a lesser extent) in the LIDAR imagery (**JMHS 57**). This is likely to be due to the fact that a number of the fields overlying the field system have been subject to ploughing, removing any extant features. The semi-circular features visible on a number of aerial photographs within the boundary of the site were also visible (**JMHS 59**). Three possible trackways in the most south easterly field of the western half of the site were also identified (**JMHS 60**: SU 04897 93128); it is likely that these are related to the small enclosure depicted on the first and second edition Ordnance Survey maps.

4.6 Geophysical Survey

A geophysical survey was conducted by Stratascan between 10 – 13th January 2017. The preliminary data shows a number of linear anomalies that are likely to represent former trackways, field boundaries and ditches in addition to evidence of sand and gravel extraction (**JMHS 61**: SU 04994 93150).

4.7 Site Visit

A site visit was conducted on 18th January 2017. At this time the fields across the site were of mixed arable and pastoral use. Two possible trackways of unknown date were seen in the most southerly field on the western side of the site (**JMHS 60**); these were previously identified through analysis of the LIDAR imagery. Several sherds of

prehistoric and post-medieval pottery were recovered in the most northerly field (JMHS 2, JMHS 16: SU 04690 93232).

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, 4.5 LIDAR and 4.6 Site Visit). Section 5.1 offers a simplified chronological overview.

5.1 The Landscape of the Search Area

The earliest evidence of activity within the search area dates to the Bronze Age and consists of three bronze awls, found by a metal detectorist. The evidence for activity increases during the later prehistoric period. An extensive coaxial field system is found to the south west of the site; this clearly extends into the western side of the site and during excavation a ring gully dating to the first century AD was recorded. Further evidence of Roman or Romano British occupation was recorded ahead of gravel extraction at Rixon Gate, to the north east of the site. This evidence appears to suggest an increase in activity during this period, presumably associated with the development of a settlement or series of farmsteads.

A further increase in activity is noted during the high medieval period. This increase is associated with the growth of Ashton Keynes and is generally concentrated to the north of the site within the core of the village itself and to the south of the site where there is substantial evidence of agricultural activity in the form of surviving ridge and furrow earthworks. The area of the site appears to belong to the agricultural hinterland surrounding the village. The lack of extant ridge and furrow may indicate that the site formed a portion of the 'South Moor' an area of common described as extending south from Ashton Keynes towards Leigh and south west towards Minety (VCH 2011, pp.109-121).

Post-medieval and later activity is again predominantly focused within the village, although an increase in farmsteads and outfarms is noted throughout the surrounding area.

5.2 The Archaeological Potential of the Proposal Area

Given the lack of data the potential for archaeological remains of a pre-Bronze Age date is considered to be low. Of course it is important to note that lack of evidence does not necessarily indicate a lack of activity; instead it may be more indicative of a lack of research.

The potential for archaeological remains dating to the Iron Age or Roman period is considered to be high – this is due to the crop marks evident across the south western portion of the site. These crop marks appear to form part of an Iron Age or Roman field system and will require archaeological investigation.

Given the proximity of the site to Ashton Keynes there is also moderate potential for remains of a medieval date, possibly consisting of remnant ridge and furrow. Any

later archaeology is also likely to be related to agriculture; the OS maps of the late 19th century show a number of field boundaries that have since been removed; it is likely that evidence of these would survive to some extent below ground. A small building and associated enclosure are seen on historical mapping in the south east corner of the western half of the site; there is therefore potential for remains of these features to survive below ground.

5.3. The Impact of Previous Development on Potential Archaeological Remains

Several of the fields within the proposal site have been ploughed; this is likely to have had a derogatory impact upon any buried archaeological remains. In the eastern half of the site two ponds have been excavated, evidently resulting in the removal of any potential archaeological remains.

No other development is known to have taken place across the proposal site.

5.4 The Impact of the Proposal on non-designated heritage assets

The proposed development is likely to have a substantial impact on non-designated heritage assets; these consist of the field system of possible Iron Age or Roman date identified through aerial photography in the south west area of the site and the site of an outfarm, recorded as being within the site boundary.

5.5 The Impact of the Proposal on designated heritage assets

In accordance with the Ancient Monuments and Archaeological Areas Act of 1979 (see part 2.1) Scheduled Monuments are to be considered as a designated heritage asset of national importance.

Although two scheduled monuments have been identified within the search area, these are not within in the immediate area of the proposal site and so would not be impacted upon.

5.6 The Impact of the Proposal on listed buildings

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (see part 2.1) structures that are designated as a listed building due to this act are considered to be nationally important. They occur on a national database held by Historic England.

Although a number of listed buildings have been identified within the search area none of these are located within the immediate area of the site and so would not be impacted upon physically or visually.

5.7 The Impact of the Proposal on known burial sites

In accordance with the Burial Act of 1857 (see part 2.1) a burial cannot be moved without the proper authorisation from Government.

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets, as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

The search has not identified any burial sites within the proposal area.

6 CONCLUSIONS

This heritage impact assessment considers the impact to the historic environment of proposed gravel extraction at Wheatleys Farm, Ashton Keynes. The proposal site lies within the historic parish of Ashton Keynes, within the hundred of Cricklade and the county of Wiltshire. The site now lies within the civil parish of Ashton Keynes, in the county of Wiltshire.

Within the search area of 1km some 59 sites were identified. The earliest evidence of activity comes from the Bronze Age, and is represented by a chance find of three bronze awls. There is clear evidence for Iron Age or Roman activity within the western half of the site, and immediately to the south west of the site. This consists of an extensive coaxial field system with associated trackways. A number of these field systems have been recorded through aerial photography and excavation on the gravel terraces of the Thames Valley corridor. They are thought to represent the intensification of agriculture and increase in the rural population during the late Iron Age and Roman periods. Excavation has been undertaken to the south of the site in advance of development; this excavation recorded evidence of a 1st century ring gully, suggesting the presence of a settlement. The results of the geophysical survey undertaken across the site in January 2017 indicate that similar archaeological remains are present within the boundary of the site, supporting the aerial photo evidence.

Given the location of the site outside of the historical core of Ashton Keynes any archaeological remains of medieval date or later are likely to be related to the agricultural use of the site.

As discussed above, previous archaeological work has established the presence of buried prehistoric remains adjacent to the proposal site; the aerial photos consulted suggested a strong likelihood for the presence of buried remains within the area of the proposal site and this has been confirmed by the geophysical survey, which showed a number of trackways, field boundaries and ditches to be present.

The site appears to have remained undeveloped and in agricultural use. It is likely that any previous ploughing will have had a derogatory impact upon any buried archaeological remains; despite this however the results of the geophysical survey would appear to indicate the survival of archaeological features.

Although two scheduled monuments were identified within the search area these will not be affected physically or visually by the proposed development. There are also a number of listed buildings and other structures present within the search area; these will not be impacted upon by the proposed development.

7 BIBLIOGRAPHY AND SOURCES CONSULTED

7.1 Books and Documents

Barber M. 2003 *Bronze and the Bronze Age: Metalwork and Society in Britain c2500-800 BC*, Stroud: Tempus Publishing Ltd

Chartered Institute for Archaeologists 2014a *Standard and guidance for Archaeological Desk-based Assessment*, Reading: Chartered Institute of Field Archaeology

Chartered Institute for Archaeologists 2014b *Standard and guidance for Archaeological Investigation and recording of Standing Buildings and Structures*, Reading: Chartered Institute of Field Archaeology

Cunliffe B. 2005 *Iron Age Communities in Britain: An account of England, Scotland and Wales from the seventh century BC until the Roman Conquest*, London: Routledge

DCMS 2010 *Principles of Selection for Listing Buildings*, London: Department for Culture, Media and Sport

English Heritage (now Historic England) (EH) 2008a *MoRPHE Project Planning Note 3 – Excavation*, London: English Heritage

English Heritage (EH) 2008b *Conservation principles: Policies and guidance for the sustainable management of the Historic Environment*, London: English Heritage

English Heritage (EH) 2011a *Seeing the history in the view a method for assessing heritage significance within views*, Swindon: English Heritage

English Heritage (EH) 2011b *The setting of heritage assets*, Swindon: English Heritage

Highways Agency 2007a *Design manuals for roads and bridges (Volume II)*, London: Highways Agency

Highways Agency 2007b *Assessing the effect of Road Schemes on Historic Landscape Character*, London: Department of Transport / English Heritage

Home Office 2004 *Burial Law and Policy in the 21st Century: the need for a sensitive and sustainable approach*, London: Home Office

Landscape Institute 2011 *Photography and Photomontage in Landscape and Visual Impact Assessment*

Landscape Institute and Institute of Environment Management and Assessment 2013
Guidelines for landscape and visual impact assessment, London: Routledge

Morris, J 1975 Domesday Book: Wiltshire. Phillimore

NPPF 2012 *National Planning Policy Framework*, London: Department of Communities and Local Government

VCH 2011 A History of the County of Wiltshire XVIII: Cricklade and Environs, Martlesham: Boydell and Brewer

Wiltshire Council (WC) 2015 *Wiltshire Core Strategy, Wiltshire*: Wiltshire Council

7.2 Historic Maps

Wilts. 3L/17 Andrew's and Drury's map of Wiltshire 1773

Wilts. 4L Greenwood's map of Wiltshire 1820

Wilts. 4.16, 4.17 First Edition Ordnance Survey map of 1885

Wilts. 4.16, 4.17 Second Edition Ordnance Survey map of 1900

Wilts. 4.16, 4.17 Third Edition Ordnance Survey map of 1921

7.3 Gazetteer of Sites

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Bronze Age	MWI9554	405860	193570	Findspot. Three Bronze Age awls found by a metal detectorist.
2	Prehistoric	-	404690	193232	Findspot. Two sherds of prehistoric pottery recovered during walkover survey of site.
3	Roman Period	MWI9669	404250	192770	A coaxial Roman field system and first century ring gulley were identified during a watching brief.
4	Roman Period	SU09SE322	405940	194300	Remains of a substantial Roman building, recorded during an evaluation at Rixons Gate.
5	High Medieval Period	MWI9569	405040	192160	Cove House Farm. A farmstead of Medieval origin, and the home of Richard De La Cove in 1270
6	High Medieval Period	MWI9642	404440	194140	Ashton Keynes. A village with Medieval origins and visible earthworks.
7	High Medieval Period	MWI9649	404570	194020	A two stepped village cross with an octagonal shaft and broken head. Scheduled Monument and Grade II listed.
8	High Medieval Period	MWI9650	404690	193980	A three stepped village cross with octagonal shaft and broken head. Scheduled Monument and Grade II listed.
9	High Medieval Period	MWI9670	404820	192350	Possible Medieval earthworks representing a farmstead with associated field system, visible on aerial photos.
10	High Medieval Period	MWI64320	405820	192820	The site of the original church in Leigh. The church was demolished and moved to a new site.
11	High Medieval Period	MWI33850	405828	192843	Leigh All Saints Old Chancel. Chancel of the old parish church, left behind after the rest of the building was moved elsewhere.
12	Post Medieval Period	MWI67097	404870	192510	Leigh Farm. A partially extant 17th century farmstead.
13	Post Medieval Period	MWI33853	404865	192497	Leigh Farmhouse. A 17th century house of limestone rubble with slate roof. Grade II listed.
14	Post Medieval Period	MWI36104	404598	193961	No.10, High Road. A 17th century house of limestone rubble with slate roof. Grade II listed.
15	Post Medieval Period	MWI36102	404603	193958	Nos. 8 and 9, The Grove. 17th or early 18th century farmhouse of limestone rubble with slate roof. Grade II listed.
16	Post Medieval Period	-	404690	193232	Findspot. Post medieval pottery, recovered during walkover survey.
17	Imperial	MWI67096	404850	192590	Glebe Farm. Partially extant 18th century farmstead.
18	Imperial	MWI33854	404846	192567	Glebe Farmhouse. Late 18th century house of coursed limestone rubble with slate roof. Grade II listed.
19	Imperial	MWI67098	404730	192240	Grove Farm. Partially extant 18th century farmstead.
20	Imperial	MWI33852	404686	192207	Grove Farmhouse. 18th century house of stone rubble with a slate roof.

					Grade II listed.
21	Imperial	MWI36105	404553	194024	No.12, High Road. House and shop of coursed limestone rubble with slate roof. Grade II listed.
22	Imperial	MWI36112	404612	194061	Park Place. 18th century house of limestone rubble with a slate roof. Grade II listed.
23	Imperial	MWI36100	404726	193752	Ashton House. House of limestone ashlar with a slate roof. Grade II listed.
24	Imperial	MWI36099	404758	193726	18th century bridge over the river thames, leading to Garden House and Ashton House. Grade II listed.
25	Imperial	MWI36114	404681	194028	18th century gate piers of ashlar limestone. Grade II listed.
26	Imperial	MWI36021	404436	193583	The Derry. 18th century cottage of stone rubble with thatched roof. Grade II listed.
27	Imperial	MWI36106	404528	194026	London House. Late 17th/early 18th century house of limestone rubble with ashlar quoins and slate roof. Grade II listed.
28	Imperial	MWI36115	404761	193970	Long Cottage and The Old Long House. 1765. Coursed limestone rubble with slate roof. Grade II listed.
29	Imperial	MWI36103	404615	193938	Outbuildings to The Grove. Outbuildings and stables of limestone rubble with slate roof. Grade II listed.
30	Imperial	MWI36101	404718	193786	Riverside wall, gate piers and bridge over the River Thames. 18th century, limestone built. Grade II listed.
31	Imperial	MWI36116	404700	194016	Orthostatic limestone wall fronting gardens of Nos. 28 and 28a, Park Place. Grade II listed.
32	Industrial	MWI67083	404290	193580	Derry Farm. 19th century farmstead.
33	Industrial	MWI67084	404290	193670	Derryfields Farm. Extant 19th century farmstead.
34	Industrial	MWI67093	405050	194060	Site of demolished 19th century outfarm, southwest of Kentend Farm.
35	Industrial	MWI67094	404650	193860	Partially extant 19th century farmstead, north northwest of Ashton House.
36	Industrial	MWI67095	404930	193390	Redeveloped 19th century outfarm, southeast of Ashton House.
37	Industrial	MWI67099	405060	192170	Cove House Farm. Partially extant 19th century farmstead.
38	Industrial	MWI67164	404570	193600	Piggery. 19th century outfarm.
39	Industrial	MWI67165	404490	193590	Outfarm at The Derry. 19th century outfarm.
40	Industrial	MWI67166	404490	193570	Site of demolished 19th century outfarm, at The Derry.
41	Industrial	MWI67169	404790	193940	Site of demolished 19th century outfarm, southeast of Cover House.
42	Industrial	MWI67170	405150	193740	Site of demolished 19th century outfarm, east of Happy Land.
43	Industrial	MWI67171	404810	193140	Site of demolished 19th century outfarm, north of Glebe Farm.
44	Industrial	MWI67172	405130	193150	Site of demolished 19th century outfarm, north northeast of Glebe Farm.

45	Industrial	MWI71433	404270	193490	Redeveloped 19th century outfarm.
46	Industrial	MWI71434	404200	193570	Site of demolished 19th century outfarm.
47	Unknown	MWI9616	405470	193640	Undated earthworks, found to be water courses during archaeological evaluation.
48	Unknown	MWI9626	405760	193450	Two small undated ditches recorded during archaeological evaluation.
49	Unknown	MWI9661	404280	192480	Probable double-ditched rectangular enclosure, visible on aerial photos.
50	Unknown	MWI9668	403970	193350	Possible drainage ditch system, visible on aerial photos.
51	Unknown	MWI74542	404430	192910	Field system, identified through geophysical survey.
52	Unknown	MWI74543	404430	192920	Pits, identified through geophysical survey.
53	Unknown	MWI36022	404333	193536	Orthostatic limestone garden wall to No. 14 and Primrose Cottage.
54	Unknown	-	404958	193093	Possible outfarm building and associated enclosure. Shown on 1885 and 1900 OS maps.
55	Unknown	-	405497	192714	Ridge and furrow earthworks, visible on aerial photos.
56	Unknown	-	405260	193353	Possible ridge and furrow, surviving as cropmarks. Visible on aerial photos.
57	Unknown	-	404341	192971	Extensive prehistoric or Roman field system, visible on aerial photos. Recorded further south west under JMHS 2.
58	Unknown	-	404571	193290	Possible prehistoric ring ditch, visible as a crop mark on aerial photos.
59	Unknown	-	404773	193164	Possible feature; appears on aerial photos as two semi-circular features facing each other.
60	Unknown	-	404897	193128	Possible trackways associated with building and enclosure seen on OS mapping (JMHS 54).
61	Unknown	-	404994	193150	Geophysical survey; results suggest the presence of a number of trackways, ditches and field boundaries.

APPENDIX 1

Glossary

by

Stephen Yeates

GLOSSARY OF HISTORICAL AND ARCHAEOLOGICAL TERMS

Caput (Latin): A Latin word of which the etymology is head, it refers to the central place of government in a lay manorial or ecclesiastical context.

Chancery: The chancellorship or the court of the chancellor of England.

Chapel/chapelry: Medieval churches without the status of a parish church, usually these were annexed to a mother church (with parish) as a chapel of ease. The mother church had the right to any tithes (tenths), and other forms of revenue that was attached to that chapel. These were often established due to difficulties of villagers in isolated villages or hamlets from attending the mother church. The area of the parish (or district) attached to the chapel of ease was termed a chapelry (see also liberty and township). There were also free chapels, which were not chapels of ease, but which were established in the territory of a mother church (parish), but was not annexed to or attached to that mother church in the same way.

Demesne: Of or belonging to the lord, from Latin *Dominicus*.

DMV: The initials DMV refer to a Deserted Medieval Village, they are often large archaeological sites containing the earthworks of collapsed dwellings and enclosure boundaries, set around a planned road system. The reason for their desertion may be for various reasons economical failure, socio-political enforcement (forced abandonment by a lay lord or ecclesiastical lord due to economic policy alterations), or plague. Other sites are known as SMV, Shrunken Medieval Settlement.

Extra-parochial: An area of land that is not legally attached to a parish church. This normally occurs in respect to ancient hunting lands, for example in the Forest of Dean where the central area of the royal hunting land. The term could also be applied to a decayed parish (a church or mother church which had lost all of its inhabitancy).

Effoef: To invest with a fief, or to be put in possession of a fee.

Fee: An estate or hereditary land that is held by paying homage and service to a superior lord. The person holding the fee can, therefore, hold a fee from the king, a bishop or a lord. The type of service required was normally that of a knight, but was also termed a knights-fee or a lay-fee, besides others. The word is derived from the Germanic languages and has an etymology of 'cattle-property'.

HER: The initials stand for Historic Environment Record, a database of archaeological sites at local planning authorities (at County or Unitary Authority level).

Hide: A unit of land measurement, which was considered to cover an area of ground that could maintain an extended family. It was reckoned generally to be 120acres, but this varied in some places across the country depending on the productivity of the soils. In some areas the land covered may have been as much as 180acres.

Inclosers: Those wishing to inclose the land.

Inclosure: Archaic form of the word enclosure, used in respect to Inclosure maps, documents consisting of a map, showing the division of the land, and also an apportionment, which details the owner of the land and also the name. Before this procedure most villages had open fields in which all villagers had an allotted portion as a tenant.

Iron Age: An archaeological name attributed the last of the prehistoric periods normally attributed BC 800 to AD 43. The prehistoric periods are so named from alterations in technology, thus the Iron Age refers to a period in which iron production became generally wide spread, but not introduced. Iron production commenced in Anatolia (Turkey) c. 2000 BC and was introduced into the British Isles at the latter part of the

second millennium BC. The Age is generally divided up into three smaller periods or phases: Early Iron Age (800-500/400 BC), Middle Iron Age (500/400-150/100 BC) and the Late Iron Age (150/100 BC-AD 43).

Liberty: An area of a parish not classed as a chapelry or township that has certain rights or freedoms.

Manor: A dwelling or habitation that is the principal house on an estate. The name has as a secondary meaning an area of land attached to the manor, this is transferred from the house originally to the estate.

Medieval: Used for a historical and an archaeological period from AD 410 (the alleged date in which Roman military forces abandoned Britain) through to AD 1485 (the date of the Battle of Bosworth Field). The period is alternatively called the middle ages.

NMR: The initials stand for National Monuments Record, this is an archaeological database held by English Heritage at Swindon.

Post-medieval: A historical and archaeological time period generally interpreted as commencing after the Battle of Bosworth Field in AD 1485. Some authorities interpret the period as continuing to the present day, while other state that it terminated in 1800, and that the industrial period commenced at that date.

Prebendal: A medieval term awarded to certain prestigious church sites. The term was first used in the late 11th or early 12th centuries AD.

Roman: The name given to an historical or archaeological period of Britain from AD 43 (the date of the Claudian Invasion) and AD 410 (when Roman military forces are reputed to have left). There is much debate about the authenticity of this last date, and even claims that the Imperial letter withdrawing Roman military authority from Britain is a forgery, which has been greatly misused.

Rotuli Hundredorum (Latin text): A series of rolls (*rotuli*) that lists the assets of all the hundreds (*Hundredorum*) in England from the 13th century. The audits were carried out in the reigns of Henry III and Edward I.

Smallholder: A person or tenant who owns or rents a small area of land.

Sub-manor: A manor (building or the estate) that is subject to a larger manor.

Terrier: A post-medieval document giving accounts of dues received by vicars and priests.

Tithe Award: A post-medieval document consisting of a map (showing owners and names of fields) and an apportionment (details of those fields).

Tudor: The name given to an English royal family who ruled Britain from 1485-1603. The term is thus used to describe an historical period and certain developments that occurred in that period.

Virgate: A unit of land measurement rated at ¼ of a hide.

Wool Stapler: A wool merchant. Using the term staple referring to a town or place with a body of merchants. The town or principal place for selling a specific commodity.

GLOSSARY OF ARCHITECTURAL AND ARCHAEOLOGICAL TERMS

Enclosure: An area of ground enclosed by a ditch, bank and ditch, fence, or wall.

Dormer: A window projecting from the line of the roof and possessing a roof of its own.

Gable: The head of a wall at the end of a pitched roof, they are usually triangular in shape and set within the roofline, but some have decorative shapes.

Hipped Roof: A roof with sloped ends as opposed to gables. A half-hipped roof has partially sloping ends and a partial gable.

Hollow-way: The remains of an ancient trackway that has been eroded away by use.

Moat: A ditch, either dry or flooded, which surrounds a manorial site.

Mullion: The slender vertical member dividing the lights in a window or screen.

Ragstone: Stone from Cretaceous Lower Greensand beds.

Ridge and furrow: A formation created by the ploughing process in medieval open fields. The process removes soil from the furrow and places it on the ridge, thus archaeological survival under these fields is variable, being truncated in the furrow, but often surviving due to the greater depth of soil under the ridge.

Tollhouse: A building constructed at either end of a toll road, they usually have distinct polygonal designs. The resident of these houses made charges for the use of the toll road.