



JOHN MOORE HERITAGE SERVICES

**HERITAGE IMPACT ASSESSMENT
AND ARCHAEOLOGICAL EVALUATION
ON
TALLY-HO COTTAGE, CONDICOTE,
GLOUCESTERSHIRE**

NGR 415327 228328

JANUARY 2022

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REPORT ISSUED 27th January 2022

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SUMMARY

John Moore Heritage Services were asked to carry out a background baseline archaeological survey for proposed developments at Tally-Ho Cottage, Condicote, Gloucestershire (NGR 415327 228378). Tally-Ho is located in the village of Condicote, which originally may have been part of Longborough parish, but also has associations with Oddington and Blockley parishes. The civil parish of Condicote is now located in Cotswold District.

Condicote Henge as a scheduled monument (an archaeological site of national importance) is legally protected through national legislation, but as a significant piece of archaeology potential development upon it is controlled by guidance set out in NPPF and also in the Cotswold District local plan. The two paragraphs that are concerned with Designated Heritage Assets (such as Condicote Henge) in the NPPF are 193, and 194, development can be permitted if it can be demonstrated that the benefits outweigh the loss. In the local plan decisions on planning applications covering Designated Heritage Assets (such as Condicote Henge) are controlled by Environmental Planning Policy EN10. The design of this planning policy is based on policy statements found in NPPF 193 and 194. There have been extensive pre-application discussions with Historic England that have guided the planning application proposals.

The local policy is a new one. In these policies the main aim is for conservation of the heritage asset and it is up to the proposal, if acceptable, to comply with that aim. The importance of the asset is to be categorised at least as high, but certain arguments can be made as very high. The status of the monument is at least of a high heritage value. However, the arrangement of the banks and ditches means that this monument is at present unparalleled with any other English Henge Monument. It may also be unparalleled in another way throughout Europe.

Analysis of the monument and its landscape setting have been carried out. The monument is a far more complicated monument than had previously been thought. The entrance to the henge monument falls within the area of movement of the moon and not the sun. A group of possible stone settings have been identified, which may indicate that the monument previously had a stone circle and a southwest avenue. The avenue, if present, ran through an area called Codes byrig, which could feasibly be a name of the monument. Around it there are a series of barrows that are probably associated with this monument. The monument has an origin probably in the late Neolithic, and continued in use into the early Bronze Age. During the Iron Age the outer ditch was probably added, which on the north side deviated away from the monument.

The setting of the monument has already been severely compromised with development of the northern part of the henge. It is not possible to fully appreciate the presence of the henge monument. This is from the ploughing in the late 19th century, and also the construction of buildings on the henge such as that of Tally-Ho Cottage or Keepers Cottage in the late 19th century, the Agricultural Cottages in the 1940s and the construction of Eubury Ring in 1952-3. The planting of a conifer hedge line across the middle of the monument has also degraded what is defined by Historic England as setting. It is possible to recognise a further setting to the monument in the

late 19th century when domestic settlement of the monument occurred. This has led to the perceptions of the heritage monument setting being reduced in the landscape, and thus represents a later phase of activity in the setting of the monument. The setting has been compromised further by the addition of several structures in the 20th century, such as the green house, shed, planting etc. The proposal to remove these structures should be seen as an enhancement to the setting of the monument.

The scale of harm proposed has been kept to a minimum due to the considerate design, thus this is Less than Substantial – Minor.

1 INTRODUCTION

1.1 Origins of the Report

This report by John Moore Heritage Services was originally requested by Design Storey Architects to accompany previous planning application 20/00130/FUL. A new planning application has been prepared for the site and as such the report has been updated to take into account the revised scheme. The initial impetus for the report was from advice given by Historic England and the Gloucestershire County Council Archaeologist in respect to a proposed extension to a building known as Tally-Ho Cottage, Condicote, Gloucestershire (NGR 415327 228378), which is located on a scheduled monument known as Condicote Henge.

1.2 Location

The proposal site is located at Tally-Ho Cottage, Condicote, Gloucestershire (NGR 415363 228394). The parish of Condicote was considered to be an ancient parish, although there are some indications that this originated as a chapel attached to Oddington, Gloucestershire (VCH 1965, 63-72), or was part of a peculiarity associated with Blockley. Other indications are that it was part of Longborough parish. The parish in 1086 was located in a detached part of the hundred of Witley (Morris 1982, 2.4, 3.6, 36.2, 53.13), while some of the parish was associated with the hundred of Salmonsbury. The hundreds were later re-arranged in the medieval period as Slaughter and Kiftsgate hundreds (VCH 1965, 63-72). Prior to the 11th century the site was probably in the short lived shire of Winchcombe, which was amalgamated with that of Gloucestershire to form the recognisable historic county. The site is now located in the parish of Condicote in Cotswold District in the modern County of Gloucestershire.

1.3 Description

The proposal site is located within the area of the Scheduled Monument known as Condicote Henge. To the north the site is bounded by agricultural fields. To the east there are domestic dwellings, one of which lies in the eastern part of Condicote Henge (previously Eubury Ring now Caerlyon). To the south is the road that runs through the henge, beyond which is the area of the henge set aside under pasture. On the southwest side is the parish hall, which is located in an area previously identified as a quarry location. On the west side of the property there is a semi-detached structure that is known as the Agricultural Cottages 1 and 2.

1.4 Geology and Topography

Topographically the area sits on the edge of a plateau with a shallow re-entrant valley to the north. The one bank of the Condicote Henge monument uses the bluff as a boundary, and it is this bluff that was originally used as the line of a dry limestone wall that originated as a field boundary. The land lies at a height between 185m and 190m OD and the underlying geology is Taynton Limestone Formation a sedimentary bedrock laid down 166.1 to 168.3million years ago in the Jurassic Period (mapapps.bgs.ac.uk/geologyofbritain/home.html).

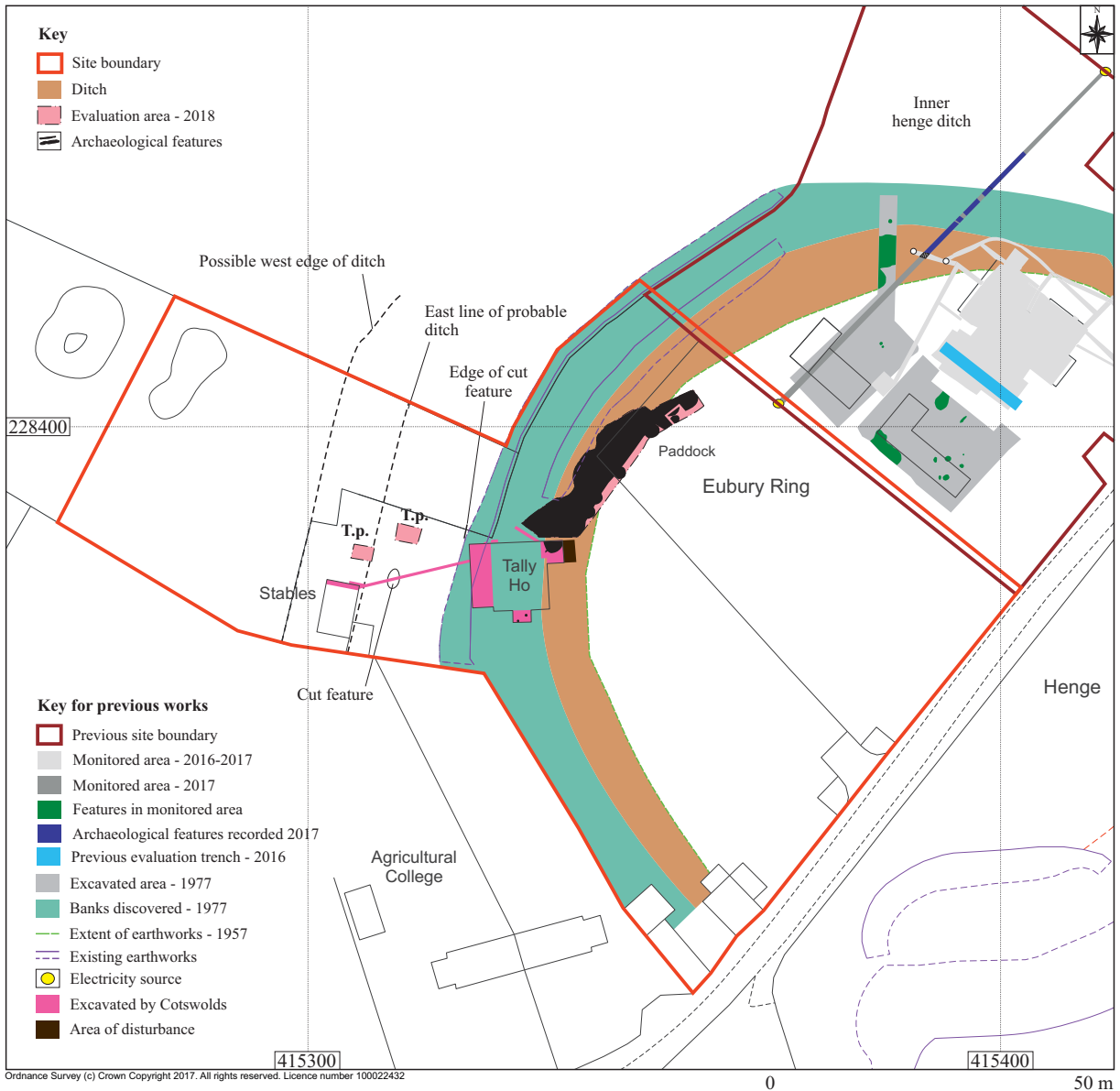
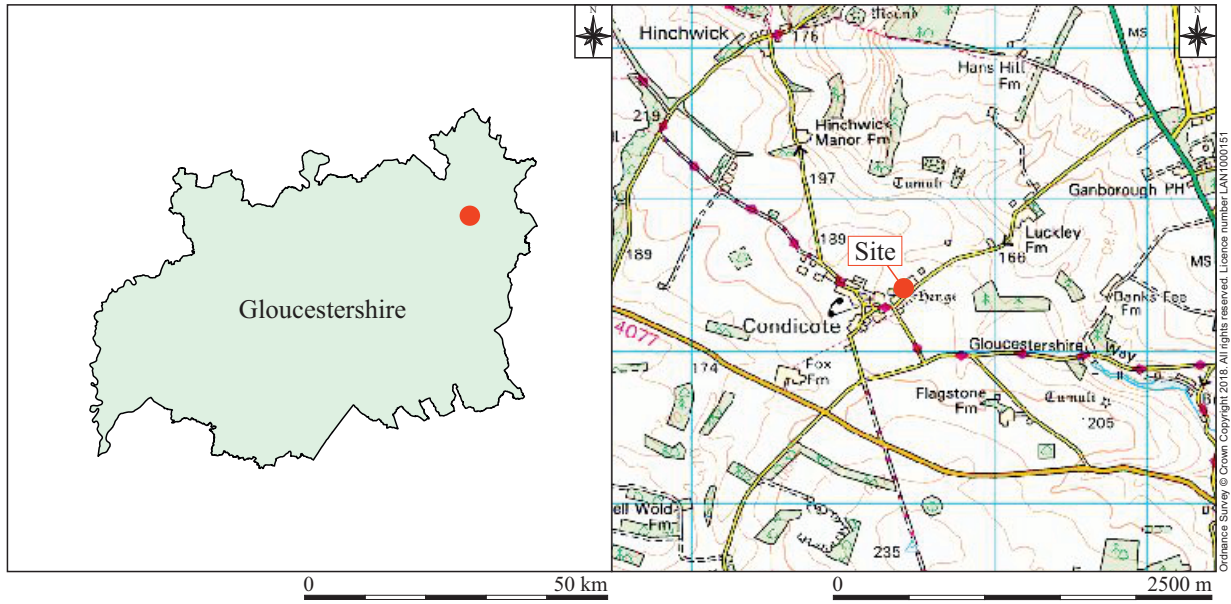


Figure 1: Site location

1.5 Proposed Development

The proposed development is laid out in Design and Access Statement *Extension to Tally Ho Cottage & Conversion of Outbuildings* by Design Storey Architects.

In brief the proposal comprises:

The construction of a single storey wrap around extension to the north and east of Tally Ho cottage; this is to be combined with a first floor rebuilding of the modern extensions to the rear of the building. The current porch on the south elevation is to be removed. The proposed extension will be constructed on screw piles and ground beams, while a strip footing is proposed on the line of previous disturbance caused by a pre-existing drainage run. These elements of the proposal are broadly the same as a previously approved application (20/00130/FUL).

The existing car port, stables and tack room are to be converted into a games room, gym and storage space and home office. No below-ground works will be required for this element of the proposal.

Additionally, a mains sewage connection is proposed. This would follow the route of the driveway to the public highway, an area of pre-existing disturbance.

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

United Kingdom

The acts listed below cover the protection of significant heritage remains and as such are relevant to this report. These pieces of legislation cover a number of different areas of the archaeological record, including: burials, Scheduled Monuments, Listed Buildings and wrecks; aspects of this legislation also call for the creation of Conservation Areas and the registering of Parks and Gardens and also Battlefields. That these archaeological features are have a legal protection means that they are thus *Designated Heritage Assets*.

The *Burial Act*” of 1857

The 1979 “*Ancient Monuments and Archaeological Areas Act*”

The “*Town and Country Planning Act*” of 1947

The “*Historic Buildings and Ancient Monuments Act*” of 1953, a forerunner of:

The “*Planning (Listed Building and Conservation Areas Act)*” of 1990.

“*The Hedgerow Regulations*” of 1997, section 97 of the “*Environment Act*” of 1995 gives protection to hedgerows determined to be of historic importance.

International

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 latter is also known as the Valletta Convention 1992.

2.2 National Planning Guidelines and Policies

Current national government guidance and policy regarding development in the historic environment is laid out in the *NPPF*. It is a material consideration and includes a concise policy framework for local authorities and decision makers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.

A summary of the guidance as laid out in *NPPF* is contained within Appendix 1.

2.3 Local Planning Policy

Cotswold District Council formally adopted the Cotswold District Local Plan 2011-2031 (CDC) in September 2018. Policies concerning the Built, Natural and Historic Environment are dealt with in section 10. Relevant policies include:

Policy EN1: Built, Natural and Historic Environment

Policy EN2: Design of the Built and Natural Environment

Policy EN4: The Wider Natural and Historic Landscape

Policy EN5: Cotswolds Area of Outstanding Natural Beauty (AONB)

Policy EN10: Historic Environment: Designated Heritage Assets

Policy EN11: Historic Environment: Designated Heritage Assets- Conservation Areas

Policy EN12: Historic Environment: Non-Designated Heritage Assets

Each policy is listed in full in Appendix 2.

3 METHODOLOGY

3.1 Heritage Impact Assessment Aims and Objectives

This Heritage Impact Assessment follows the Government guidance in *NPPF* by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process. It is the final version in a series of internal drafts that have been produced for the proposed development of Tally-Ho Cottage.

In accordance with *NPPF*, 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 2017 updated 2020). 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*, 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 Heritage 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 2017 updated 2020). 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 2017 updated 2020).

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 carrying out of an Evaluation on the Site, designed to look at the working of the prehistoric monument

The principal sources consulted in assessing this site were:

- The Gloucestershire Archive for the consultation of historic maps and documents

- Gloucestershire Historic Environment Record (HER) for a search radius from the site
- Archaeological source material (published and unpublished). Including the following:
 - The unpublished material included the archive material at the Corinium Museum.
 - The unpublished material provided by Historic England.
 - Opening up an area of the site as an evaluation so that significant features such as possible stone settings and the internal part of the ditch could be recorded.
- Historic England Archive (aerial photographic collection) within a search area around the site
- Environment Agency's LIDAR data. To note that this area was not covered.
- An initial site visit (superseded by later excavations).

The Gloucestershire Historic Environment Record holds details of known archaeological and historical sites in the vicinity of the proposal site.

3.3 Heritage Impact Assessment Modelling and Analysis

The heritage values of the site will be assessed using 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.

Archaeological investigations have been carried on at the site on at least one prior occasion, and a number of interventions on adjacent pieces of land. It is thus apparent that there is archaeology on the site, but investigations have largely been through keyhole analysis. This has thus left the archaeology not fully explained in the past. The synthesis here has thus brought the pre-existing material together, which has in certain cases elucidated the data and placed it into a theoretical framework that explains the background. A search was carried out on the Gloucestershire Historic Environment Record for all types of sites out to a kilometre. This has been extended for certain archaeological sites, such as prehistoric sites that are regarded as having a ritual association: burial mounds, enclosures and other potential sites.

3.4 Grading Heritage Assets and Levels of Impact

The National Planning and Policy Framework (NPPF) defines significance as *‘the value of a heritage asset to this and future generations because of its heritage*

interest and it may derive *'not only from heritage asset's physical presence, but also from its setting'* Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

Historic England in their Statements of Heritage Significance (HE 2019a) state that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these. Assessment of the impact on a Heritage Asset or Historic Building (either designated or non-designated) is therefore reliant on taking into account the significance of the site and any perceived harm that would happen to it, then seeking to avoid, minimise and mitigate those impacts while pursuing opportunities to better reveal or enhance significance.

The criteria with which the significance of the proposal site and impact of the development has been assessed is listed in Appendix 3, Grading Heritage Assets and Levels of Impact.

3.5 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 |

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

This section of the Heritage Impact Assessment contains an assessment of the 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 process. The initial study was based on a pre-excavation assessment by John Moore Heritage Services, although excavations had previously been carried out by Cotswold Archaeology. Three drafts were put forward to the Historic England Inspector, an initial Heritage Impact Assessment on earlier rejected plans, and a later Statement of Significance and an assessment of the evaluation carried out placed into a wider understanding of the archaeology. Elements of them have been used to prepare this report.

In respect to the requests for information to be contained within this report the Historic England Inspector requested the inclusion of information on the setting of the Scheduled Monument, while the County Planning Archaeologist requested a list of accounts of events that had occurred or could be noticed that enabled a quantitative analysis of how much of the henge monument had already been destroyed or damaged. In accordance with these requests it has been the case that the standard arrangement of JMHS reports has been altered here to allow for a dated catalogue of the data.

4.1 The Historical Development of Condicote

A series of earthworks are historically described as being located in the parish of Condicote: Eubury Camp, Hinchwick Camp, Condicote Camp, and a Western Camp that was located on the west side of the village (VCH 1965, 63-72). Discussions of these sites will be returned to later in the report.

Some of the earliest features recorded as crossing the area are transport routes. The Roman road called Ryknild Street is evident running north from Slaughter Bridge that makes a slight deviation to the west of Condicote village (VCH 1965, 63-72). The road is also called Buckle Street, being first recorded as *Buggilde stret* in 709 AD (Smith 1964, i.15-16). The Stow to Stanway road that runs to the south of Condicote village is recognised as a Turnpike Road, which was designated as such from 1794 to 1877 (VCH 1965, 63-72).

The earliest reference to the settlement at Condicote is *c.* 1052 in the form *Cundicotan* (Smith 1964a, i.216). The etymology of the name is given as Cunda's Cottage. Though Cunda is not fronted with an asterisk it appears that the assumption for its existence in Britain is based on place-name evidence. 'Cot' as a place-name component originates as an Old English word and is given as a cottage, a hut, a shelter or a den (Smith 1956a, i.108-109). The concept of a cottage as a stone structure does not sit well in an early medieval context, as churches and early castles could be built of stone, but vernacular dwellings appear to be structures made with timber at this time in much of England. In certain cases it is apparent that the term cottage or cot was applied to an earlier stone building of Roman date. The clearest example of this is at Grimstock in Coleshill (Gelling 2006, 5-7), where the earliest recorded form of the name were *Grimscot Hill* and *Grimscot Well* in 1675. Grim is an alternative name attributed to Woden and is often used in terms where archaeological features can be associated with pre-Christian traditions. In the case of Grimscot, the use of the term 'cot' is evidently a reference to the Roman temple, and hence Gelling's interpretation 'cottage of the demon'. In other examples such as Hucclecote the 'cot' term may apply to a Roman villa located at the foot of Churchdown Hill. Hucclecote was recorded as *Hochilicote* in 1086 (Smith 1964, ii.147), with the etymology given as **Hucela's cottage**. Ultimately the name **Hucela** may come from Succellus a Rhineland hammer god (Green 1992, 200). In Lusitania an inscription exists where CVNDA appears as an alternative, possibly a corrupted form of CVDA a river deity (CIL 1869, ii.i.no.760), thus information suggesting that the village name may be linked to a wider group of local place-names.

The medieval settlement is considered to have developed around a Holy Spring (VCH 1965, 63-72). The water supply was replaced by a water pipeline in the 1930s. The

Green was located adjacent to the spring and is the historic centre of the current village. The chapel was located to the north of the Green. There are four historical farms located on the corner of the Green. The population of the village was probably relatively stable until the 14th century, after which there was an increase. The population of the village appears to have peaked in 1871, after which there was a gradual decline.

Condicote Manor appears to have been created from two estates recorded in the Domesday Book (VCH 1965, 63-72). The first of these manors was a 2 hide estate that was held by the cathedral church of Worcester from c. 1052. The second manor was that associated with Durand's land that covered 1 ½ hides. The 2 hide manor held by the church of Worcester was in 1086 held by Osbern from the bishop (Moore 1982, 3.6). The 1 ½ hide estate was also held by Osbern from Durand (Moore 1982, 53.13). The fact that these manors appear to have no villagers, smallholders or slaves, suggest that they were holdings centred on 2 of the farms identified around the later Green, and that there was a low population and minimal material culture associated with them. Durand's manor was inherited by Margaret de Bohan, who also held the manor from the church of Worcester. Margaret de Bohan was a daughter of Miles of Gloucester, the 1st Earl of Hereford. This estate appears to have been held from the bishops by the earls of Hereford to around 1299 (VCH 1965, 63-72). In 1136 Hugh of Condicote held land of Margaret de Bohan. There are associations with the Condicote family to the beginning of the 14th century. In 1315 the manor passed to John of Stonor, and descended with that family for over a century. In 1565 the manor was sold to Richard Palmer, and in 1571 this was held by Anne Croftes. In 1599 the manor passed from Thomas Parker to Thomas Macken. In 1780 to 1787 the manor came to Mary Hicks and subsequently to Corpus Christi.

There was an estate at Oddington, Gloucestershire, in 1086 held by Archbishop Aldred that covered 10 hides, but which is recorded with Condicote as an outlier (Moore 1982, 2.4). This manor was previously associated with St Peter's church at Gloucester. It is difficult to ascertain from this entry how much is to be identified as being at Condicote. This manor later became part of the manor of Churchdown (VCH 1965, 63-72).

There are a number of factors about the church history that give an indication of how the parochial system developed. A detached part of Condicote parish covering 23 ½ acres was located within the parish of Longborough (VCH 1965, 63-72). This type of arrangement is normally indicative of the two parishes originating as part of a larger land unit. Atkyns (1712, 544) stated that the tithes of Longborough belonged to Winchcombe Abbey, and it was the case that the tithes of Seizencote belonged to Winchcombe Abbey also (Atkyns 1712, 641). Atkyns (1712, 370) claimed that the tithes of Condicote also belonged to Winchcombe Abbey, but this was disputed by the VCH (1965, 63-72). There is no reference to the church at Condicote prior to 1291 though physically it is apparent that the church has an earlier origin as a chapel, from its architectural style. It is known that in 1291 Oddington held a portion of the tithes of Condicote (VCH 1965, 63-72). In the 16th century Condicote was recorded as being in the Peculiar Deanery of Blockley. The underlying indications of this church information are that Longborough parish in the 11th and 12th century covered the parishes of Longborough, Seizincote and Condicote (Yeates 2006, 1004-1005), but that other churches had later associations, probably through manorial ties, for example

Worcester Cathedral with Blockley Minster and Manor, and Gloucester Abbey with Oddington Church and Manor. This apparent association with Longborough is important for understanding village development.

4.2 Known Archaeological Sites

A search of the HER was requested that was focused on Tally-Ho Cottage, Condicote (NGR 415327 228378). Normally for sites in rural locations a request for a 1km search is made, but due to the complex nature of the setting of a henge monument a 2km search was carried out because monuments (especially satellite barrows) may be placed some distance from the henge monument. Any monuments located beyond this radius and thought to be relevant were sourced through other means.

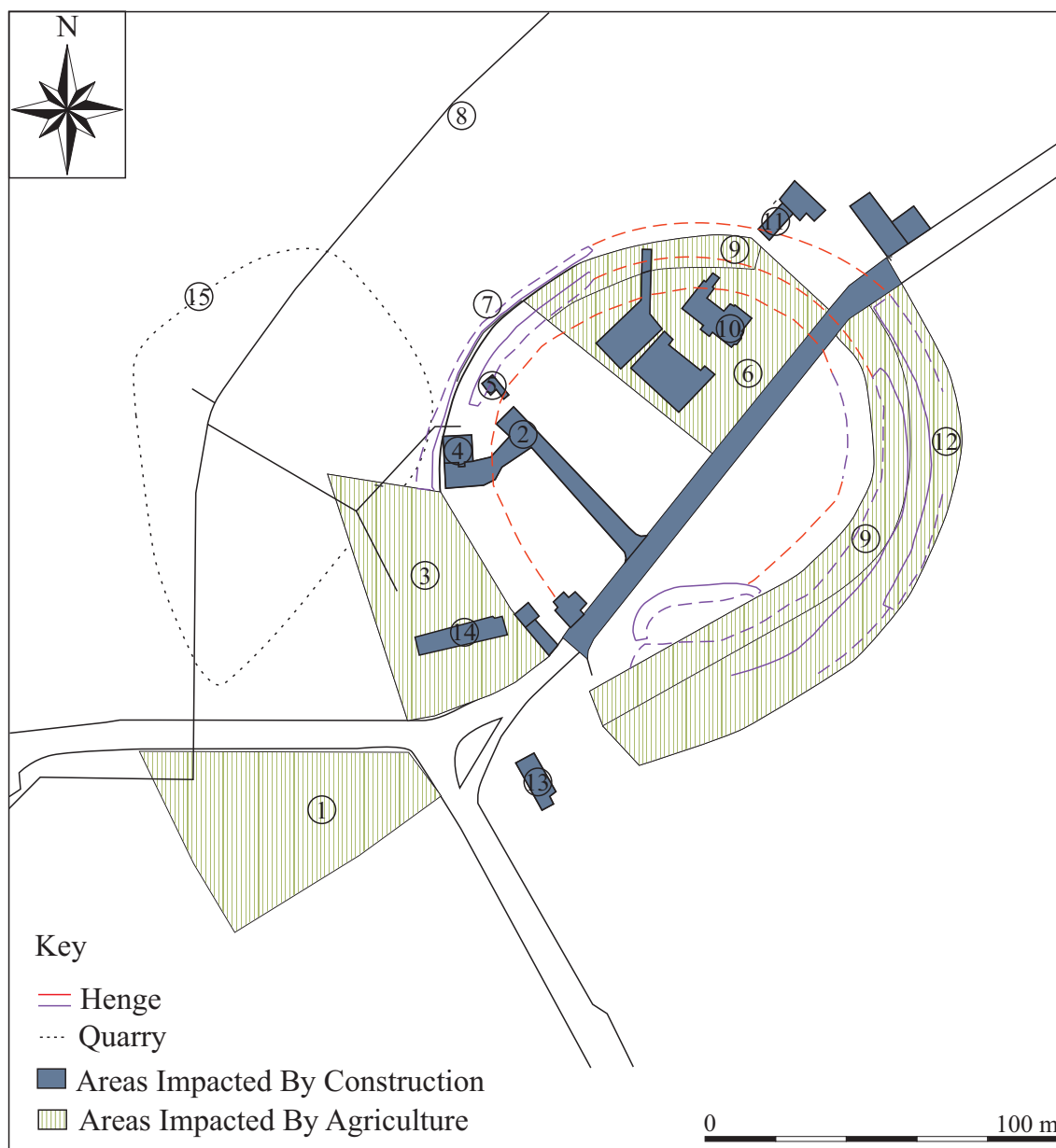
4.2.1 Condicote Henge

The following is an outline of the various historical developments that have resulted in degradation to the monument and the archaeological investigations undertaken that provide a baseline for our understanding of the monument. Figure 2 (below) documents the historic impacts to the monument. This is followed by a discussion of the new evidence and re-evaluation of previous investigations, which shows the location of possible stone settings (more were found during the recent evaluation – see below) (Fig. 3), and aims to build up a picture of the monument's use and thus the ancient setting, as opposed to the current setting in the village.

The henge monument is recorded as a Scheduled Monument under the number SM GC 140, HA 1003332 in accordance with the 1979 act (JMHS 1, HER 236: 415390 228380), see relevant legislation (Part 2). The HER number 236 recorded the surviving bank that is best preserved on the northwest side and with indications of an entrance on the southwest side. It is evident that there are certain aspects of this monument that are significant, including the surviving upstanding bank(s), and now buried negative features such as the ditches. Internally few features have been identified, but it is possible that some are present; it should also be noted that the surface of the monument may have been levelled and is thus just as significant a feature of the monument as the bank and ditches, though less evident.

Early features that would have caused degradation to the monument are as follows. It is apparent that a road was inserted running across the henge monument, which ran from the Green at Condicote to Longborough village. Historic data exists to hint that Condicote Chapel was probably located originally in Longborough parish. This indicates that a trackway from Condicote Chapel to its mother church was probably in existence from the mid-11th to early 12th century. This road runs through the henge monument.

The map of Condicote dated to the early 19th century (D6755/1/4/17) indicates that a Cotswold drystone wall was built along the western bank of the henge monument (Fig. 4). The date at which the stone wall would have been first placed along the line of the bank cannot be precisely determined; some agricultural land has been part of the parish through its recorded history. In the 14th century this is apparent from the economic assessment of the parish that states that much of the parish was down to pasture for sheep farming (VCH 1965, 62-73). In the early 17th century it is known



1. C17th Ridge and Furrow; 2. Illegal Construction 1987-1989; 3. Heavily Cultivated from 1983;
 4. Tally-Ho Cottage - Damage prior to 1883. 5. Structure from 1983; 6. Heavy Cultivation from 1960's;
 7. Dry Stone Wall from C14th; 8. Sewerage Construction; 9. Mid C19th Plough Damage
 10. Eubury 1952-1953; 11. Keepers Cottage; 12. Area Removed From Cultivation in 1976;
 13. Former Parish Hall; 14. Agricultural Cottages prior to 1946; 15. Quarry

Figure 2: Plan of Henge Monument Showing Extent of Damage

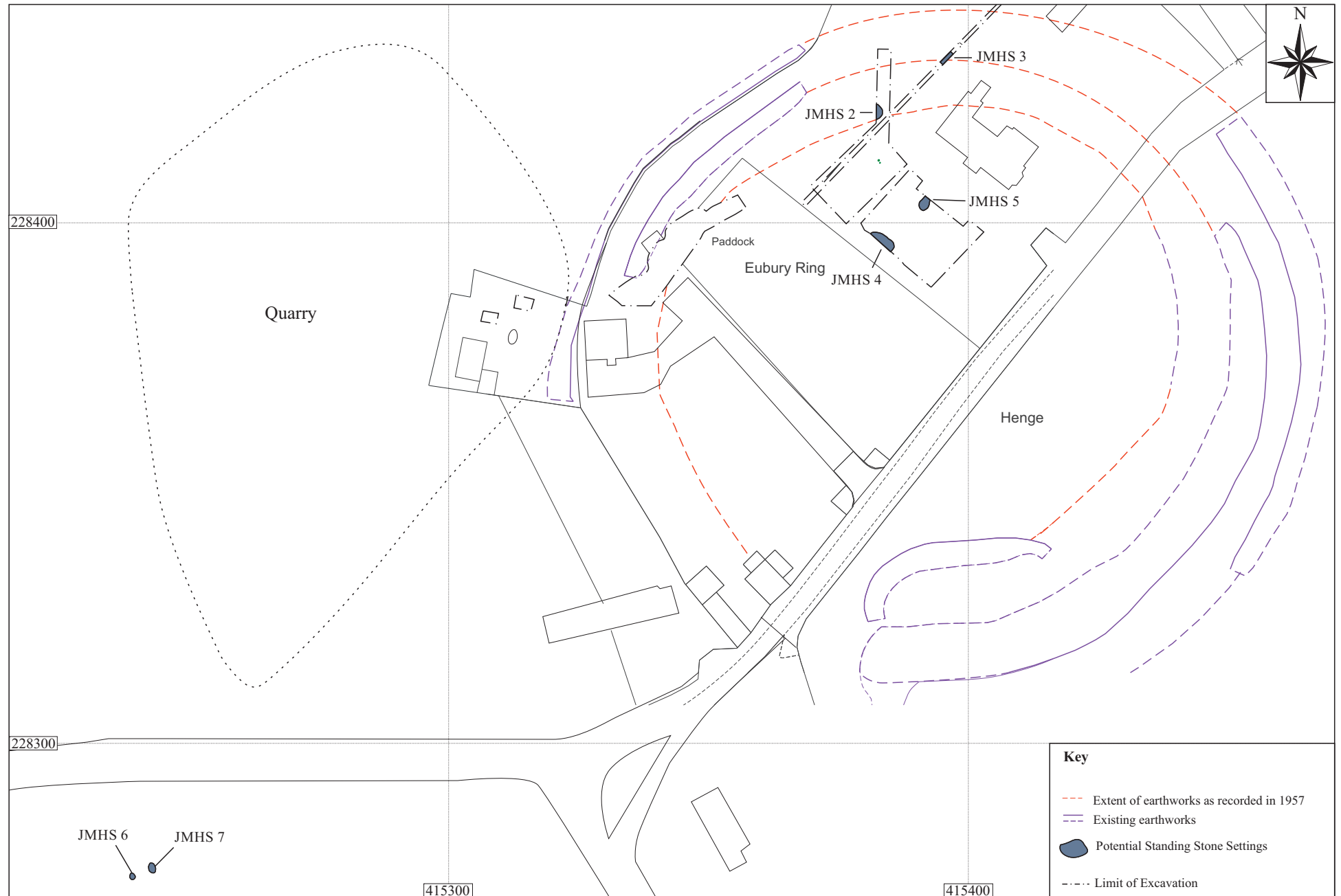


Figure 3: Plan of Henge Monument With Potential Standing Stone Settings

that open fields existed around the village, and that Inclosure occurred towards the end of the 18th century. As the banks of the henge survived until the early 19th century, one can surmise that the henge was not incorporated into part of the open fields and must have been an enclosed area of pasture. If this is the case, then the drystone walls could have been constructed in the 14th century and have been subsequently rebuilt after that time at intervals. It is in this area that an Avenue would have run so presumably this is damaged by the 17th century.

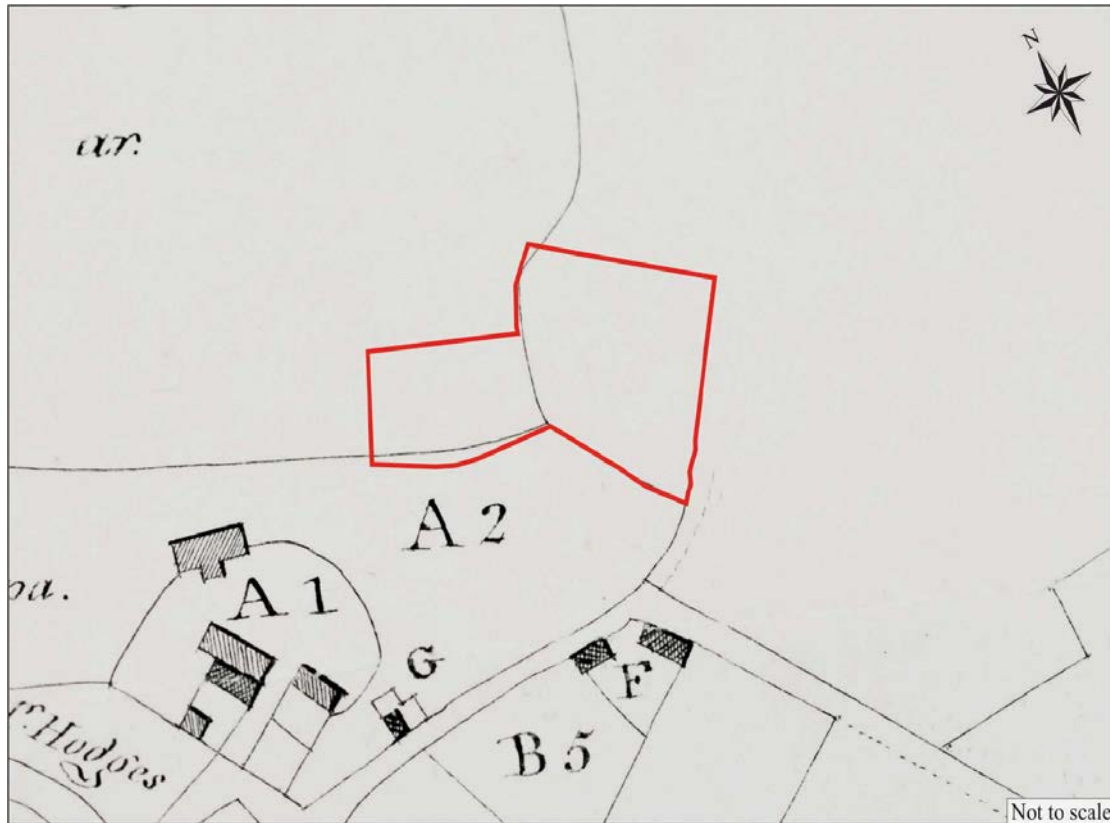


Figure 4: Sales map of the early 19th century of Condicote

Aerial photographs of 1946 (RAAF 106G/UK/1480/260/4051) appear to show that there was a north to south orientated ridge and furrow to the south of the road that leads from the henge to the Green. The first edition Ordnance Survey map was surveyed in 1883 and published in 1884 (Glos XXI.8). It shows that the cottage of Tally-Ho had been constructed in its earliest form (Fig. 5). There were two stable blocks at the south end of the property adjacent to the road. Keepers Cottage was also constructed adjacent to the site and may have disturbed the location of the bank and outer ditch.

A description of about 1880 indicates that the banks had been ploughed down and largely obliterated (Witts 1880, 199-213, Witts 1883, 15). This implies that the banks were largely obliterated in the mid-19th century and that this could coincide with the construction of Tally-Ho Cottage that lay across the line of the bank and the two stables to the south.

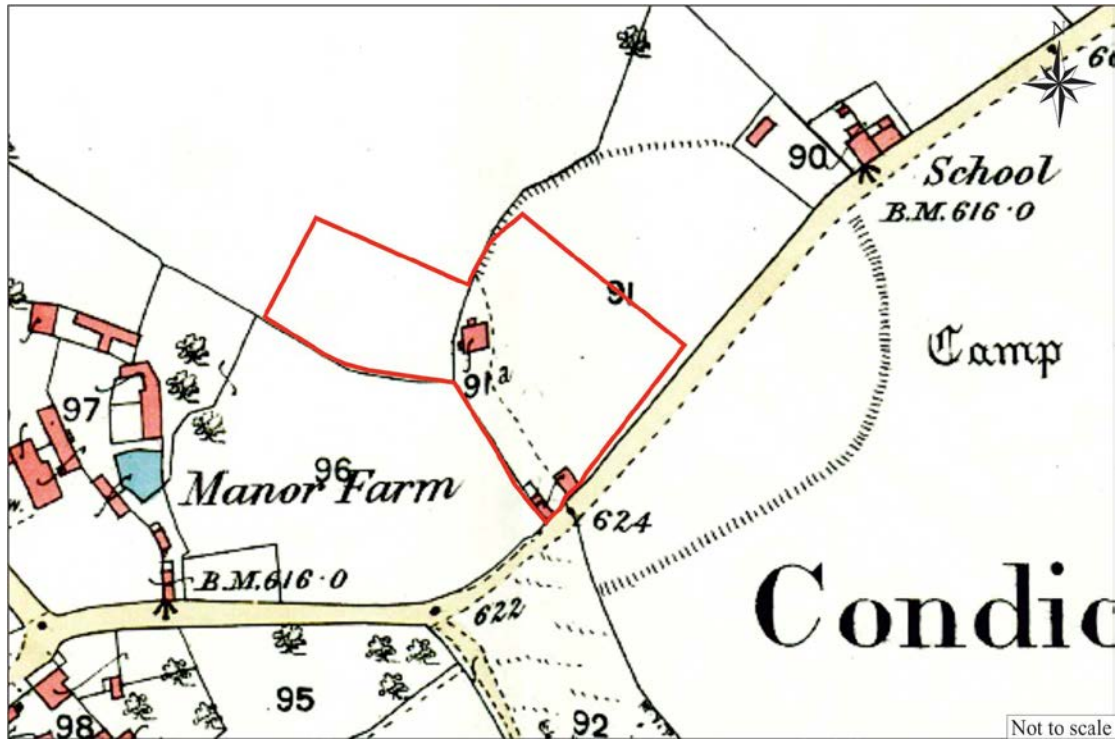


Figure 5: First Edition Ordnance Survey Map of 1884

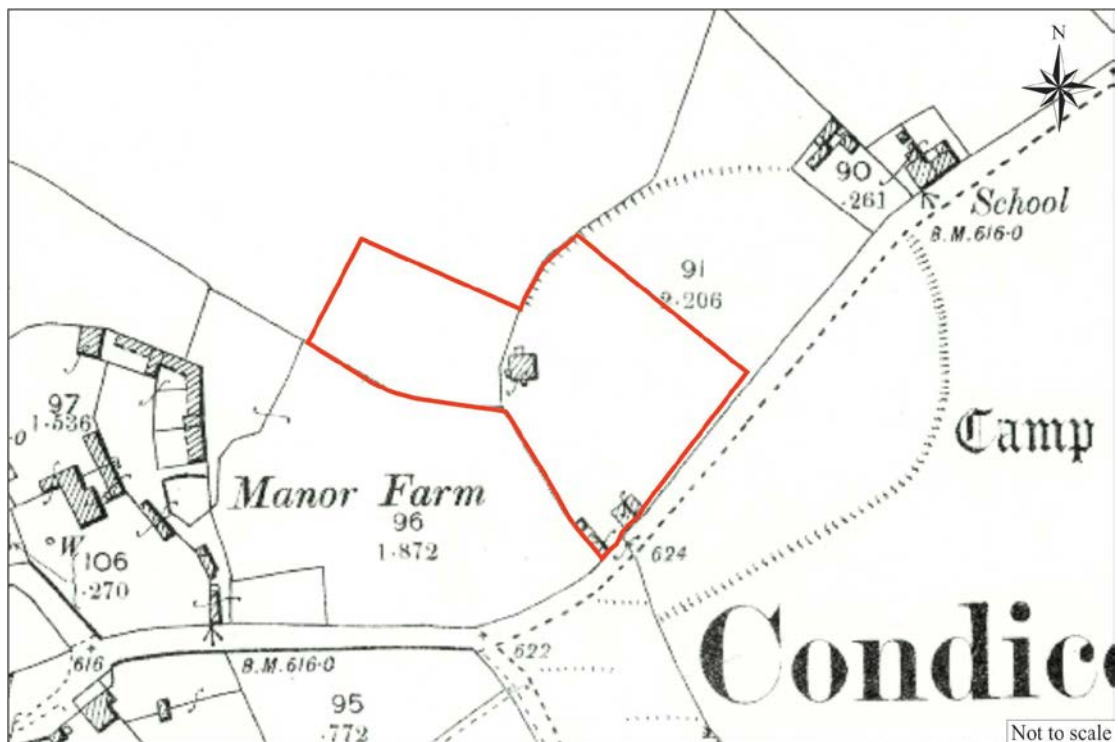


Figure 6: Second Edition Ordnance Survey Map of 1900

The second edition was surveyed in 1900 and published in 1902 (Glos XXI.8) (Fig. 6) and third edition surveyed in 1921 and published in 1922 (Glos XXI.8) (Fig. 7). Ordnance Survey maps show development on the north and east sides of Keepers Cottage. This is presumed to lie externally to the area of the henge monument.

In 1938 a roadside water main was inserted, which enabled the drawing of profile along the line of the road (O'Neil 1957, 141-146) by the Ancient Monuments Inspectorate. This identified a bank that was 8.3m and 11m across and an inner ditch 4.6m and 7.3m wide, and an outer ditch 4.3m and 4.5m wide. This data was indicative of the ditches being U-shaped and 2.1m deep. The observations indicated that this had features of a Class II henge monument, but that this was not truly the case as only one entrance could be detected. Other interpretations are that it is a Neolithic Class I henge. At the time it was suggested by O'Neil that this was a ritual enclosure of an Iron Age date, but this has subsequently been discounted.

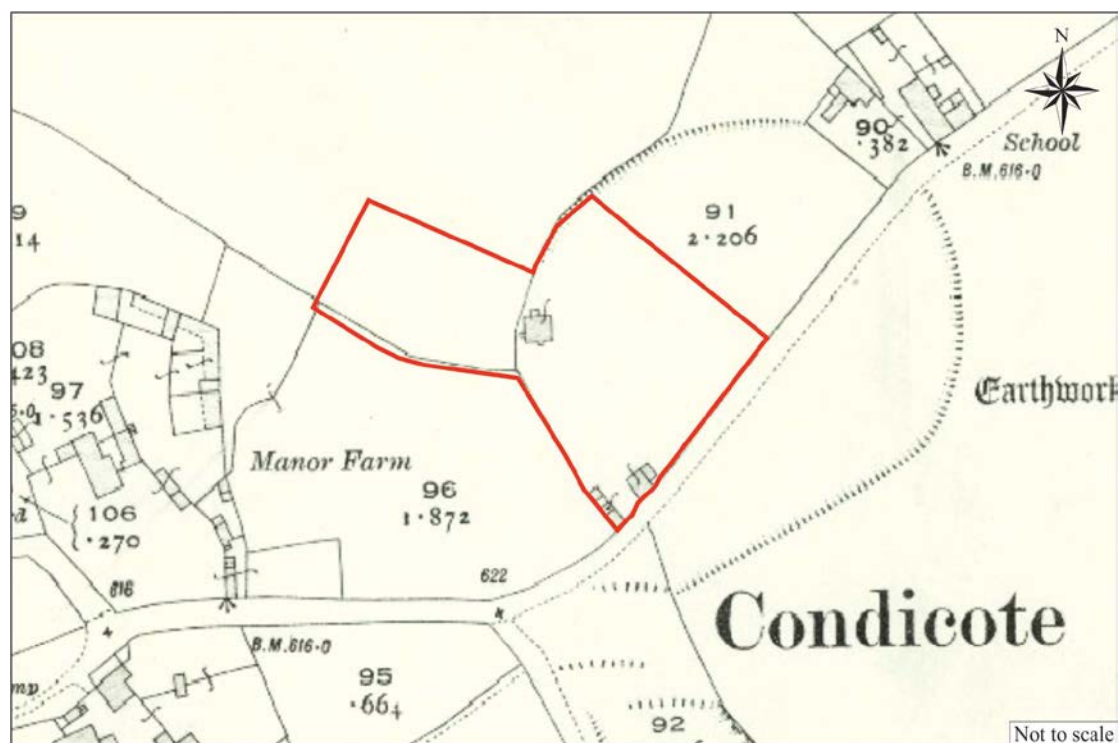


Figure 7: Third Edition Ordnance Survey Map of 1922

The aerial photographs of 1946 (RAF/106G/UK/1480/260/4051) show that on the southwest side of the henge monument that the semi-detached Agricultural Cottages had been constructed. This was located over part of the site, the external ditch, and must have damaged part of the bank of the monument. It is apparent on the site visit that the northeast cottage has had its garden level lowered and that the monument bank appears to have been arranged as part of a rockery.

Building work is known to have been carried out on the henge during 1952-3 (O'Neil 1957, 141-6), which enabled the Ancient Monuments Inspectorate to draw sections through the monument. This entailed the digging of drainage ditches for a house located in the interior of the henge. It is assumed that this must be associated with Eubury Ring, but Tally-Ho also has a septic tank located in the ditch. The digging of the septic tank was made on the northeast side of the henge (HER 236), which is associated with Eubury Ring (now Caerlyon). The plans drawn across the henge are considered to indicate that there was no second entrance in the northeast that was constructed opposite the southwest entrance.

The aerial photographs of 1969 (SP1528/2/337), 1971 (SP1528/11/356) and 1973 (OS73289-10439-158) show that the northern area to the north of the Longborough Road had been divided and that a house had been constructed on the east part of this site over the line of the banks (Eubury Ring later Carlyon House). The land around this property appears to be heavily cultivated with rows of shrubs or small apple trees. This is an indication of perhaps why little internal archaeology was found at that point, and also why the monument in this area should be considered highly compromised. Indeed archaeology may have been present but obscured by later activity. To the south of the Longborough Road the field appears to be cultivated. A building, a forerunner of the parish hall had been constructed over or adjacent to the line of the Avenue.

In 1976 an agreement was made on the removal of part of the site from permanent cultivation (HER 236). This is the southern part of the site, to the south of the road that leads to Longborough.

Work by Saville in 1977 (1983, 21-47) observed an area cleared in the interior of the henge on the northeast side, which determined that there were a number of indeterminate features, which were thought to be natural in origin. A section was also placed across the interior ditch at this time, which showed that the ditch was 4.2m wide and 2.4m deep. Prehistoric pottery fragments were found in the ditch, identified as beaker pottery. Subsequent analysis was carried out on the finds of the site on molluscs in 1977 and seeds in 1981 that were recovered from the excavations. In 1977 two radiocarbon dates were obtained from the site that produced dates of 2279-2031 BC and 2199-1920 BC. The radiocarbon dates appear to coincide with the date range attributed to beaker pottery. A stone setting was noted on the south side of the inner ditch (JMHS 2: 415382 228422).

Aerial photographs of 1983 (NMR 2144/0082) show that a further structure, a probable mobile home, had been constructed to the east of Tally-Ho Cottage. The concrete foundations were identified in the evaluations during 2018, which is confirmatory. The land to the south of the Longborough Road in 1983 has now been separated from the agricultural land in which it is located and is now part of a set aside.

The HER recorded that illegal works were undertaken on the scheduled henge monument that resulted in a court case in 1987-9 (HER 236). The information available in the report from Gloucestershire Constabulary (1989) show a series of photographs. These show that the work was carried out at Tally-Ho Cottage as it was presumably called at the time. This saw the insertion of a new driveway (the current driveway), which appears from the residue to have disturbed natural limestone deposits or fragmented limestone settings on the surface levelled in the interior of the henge. The access route was extended across the henge bank, with the apparent removal of part of the bank. The drystone wall that acted as a field boundary and protected the henge bank was removed at this point. Photographs show the location of a mobile home and skips full of soil for removal. None of this activity took place with Scheduled Monument Consent and means that the works were not authorised, or permitted by the then English Heritage.

Aerial photographs of 1989 (SP1528/9) appear to show that the land associated with the house formerly known as Eubury Ring was heavily cultivated with garden plots. The gardens associated with the Agricultural Cottages and Keepers Cottage were also heavily cultivated with garden plots.

A management agreement on the henge was made on the site between 5/1/90 to 4/1/95 (HER 236).

The construction of loose boxes for horses 20m to the west of the henge monument occurred in 1991. The report identified no significant archaeological deposits (Parry 1991: HER 236). In considering this report in the light of what was uncovered in the 2018 archaeological investigations it is highly likely that what was uncovered was the top of a ditch fill, and that part of the edge of this feature was plotted.

Geophysical survey work was carried out by the English Heritage's Ancient Monuments Lab in May and June 1992 (HER 236). These surveys were carried out with resistivity equipment and a magnetometer, and prints of the data were provided by Historic England from their internal records. The areas surveyed included parts internally to the henge, and also some areas external to the henge, especially on the northern side of the henge. The data produced internally to the site was difficult to interpret; this was explained by the 2018 evaluation that showed that there was considerable amounts of rubble limestone that spread across the area of the internal ditch and possible stone settings. The rubble could be part of the construction material associated with the henge bank. Neither of these surveys produced clear evidence of a continuous outer ditch. The 2018 evaluation is indicative of the outer ditch of the henge being far later (Iron Age in date) and extending away from the monument. Thus the features identified with the geophysical survey may indicate that the ditch-like features and pit-like anomalies adjacent to the henge, may represent settlement activity to the north of the henge that is enclosed.

A sewer was inserted at Condicote in 1992 (HER 15694). The course of the sewer appears to have two routes, one from the north side of the village and the other from the south side of the village, which join together on the west side of Condicote Henge then run to the north before going east to Longborough. One of the reports has what is described as feature 2 on the west side of the henge (Bateman 1993). This was interpreted as part of a quarry that predates 1850. Bateman points out that the area was called the Town Quarry. This feature is shown by the evaluations in 2018 to be a misinterpretation of the evidence. There is a ditch that runs across this area, which appears to be Iron Age in origin. It raises the question that this area was not the Town Quarry, but this area must have been located adjacent to the quarry, whatever that feature may be. The sewer uncovered a number of other features that lie in the Condicote area.

A watching brief in 2001 was carried out in Molly's Cottage that recovered a number of pottery sherds (HER 236). Two of the sherds were identified as being 13th century in date, with a further group probably being medieval in date.

In 2005 Condicote Henge was catalogued and planned as part of the National Mapping Programme (HER 236). It was determined that Condicote Henge did not fit into the classification scheme of henge monuments, although it has parallels with a

class II henge monument with an outer ditch, and also parallels with a class I Neolithic henge. Interpretation of the middle fill of the ditch indicated that the pottery may represent a deliberate dumping of material from the centre of the henge with the material being interpreted as domestic rubbish. If the Bronze Age pottery and radiocarbon dates were associated with the middle fill of the ditch, it suggests that the henge is somewhat older than this date.

In 2008 a watching brief was carried out at Tally-Ho Cottage that identified the remains of what was interpreted as bank material (Holt 2009). No material was recovered that dated to before the modern period, thus Saville's dating evidence was not expanded upon.

Also in 2009 a watching brief was conducted for the insertion of gateposts (HER 236). This determined that a limestone deposit of an earlier driveway was evident down to 0.25m deep.

Also in 2009 a watching brief was carried out for the erection of a garden shed at 2 Agricultural Cottages the eastern dwelling (HER 236). A depth of 0.20m was reached within the topsoil and no primary contexts were considered to have been reached.

From 2016 to 2017 a series of archaeological investigations or observation took place in the area of the henge. In 2016 an evaluation trench was excavated that identified no features that were definitively identified as archaeology (Yeates 2016; Leech 2016). This led to a watching brief for the extension of a house previously known as Eubury Ring (Yeates 2017; Davis 2017). Observations internal to Eubury Ring were difficult to observe, floor layers were removed and re-laid. It was believed that no recognisable archaeological layers were disturbed. There is, however, a problem with recognising and contextualising archaeological deposits with just limited insertions, as was demonstrated in the 2018 evaluation. In 2016-17 the extension to the house on the west side was supposed to be on a foundation that sat above the internal surface of the henge monument. Deposits were identified in the upper fill of the ditch that were assumed to be part of the process of levelling the bank. In light of the large area that was stripped back at Tally-Ho in 2018 for this report, it is apparent that possible large stone settings may have been uncovered or disturbed around the edge of the ditch at Eubury Ring, but that these were not distinguished from the natural, but that they were just seen as variations in the natural. The report mentions that the depth to the limestone bedrock was increasing to the north and east and that this must be running into the ditch, but the line of the ditch was not recognised. It was also noted in some of the test pits that these went down below the recognised height of the internal bedrock and as such must be located in a feature cut into the top of the natural. Due to the keyhole way in which the archaeology was observed it was extremely difficult for some archaeologists to recognise significant features associated with the monument.

With the problems of recognising features that belonged to the henge monument it was essential to observe the photographic record and assess where these features were located. It was possible on three of the photographs (IMGP 9826, 9828) to note that the service trenches had not reached the weathered limestone bedrock or the unweathered limestone and that the upper fills of the ditch should be noted. A further couple of edges of some features were noted in the photographs of what was recorded as section 8 on site, but which had been altered to section 6 in the report.

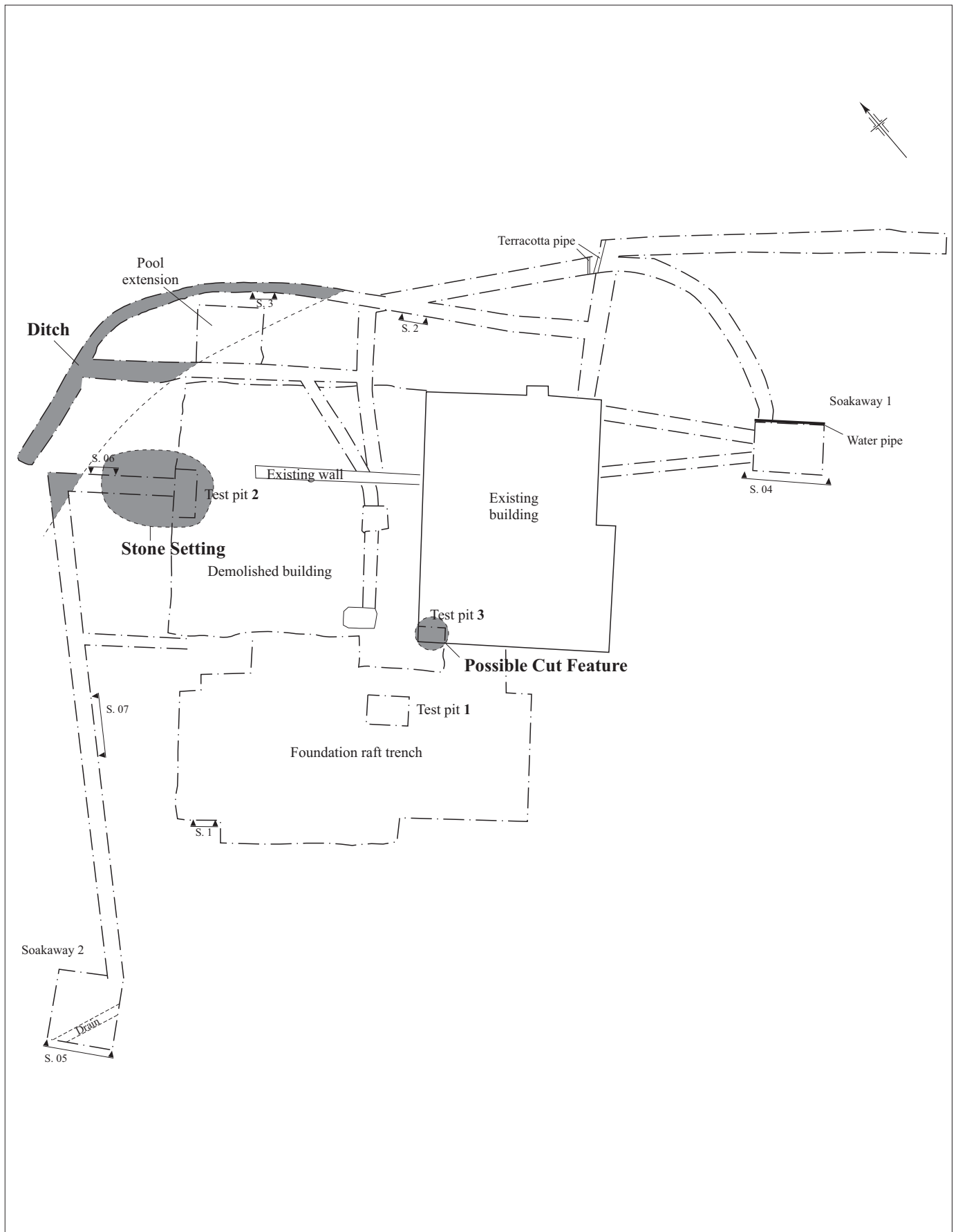


Figure 8: Plan Eubury Ring (Carlyon)

The left hand cut on the photograph is also probably the line of the edge of the ditch. On the right hand side of this photograph there appears to be a further potential truncation of the natural weathered limestone surface. It is apparent from the depth of ER-TP2 that the depth of this section was recorded down to a depth of some 0.75m or possibly 0.80m. The depth of the deposits above the natural in this area was noted as being some 0.20m. It is thus considered to be the case that this must intrude into some undefined cut inside the henge monument.

Photograph IMG9826 shows a possible circular feature on the edge of the ditch fill, which is possibly a further stone setting. These features have been plotted for the first time on figure 8. Reference is also made in the JMHS report of disturbed areas where the monument was stripped for the raft foundation. In looking at this feature it is apparent that there are two roughly oval shapes evident for which the origins are unknown but were not disturbed. It should also be noted in respect to ER-TP3 that this invasive cut went down some 0.60m. This location would also appear to be in an area where the top of the natural limestone had been reduced with an undefined feature. It should be reiterated that due to the keyhole observations it was difficult to observe the shape and form of these probable features.

A further watching brief was carried out in 2017 that included the burying of an electricity cable (Duensing and Yeates 2017). This identified the absence of the outer ditch directly on the north side of the monument, the partial remains of the bank and also a possible setting of a stone or some other feature inside the line of the bank (JMHS 3: 415394 228433). No archaeological features were plotted on the outside of the internal ditch.

A site visit in February 2018 to Tally-Ho noted that the front garden of 2 Agricultural Cottage (eastern part of the semi-detached) had a lower front garden than its neighbour and may have had some levelling, or the neighbouring garden was raised. It was apparent on a photograph of 1971 (SP1528/11/384) that this event occurred after this date as the two garden levels are of a relatively equal height.

Due to the apparent problems of recognising all features in the natural it is possible that that stone settings were partially identified in the circle (JMHS 4: 415384 228395) and (JMHS 5: 415391 228405), but not confirmed.

Condicote Henge: New Evidence

A catalogue of the data collected during the last watching brief and prior investigations enabled a hypothesis to be produced on how the monument functioned and, therefore, what was its significance. These considerations relate to the entrance to the henge, knowledge of the banks and ditches (and why the outer ditch may not be complete), a feature previously recognised by survey work that has been interpreted as an internal platform, a potential setting for a stone in the internal bank, and also how this can be associated with the movement of celestial bodies.

These recent excavations on the Condicote Henge showed a consistent depth of topsoil across most of the site approximately 0.2m thick above natural limestone (an internal levelled area that should be treated as part of the monument) and the bank deposits.

Henges and the Heavens

In similar henge monuments across Europe, enclosure ditches, banks, and the orientation and the locations of possible entrances, have been used to argue that they were delineating routes of solar or lunar cycles (see Atkinson 1960; Burl 1976, 1979, 1981, 1987, 1988, 1999, 2002; Daniel 1963; Fonseca 1995; Heggie 1972, 1982; North 1994, 1996; Ruggles 1997, 1999a, 1999b; Thom 1967, 1971). This factor is associated with the complicated nature of the setting of the landscape that will be introduced as a separate component after the henge has been discussed. These debates develop from assumptions that have calculated sophisticated astronomical knowledge in Neolithic and Early Bronze Age communities to the intimate association of the landscape to the sky during many key lunar or solar events (eclipses, moon cycles, the solstice and equinox, etc.) leading to less precise yet still highly significant ritual space. Analysis of the evidence available means that it is possible to suggest a key celestial body for which Condicote Henge was constructed for, due to the heavenly movement of that astronomical body and key recognised features of the monument such as the entrance.

Key Features of this Henge: The Entrance

Works in 1938 along the road to supply water to Condicote village resulted in a section which bisected the henge monument from northeast to southwest. Though the entrance was thought not to have been confirmed it was thought plausible that the banks and ditches did not extend under the roadway on the southwest side of the circle (O'Neil 1957, 142). In consideration of this piece of data it is possible that the entrance, apparently the only one, lies outside the limits of the movement of the Sun upon the horizon from the central point of the henge. However, it can be argued that the entrance would fall in the zone for the movement of the moon (Fig. 9). The angle of the southern major standstill moon rise in the southern Cotswolds is at about 141° from north, or perhaps 142° depending on the adjustment of the horizon. This means that the major moon standstill setting would be at about 218-219°. This last angle appears to coincide with the location of the southern major standstill lunar setting from the centre of Condicote Henge. It can thus be said from the location of the entrance to the henge that the monument that it was probably constructed to honour the moon.

The Thornborough Henges, Yorkshire, consisted of three henges in rough alignment (Harding and Allison-Jones 2013). The henges use the major southern moon standstill alignment for all three henges. One of them has three circular banks with two entrances.

A further henge monument, more significantly, is that known as the Rollright Stones, which also has a major southern moon alignment, only this time the entrance is on the location of the southern moon rise (Lambrick 1988, 21-26, 37 Fig. 25, 43). Though not much has been made of the alignment at the Rollright Stones it is apparent, that this monument lies in the Cotswolds to the east of Condicote Henge and that they have some key astronomical features associated with the most southern moon rise. These monuments may be designed as a pair, or be part of the same cult. A further monument in the Cotswolds that used this alignment was the Middle Iron Age to Early Roman shrine at Shilton, a monument that appears to have been based on the possible design of an earlier Neolithic Longbarrow and which lies in the orbit of the Westwell Henge in the South East Cotswolds (Yeates's report for Hugh Coddington).

Key Features of the Henge: Feature south side of the monument

Though the course of the banks have been discussed previously it is apparent from the survey work carried out on the south and east side of the henge that there is a bank, with a further internal positive feature. What this survey work identified was a partial earthwork that was due south of the central part of the circle. This could be part of a contemporary feature to the original monument or could be part of a later collapsed building constructed over the line of the ditch. This feature, whatever its origins, is on the south side of the henge it located in a key astronomical point in the heavens, either deliberate or accidental. This key point is the 180° azimuth; it is the axial line on which a heavenly body like the sun, or the moon will reach its zenith, and the line also on which its nadir will fall (even though this cannot be seen to the north).

If this is a feature of the monument it could be an inner dais. This type of feature is not known like this in other monuments of henge type in England and perhaps, though not identical, the nearest parallels would be the recumbent stone monuments in North East Scotland (Bradley 2005, 109-112). With these monuments a recumbent stone is laid across the point of the stone circle in line with the major moon standstill setting in its 18 year cycle. These recumbent stones normally have a flanking stone either side to frame the recumbent, while directly behind the recumbent stone is a distinctive mountain or hill into which the moon sets. There is a hill directly to the south on the line of the Azimuth, but the feature in the monument is not properly defined.

At present this suggestion is speculative, and the most likely probability is that there was a significant agricultural building constructed across the line of the internal ditch.

Key Features of the Henge: The Bank

In respect to henge monuments it is common to discuss the existence of a ditch, which is primarily created because these create the negative features, which after ploughing is what survives. However, as henges are used to study the heavens and astronomical alignments, it is not the ditch that is important but the bank(s). The bank can be used to create an artificial horizon from within the henge. Thus the height at which astronomical bodies rise at can be partially manipulated.

The remains of two ditches around the henge have been noted through various observations including the service trench observations by O'Neil, survey work by English Heritage, aerial photographs, excavations by Saville, work by Cotswold Archaeology and also the latest excavations by JMHS. Aerial photos of the cropmarks indicate the general location of the outer and inner ditches that had been previously obscured by historic structures and tree growth in the northern part of the henge monument.

O'Neil (1957, 142) noted the existence of an inner ditch on the eastern side of the henge during some of the earliest investigation on the site. All of the other forms of investigation of the site including that by Saville and JMHS indicated that there were the remains of a bank with ditch. It is thus possible to indicate that, apart from the entrance on the south southwest side; the inner ditch appears to be complete and runs across the northern part of the site.

In respect to the outer ditch, it was detected by O'Neil on the east part of the henge (1957, 142). Feature 2 that was identified with the insertion of the sewage system in

1992 (Bateman 1993), the outer arch of this feature appears to track adjacent to the henge bank. Survey work north of the henge did not detect the outer ditch and when JMHS surveyed the line of a new electricity service trench there was no evidence of an outer ditch. This indicates that on the north side of the henge this feature does not exist, or which deviates away from the bank.

Key Features of the Henge: The North Stone

A notable negative feature identified by JMHS in 2017 was cut ER107, a possible stone setting. This feature was 2.8m long and only 0.25m deep. This indicates that if a stone had once sat in this location it would have been of a substantial size. The depth of the cut as identified does not seem that deep, but originally it is believed that this feature was sat surrounded by the dumped material of the bank, which would have increased the depth of the support around a possible stone.

This tentative stone was possibly a significant feature on the northern side of the site and appears to mark the north alignment of the henge monument. At the time of the creation of the circle it was not the Pole Star in Ursa Minor that would have marked the rotation point of the heavens, but the star Thuban, which forms part of the constellation of Draco that was the nearest star to the North Pole.

New thoughts on the Avenue

With most henge monuments it is apparent that there is an Avenue (a processual way) that runs from the monument. Due to problems with potential survival it is the case that the route taken by the Avenue has some problems with recognition and survival. This is significant as it is an extension of the henge monument and as such could be scheduled as part of the monument. Damage is evident at the entrance to the henge monument with previous quarrying and road construction. However, there are some ideas that could be suggested here.

The first indication here is that the entrance is on the southwest side of the henge, hence the avenue should run to the southwest of the monument. Avenues can use a combination of a bank and ditch and also stone settings. Recognisable factors that could relate to this are the following.

Excavations at Cotswold Farm, that is located on the south side of the Green, identified two cut features that were interpreted as 11th to 12th century pits (Brett 1996). It is apparent that a line drawn through the centre of these pits would be orientated towards the entrance of Condicate Henge, both pits contained animal bones. Considering the nature of the settlement at this time a settlement with four manorial foci (farms) it is unlikely that the digging of rubbish pits would occur as human activity in the area could be limited to four families. Rubbish would presumably be dumped onto the agricultural fields for manuring. The pits, however, have an oval shape with rounded bases. The profiles could mean that these were sockets created to contain a stone setting (JMHS 6: 415239 228273) and (JMHS 7: 415243 228276) (Fig. 3). The medieval material (11th to 12th century pottery) could be deposited in to the pits when stones were removed for the establishment of the forerunner of Cotswold Farm in the 11th or 12th centuries.

If this is a part of the Avenue it is apparent that it heads in the direction of Fox Farm. A charter of 1055 associated with the village of Upper Swell refers to a feature called

Codes byrig, which was identified by Finberg in the vicinity of Fox Farm (Hooke 1985, 209 fig 47; HER 236). If the Avenue continued in its projected line to the southwest it would head towards Fox Farm (JMHS 8: HER 2671: 414600 227900) and beyond that to the River Eye, and was constructed with two banks and ditches in which stones were set. It is possible that the name *Codes byrig* could be a reference to the Avenue and hence the henge monument to which it formed an integral part. This was given an etymology of **Codes byrig** or **Codd's byrig** (Smith 1964b, 7-8), which can now be amended to **Cuda's byrig** (Yeates 2004, 1-8). There is general acceptance of the association of the Codes name with the deity Cuda in place-name circles.

The Modern Henge

The modern henge is largely shaped by the construction of Tally-Ho Cottage and the subsequent building of other houses and cottages on the northern part of the henge. This shows the division of the henge between properties and also the intensification of agricultural land use. In scheduling the henge monument the significance of this prehistoric monument is exemplified, but the impact of Tally-Ho on the monument can also be recognised as being a key point on the monument as it undermined the structure as a pristine site. The construction of the houses on the north part of the monument also detracts from the association of the monument with its setting.

4.2.2 Landscape and Setting

The term 'setting' of a monument has been defined by Historic England (2017) as an all-encompassing term to define the significance of a monument in its landscape and how this significance alters over time. To many non-archaeologists the etymology of the word may appear nebulous.

Thus defining the setting of a henge monument within the landscape is complicated as the monuments were probably meant to be perceived and experienced on many different levels. When archaeology was in development certain aspects now associated with this type of monument were frowned upon. The fact that this type of monument does contain astronomical alignments was put on a more academic footing by the Scottish mathematician Alexander Thom (1967 and 1971), who demonstrated that alignments with the sun, moon, planet and stars could readily be shown. These arguments were carried forward by the likes of Aubrey Burl (1976, 1979, 1981, 1987, 1988, 1999, and 2002), besides Clive Ruggles (1997, 1999a, and 1999b) and John North (1994 and 1996).

Natural landscape associations

On the one hand henge monuments are identified as having a celestial dimension (the associations with the moon), on the other hand that heavenly aspect appear to be connected to other constructed monuments such as barrows (long or round) or cursuses and natural features such as rivers or hills. These latter associations have been investigated with large projects around such sites as Stonehenge, where avenues have been identified as leading to rivers (Parker Pearson *et al.* 2004; Parker Pearson 2000, 2002; Richards 1996). These two aspects of a henge monument, the celestial associations and the interaction of this with the surrounding landscape of the monument thus mean that the setting of a henge monument is one of the most complicated to deal with under the new guidelines.

Condicote Henge lies above a side valley of the River Dickler that lies to the north and east of the monument. It is just off the line of a ridge that lies to the southwest of the village, with the valley of the Eye to the south of this ridge. Together these valleys appear to form a large basin nestling in the Cotswolds. It is possible to recognise that both the Eye and Dickler have dual river-names, one in English and the other in a Celtic language (Yeates 2006b, 63-81). The English derived river-name is the Dickler, from Thicke-leure (1241-64), the etymology of which is the Thick-dense reed beds (Smith 1964a, i.6). However, the earlier Celtic name for this river recorded in early medieval charters is the Windrush, recorded as Uuenrisc (779), an etymology of white fen (Smith 1964a, i.14). The use of the name Windrush for the river to the west of Bourton-on-the-Water is a later development, with the early medieval name for that river recorded as the Theodningc (799), with an etymology of prince (Smith 1964a, i.14).

The Eye, not recorded until the 20th century (Yeates 2006b, 68-69), has a name recorded in early medieval charters as the *Codeswellan* (780). The front part of the name *Codeswellan* was initially given as **Codd* or **CMl*, a suspected personal name initially in The Place-names of Worcestershire (Mawer and Stenton 1927), and then refined in The Place-names of Gloucestershire (Smith 1964a, 2; Smith 1964b, 7-8). In 1953 a Roman inscription was recovered from Daglingworth, Gloucestershire Cotswolds, which contained the name CVDA (RIB 1995, no.129). This name through a philological process called a-affection means that a Roman period *Cuda* would become *CMl* by the 8th century (Yeates 2004, 1-8; Yeates 2006b, 63-81). The goddess Cuda appears to be an underlying component in the names of the Condicote area, including **Codes byrig** mentioned earlier. That the River Eye was confirmed as the River *Codeswellan* was indicated by the recovery of pieces of Roman period religious sculpture that came from the confluence of the Eye and Dickler at a site called the Farnworth gravel pits (Henig 1993, nos.76, 86, 87, 95, 98, 131).

Landscape and Setting: Barrows

With the knowledge obtained from previous work it had not been possible previously to project the internal layout of the henge to other relevant sites in the landscape, because of the minimal features identified internally. The area around Condicote is one of the richest historic landscapes in the Cotswolds generally. In the Condicote and Hinchwick area there are a series of monuments that exist or are claimed as existing but often have little definition of form (Yeates 2006a, 1000-1003), and even less contextualisation.

This said, it does appear to be the case that the Condicote landscape is undoubtedly part of an extremely complex landscape, and associated with Condicote Henge or its development over time (Fig. 10). This potential complex landscape was noted early on by O'Neil (1957, 141-146) and Saville (1983, 21-47) with the area around the Condicote Henge monument containing the densest population of barrows in the whole of the Cotswold region. Significant long barrows have been noted on the Longborough Ridge, on the slopes above the villages of Upper and Lower Swell, Cow Common, Eyford Hill, and Long Ground Covert, to name but a few.

Due north of Condicote Henge is Eubury Camp (0°) that will be discussed further later. Located within this camp is a Roman pottery scatter associated with a stone scatter (JMHS 9, HER 531: 415380 228880). It is believed that this is the location of a

Roman building located internally to the camp. A Bronze Age ring-ditch (JMHS 10, HER 39930: 415680 228830) believed to be the location of a former barrow lies roughly in line with the moon rise at the northern major standstill. It appears to be a northeast outrider for the henge. The tumuli to the southeast of Sezincote (JMHS 11, HER 133: 416800 2323059) lie in a location where the moon's major northern rise is located. The Summer Solstice sunrise would be in a location to the south of Sezincote called Golden Barrows, presumably an area named from some now degraded barrows, which presumably had a legendary tradition associated with treasure. The area of the moon's minor standstill rise would be in the location of Ganborough and Longborough from Condicote Henge.

To the east of Condicote Henge there is a linear feature believed to be a bank and ditch (JMHS 12, HER 39946: 415780 228470) aligned southwest to northeast that appears to have three maculae to the east and also a recognised barrow (JMHS 13, HER 15467: 415750 228480). The term maculae refer to a blotch appearance that is believed to be associated with an unrecognised feature. The most southerly of the maculae lies approximately due east of the henge and is in a location to be associated with an Equinox sun-rise, and moon rises that are due east. The Equinox sun-rise would be located in a V-shaped dip in the eastern horizon, with a possible summit set in that gap that lies above Donnington. The parish boundary loops around the summit of this hill as though it is traversing a feature that no longer exists. The recognised barrow (JMHS 14, HER 39946: 415780 228470) in this group of cropmarks is at about 75° from north.

A scheduled and double set of bowl barrows lie at Pegler's Knob (JMHS 15, HER 215, 2334: 416730 227650). The larger of the barrows has a historically recorded name of *Twisebeorge* in 779. The barrows have also been referred to as Alcot Barrow by Witts. *Little Beorh* (JMHS 16, HER 2697: 416500 227600) for which the exact significance is not known. This is near the mid-Winter sunrise line of sight. The moon's major southern standstill rise there is over Lock Hill, where a scatter of flint implements including four arrowheads and over 20 barbed and tanged flints (JMHS 17, HER 6967: 416300 227200). Though not a monument the scatter of these flints may indicate that features existed or still survive undetected.

The Poleswood East long barrow above Swell (JMHS 18, HER 230: 417170 226525) appears to be in a location from the henge monument where it would respect the location of the moon's major southern standstill. The positioning of the long barrow west of Lower Swell (JMHS 19, HER 227: 417030 225800) and the Poleswood South long barrow (JMHS 20, HER 228: 416730 226370) are located as if they were built in alignment with the centre of Condicote Henge.

The tumuli on the Tump, the north (JMHS 21, HER 234: 416608 225921) and the south barrow (JMHS 22, HER 233: 416605 225880), are potentially associated with the astronomical movements around Condicote Henge.

The tumulus to the west of Swell Hill Farm in Old Furze Covet (JMHS 23, HER 194: 414946 226354) appears to be in the right location for the moon's movements. The Cow Common Longbarrow (JMHS 24, HER 183: 413520 226274) and the tumulus immediately to the south appear to be located where the moon's major standstill set would be located, and the entrance to the henge. There are a cluster of barrows around

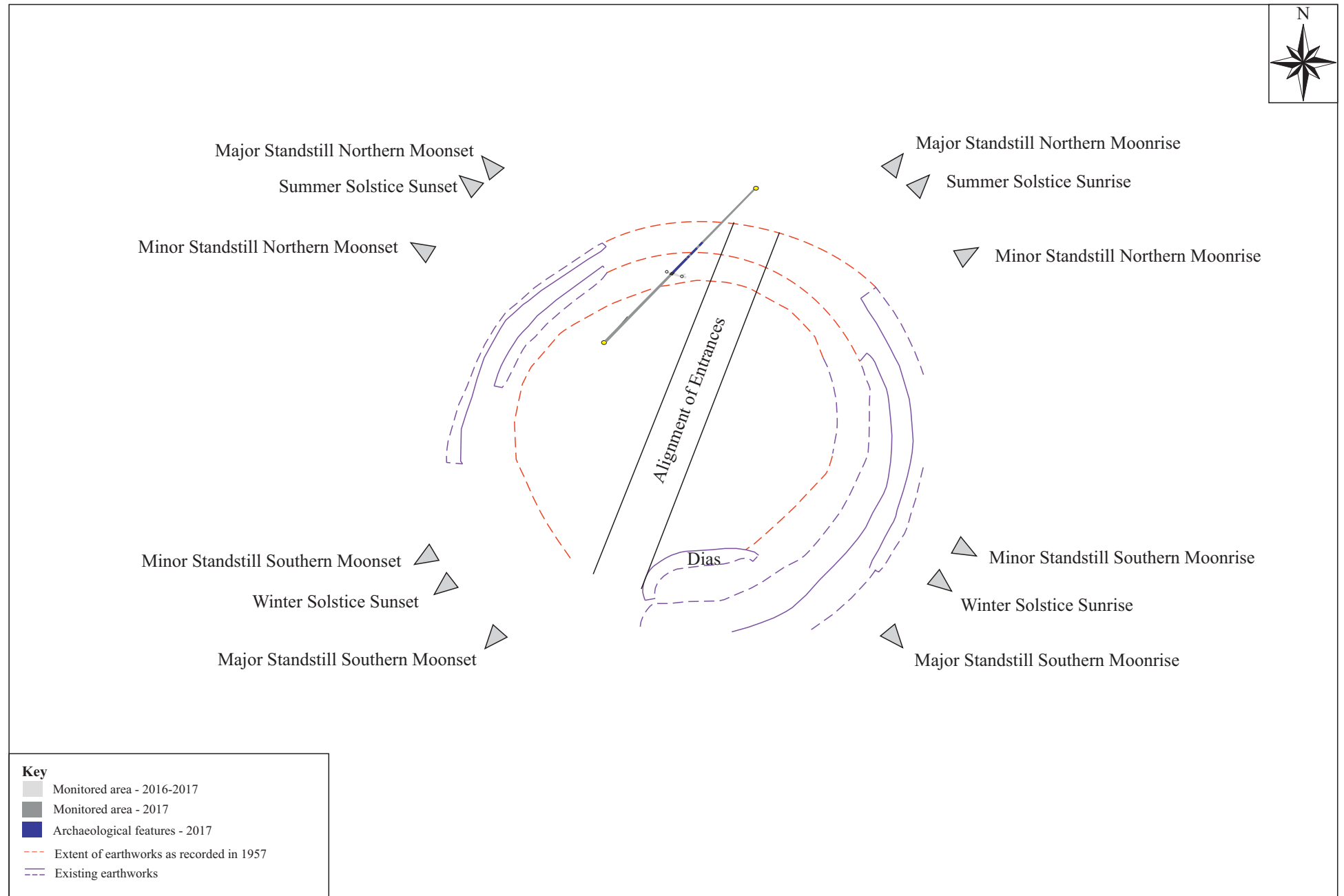


Figure 9: Henge Monument Showing Major Lunar and Solar Sets and Rises

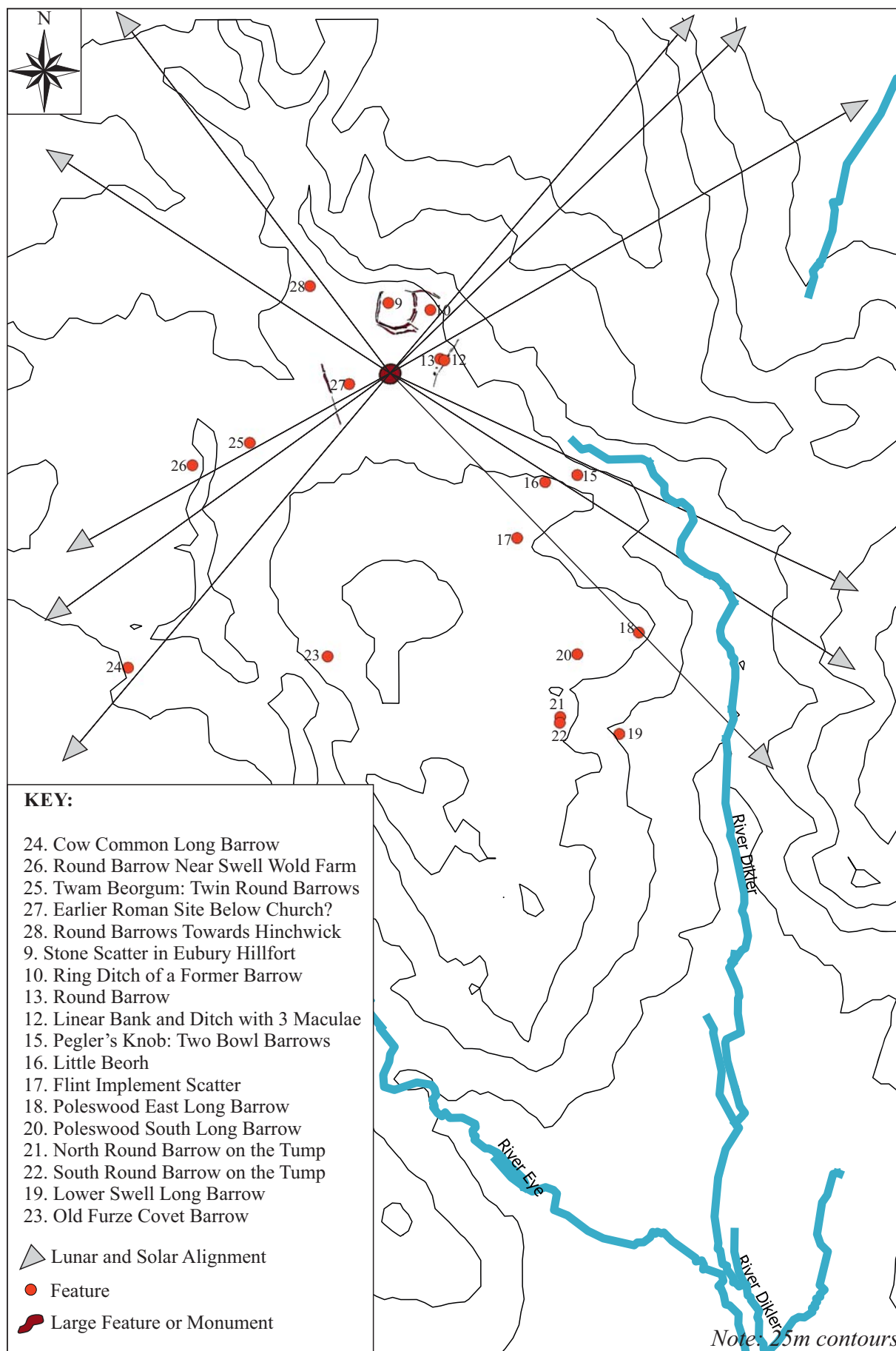


Figure 10: Setting of the Henge Monument and Satellite Barrows

0 2000 m

the long barrow on Cow Common. Indeed the Eyford Hill and Cow Common barrow cemeteries are located in an area of significance from Condicote Henge.

A group of monuments are located on the west horizon or ridge as though they may be significant for the henge, but for which the reason they are placed where they are has not been fathomed. These include the tumuli to the north of Barton Larches, the tumulus on Oathill, and the long barrow to the south of Guitinghill Farm.

The location of a pair of twin barrows called *Twam Beorgum* (JMHS 25, HER 2695: 414390 227880, HER 2696: 414500 227880) were located to the east of Fox Farm and are about 240° around from the centre of Condicote Henge. These barrows are in a location where they could be associated with the movement of the moon.

A circular enclosure thought to be the remains of a round barrow (JMHS 26, HER 39906: 413980 227720) lies near Swell Wold Farm. The barrow is located at about 242-243° from the centre of Condicote Henge.

It should be noted that the church of Saint Nicholas at Condicote (JMHS 27, HER 2700: 415100 228300) is orientated towards the centre of the henge monument, which implies that it is on an older site and uses the henge monuments structures significance for orientation. Roman pottery was claimed by Royce to have been recovered from the churchyard, and a single sherd from the Green.

The tumulus towards Hinchwick (JMHS 28, SAM 182, HER 28848: 414820 229000) is at about 319-322° and is in about the right location for the major northern standstill moon set. It is the henge's northwest outrider.

Landscape and Setting: Other Monuments

A number of later monuments were constructed in the area, which included undated camps and also Iron Age and Roman period sites (Fig. 11).

Of the other monuments in the environs of Condicote village it is claimed that a substantial camp was said to exist to the west of the village. There are descriptions of a great camp in 1861 (Royce 1861, 12), which could not be confirmed in the VCH (1965, 64) or in the RCHME (RCHME 1976, 39). Evidence has been found that may start to confirm and locate the site of this camp. In 1992 during the laying of a sewer it was noted that part of a ditch 6m wide and 1m deep was located on the northwest side of the village (Bateman 1993). The ditch is of defensive proportions and is called a linear feature (JMHS 29, 415144 228426). The ditch was noted as having two fills, the upper one contained post-medieval sherds. If the camp was evident in 1861 and is not now then the accompanying bank was flattened at the end of the 19th century or the beginning of the 20th century. This would explain the post-medieval pottery in the upper fill of this feature. It is not possible to plot the line of this ditch on aerial photographs, but if we use the points of Ryknild Street where the road deviates it is possible to suggest a circular or oval camp. One further factor about this landscape, is that it is one that is dominated by the underlying geology. However, where Condicote Henge and Eubury banks are located the soil spreads of these archaeological sites mask the geology. It is the case that this area on the northwest side of Condicote also has its geology masked by soil spreads.

The name Eubury Camp (JMHS 30, HER 235: 415700 228800) appears to have been applied initially to a site to the north of Condicote; it is described by Witts towards the end of the 19th century (1883, 21). A map of Condicote dated to the early 19th century (D6755/1/4/17) records the field A6 as being called Yewbury Ground. In 1965 the site was described as being considerably eroded by agricultural activity (VCH 1965, 64), and in 1976 any remains were interpreted as natural (RCHME 1976, xxxii). In 1989 fieldwork on the site identified pottery scatters of an early to middle Iron Age and a Roman date (Rawes 1990, 195), which is accounted above as the building appears to be located due north of the centre of the henge monument.

Descriptions from 1803 refer to Hinchwick Camp (RCHME 1976: xxxii, 39), located on a promontory to the north of the Dickler, which was levelled before this date. In 1965 (VCH 1965, 64) a roughly circular shaped camp covering 1 acre or 0.4ha was described (JMHS 31, HER 2733: 415010 230200). Neolithic and Bronze Age materials have been recovered from a steeply sided hill spur covering 5ha. Aerial photographs (OS173289-10439-177) appear to show a possible ditch cutting off the promontory of this spur (JMHS 32: 415058 229526).

The line of the conjectural Avenue heads towards Fox Farm. However, one thing that could be considered is the suggestion that the road Ryknild Street (JMHS 33, HER 6666: 417100 222160) links a number of earlier sites. The Roman road called Ryknild Street runs to the west of Condicote village (Fig. 12). It approaches the village from the south coming over the dominant rounded hill to the south of the village, where there is a slight alteration of the course of the Roman road on the summit of the hill. It also alters its course again to the west of the village in the vicinity where the western camp has been postulated. To the south of the rounded hill Ryknild Street is projected as having a straight course to Slaughter Bridge, which is adjacent to the Farnworth Gravel Pits and the votive wells of the goddess Cuda and her companions near the confluence of the Eye / *Codeswellan*. If one projects this line further it runs to Salmonsbury, an Iron Age site that overlies an earlier Neolithic Causeway Camp.

In the vicinity of Swell Wold Farm are the remains of an Iron Age or Roman rectangular enclosure measuring 47m by 44m (JMHS 34, HER 39905: 413900 227700). The site is said to have entrances in the northwest, northeast and southeast sides. The enclosure lies on a valley slope above the river Eye / *Codeswellan*. Rectangular enclosures of this nature can be identified as having a religious component, although this cannot be confirmed as yet. A further rectilinear enclosure of an Iron Age or Roman date has been identified to the northwest of Condicote (JMHS 35, HER 39875: 414480 229170). The site measures 53m by 40m.

The church of St Nicholas at Condicote (JMHS 36, HER 44936: 415163 228339) was established as a chapel initially by the 12th century before becoming a church in the late 13th century (VCH 1965: 63-72).

This list of sites is by no means exhaustive and more peripheral sites could be added, such as that at Salmonbury.

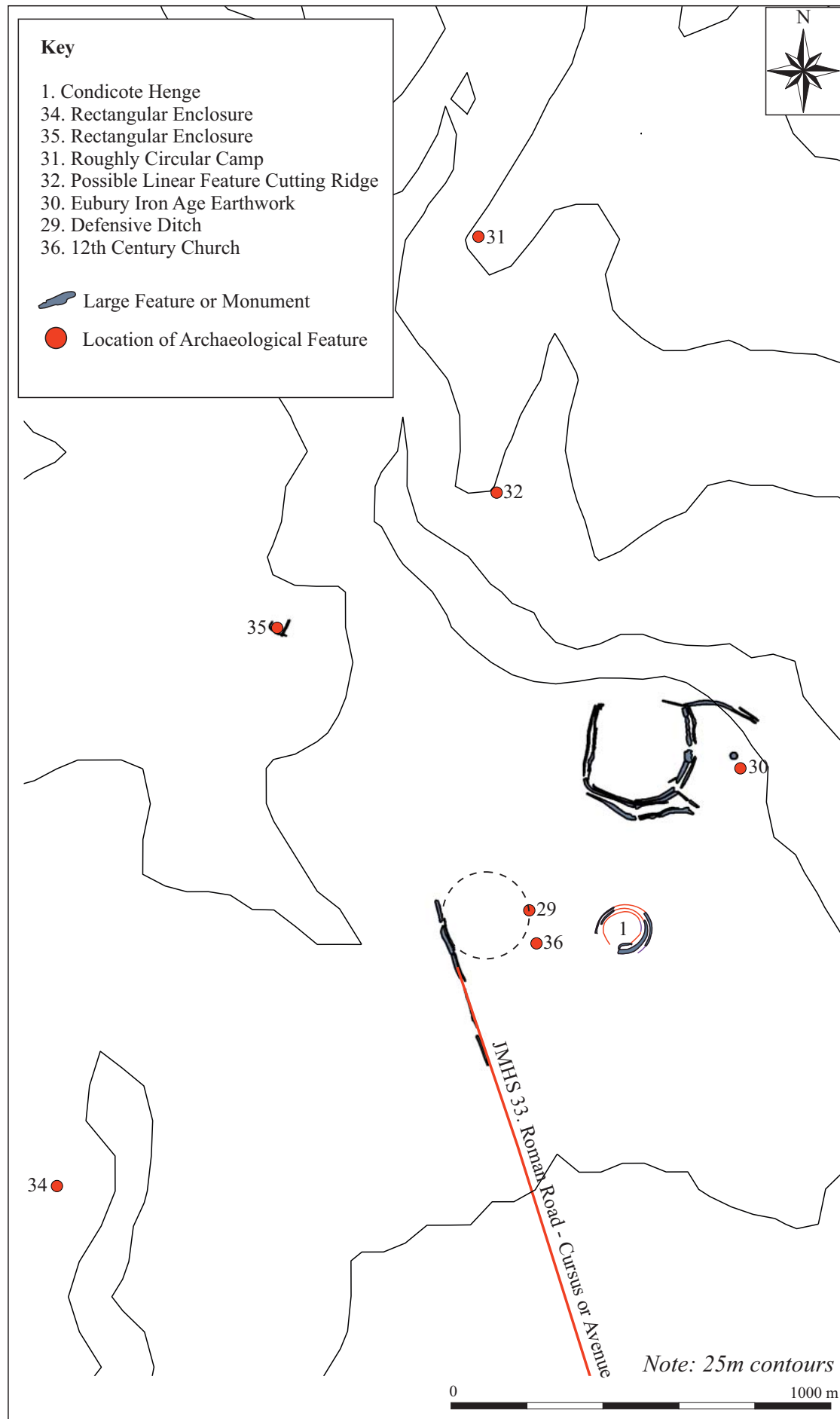


Figure 11: Other Monuments in the Condicote Henge Landscape

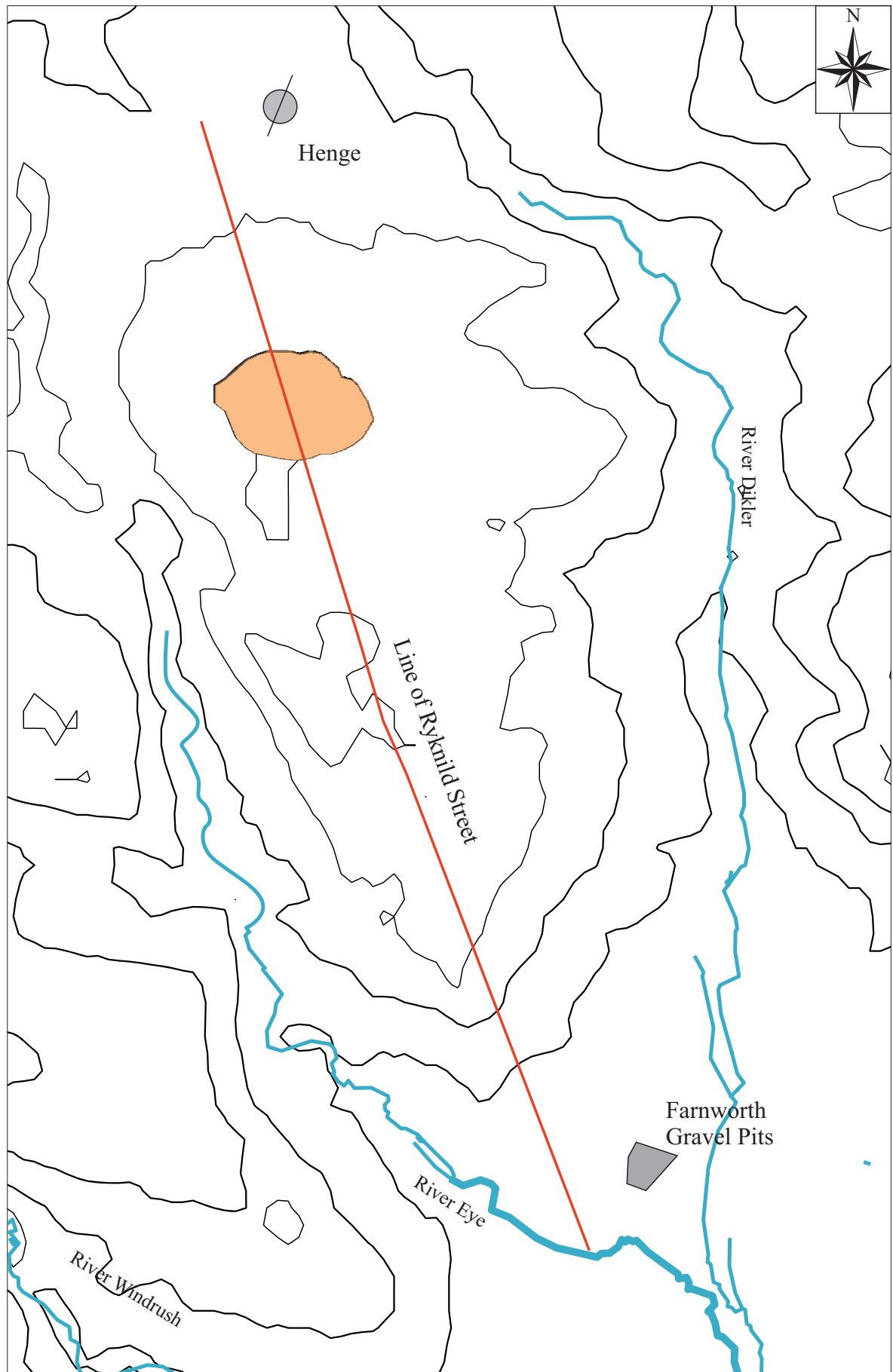


Figure 12: Site of Ryknild Street and Farnworth Gravel Pits.

0 2500 m
1:50 000

4.3 Cartographic Research

In this case the cartographic evidence has been discussed in the gradual degradation of the monument.

4.4 Aerial Photographs

The aerial photographs have been discussed in respect to the gradual degradation of the monument.

4.5 LIDAR

This area is not covered by the Environment Agency's LIDAR data.

4.6 Geophysical Survey

Geophysical survey work has been carried out over Condicote Henge, but the data accrued in this was included in the discussion of the activity on the monument. That the survey did not prove to be successful in the way that was hoped, was probably due to the amount of stone that existed in the archaeological deposits that lay over the centre of the monument.

4.7 Site Visit

A site visit was carried out on 31/1/2018 which was to consider the aspects of the henge and its surviving banks. The line of the bank was visible running through and under the line of Tally-Ho Cottage (plate 1). The previous extension on the line of the bank is known to have identified material that was considered to be *in situ* bank material.

Other aspects observed at this time included the fact that the front garden of 2 Agricultural Cottage (eastern one) has been reduced in height and levelled. This is a further area where previously unnoticed destruction had occurred on the henge monument.

It was also noticed at the time that garden landscaping was occurring to the north of Carlyon House (previously called Eubury Ring).



Plate 1: Line of bank and revetting limestone wall

5 NEW ARCHAEOLOGICAL INVESTIGATIONS

5.1 Methodology

Prior to the development of a plan for an extension to Tally-Ho and other proposed developments a series of archaeological investigations were carried out across various parts of Condicote Henge to help define the design of the henge monument in the vicinity where alterations were proposed. The written scheme of investigation identified where certain areas of investigation would take place, which would address the location of significant archaeological features of the henge monument to aid the development of a more detailed plan of the monument. Previous non-intrusive geophysical survey work of the monument had proved insufficient. In the case of the work carried on at Eubury Ring in 2016 to 2017 it is apparent that a series of possible stone settings may have been present. However, the service and foundation cuts are so narrow that possible cut features were difficult to discern from the surrounding natural. It was for this reason that it was decided that the ground surface had to be stripped down to the archaeology of the monument as this appeared to be the only way that any plan could be created.

The main area of research was internal to the henge monument, and was designed to try and identify the edge of the in-situ bank material, the inner edge of the ditch and any potential features that occurred on the inner edge of the ditch. A further two sondages, TP1 and TP2, were made outside of the henge bank to investigate an area that had been identified by Cotswold Archaeology as the remains of a supposed quarry.

The area inside the henge had the topsoil and subsoil removed in line with permission granted from Historic England. This was planned with a Juniper Geode GPS Unit. This model was used to calculate the height above OD, for all heights except for those on sections that were measured in with a dumpy level.

The two sondages outside the henge monument, TP1 and TP2, were also measured in with a Juniper Geode GPS Unit. One of these went straight down on to the naturally

weathered limestone, while the other hit the top of the deposit that was considered to be the fill of the quarry. A sondage was placed into this feature in an attempt to confirm 19th century quarry activity. However, this was not the case as evident in the subsequent results. This feature appears to be far more complicated than had previously been suspected.

The following discussion contains the new information that has been ascertained from JMHS evaluation only.

5.2 Results (Figures 13 and 14)

It was apparent during excavations that the natural weathered limestone was reached in three locations: along the inside of the inner henge ditch, in the base of the upper sondage TP2, and in the base of the lower sondage TP1. The deposit (104) was a compact mid-orange yellow clay sand, which contained fragments of small limestone pieces. The weathered limestone deposit is the same as (103), and this had to a large extent formed and stabilised before the base of the bank was placed on top of it.

Late Neolithic-Early Bronze Age

Dating evidence at Condicote Henge is sparse concerning the formation of early features; the radiocarbon date obtained in Saville's excavations in the 1970s indicated a date around about 2200 BC. However, this sample was taken from the middle fill of the ditch, so the monument would have been constructed at some time prior to this date. The archaeological phases that could potentially be extrapolated indicate earlier feature and significant numbers of recuts.

Phase 1 and 2

Phases 1 and 2 relate to the Late Neolithic and Early Bronze Age, though neither of these phases were noted in this particular evaluation.

Phase 3

Phase 3 saw the cutting of the main inner ditch of the henge. This was evident at Eubury Ring. The rough location of the inner edge of this ditch was identified in the open area stripped inside the henge monument at Tally-Ho in 2018 and was numbered 102. Our remit was not to intrude into material associated with the formation of the early monument so no section was placed across the ditch or into it.

It cannot as yet be recognised when the stone settings were constructed in the monument, but it is possible that there were a series of experimental settings before the stone locations were formalised. Feature 116 (Fig. 13), which was identified as a feature inside the line of the ditch appears to be a circular feature with a diameter of about 1.5m. Its proximity to cut feature 114, could indicate that it was an earlier setting of a possible post. The fill (117), of feature 116 was a firm light brown grey clay sand with stone inclusions. The feature was not excavated, and thus the date was not confirmed.



Figure 13: Investigated open areas and sections

Phase 4

Saville identified the first possible stone setting for the monument in 1977, interpreting it as a pit. This feature was given the number F15, which was found to be about 3.10m across and about 1.8m deep. The location of at least one possible stone setting was noted at the northern point of the circle in the re-examination of the photographs of work at Eubury Ring in 2017.

A series of possible cut features were identified as being located on the inner edge of the ditch cut in the stripped off open area in the Tally-Ho investigations in 2018, which were given the numbers: 112, 114, 108, 110, and the less distinctive 121 and 123. The features were recognised as partial circular shapes cutting back from the edge of the ditch, with the remainder of the cut presumed to be evident in the slope of the ditch cut. These possible features were not excavated, and as such their interpretation remains tentative. The features were not particularly distinctive in plan.

Possible setting cut 112 was recognised as an undefined shape, it appeared to have a slightly curving edge on its southeast side. The feature as it could be recognised was over 2m by 1m. As it could be considered to be the setting for a stone it is highly likely that the remaining backfill of the feature is of a far later date. This feature had been disturbed by the insertion of the illegal activity of 1987, when sewage pipes and water supply were laid to the mobile home site.

Possible setting cut 114 was also of an undefined shape with a partial segment of the circular/oval shape on the southeast side. The feature was over 2m across. As it could be considered to be a setting for a stone; hence the visible fill is of a far later date. This feature had also been disturbed by the illegal activity of 1987, when the concrete base for a trailer was excavated and filled with concrete.

Possible setting cut 108 was an oval semi-circular shape that was about 2.6m across. The feature was not excavated, but it also could be considered to be the setting of a stone, hence the visible fill is considered to be of a later date.

Possible setting cut 110 was part of an oval shape, which was a feature that was some 2.4m across. The feature was not excavated, and as it could be considered to be the possible location of a stone setting it is the case that the fill would provide dating evidence for the removal of the stone setting.

Possible setting cut 121 has a curving southeast side, which forms part of a profile 1.5m across. The feature was not excavated, but the fill could only date from the time the stone was removed from its setting. The top of the feature appeared to be darkening as it was exposed to the air.

Possible setting cut 123 was of a potential oval shaped feature that was shown as being part of a profile that was 1.1m across. The feature was not confirmed with excavation, but appears as a rubble scatter protruding into the natural weathered limestone surface (104).

One of the features internal to the monument recorded by Saville and numbered F5, was treated as though it could be part of a stone setting and was believed to be a cut feature.

Early Bronze Age to Iron Age

Saville's sections through the ditch appear to indicate that there was more than one cut of the ditch, indeed it is likely that the sediments in the fills could indicate that the ditch was cut probably some eight times at least. Rather than assume that this occurred in a brief period of time in the Early Bronze Age it is probable that these recuts should be placed in a broad time frame from that period through the Middle and Late Bronze Age and into the Iron Age. There are various reasons for this belief.

Iron Age to Roman

The lower of the sondages excavated, TP1 (Fig. 14), at Tally-Ho identified the remains of a cut feature. The location of this lower sondage was at the end of the stables. The excavation identified a deposit at the top of the feature, which proved to be unsatisfactory as a confirmation that this was the top of the assumed 19th century quarry. It was decided to take part of the stripped out area down further, which was taken down to the natural. The cut of the feature was given the number 105; it was not fully defined, but was interpreted during excavation as being a quarry pit. However, the shape of the feature and its fills at the base were suggestive of this feature being part of a possible ditch that was over 3m wide and was 1.02m deep. However this is of course speculative based on the keyhole nature of the investigation. The lower fill (107) was a firm mid-yellow brown sandy clay with frequent small medium sized limestone pieces, which was over 1.16m wide and was 0.16m deep. In this fill there was a layer of animal bone and one sherd of pottery was recovered, at the base of the cut. The pottery specialist thought that it was probably Iron Age in date. The upper fill (106) was a firm mid-orange brown silt clay with frequent pieces of limestone fragments. The deposit was about 3m across and had a depth of some 0.86m deep. The finds from the deposit consisted of animal bone.

If the pottery provides an *in situ* dating evidence then we have to assume that this is a possible Iron Age or Roman ditch that has been dug around the original henge monument. Roman temenos boundaries consist of a boundary bank or wall with an external ditch. It is thus possible to suggest that in the Roman period the henge monument may have been re-sanctified with the creation of an oval ditch that was constructed some way away from the henge bank on the north and northwest side of the monument, but cut in closer to the bank on the eastern side of the monument. Alternatively the pottery could be residual in a much later feature such as a quarry. However, further investigation would be required in order to fully support either theory.

High Medieval to Post-Medieval

A number of possible stone settings were probably recognised in the removal of material on the inner edge of the ditch. The fills: (108), (111) and (124), appear to be potential stone location where the upper fill was similar to that of the spread bank material (Fig. 13). Thus it is considered that the stones that were set in socket 109 and

110, and the possible stone setting 123, were probably removed before the spreading of the bank. The other tentative stone settings appear to have fills that have slightly darker colourations that appear to extend upward through the spread bank material. It is thus considered that they were possibly removed after the bank had been spread.

The final fill of possible stone setting 108 was deposit (109) a firm dark orange brown clay sand with frequent limestone rubble inclusions.

The final fill of possible stone setting 110 was deposit (111) a firm grey brown clay sand that had frequent stone inclusions.

The final fill of the possible stone setting 123 was deposit (124) a firm brown grey deposit with clay sand and frequent limestone inclusions.

Imperial to Modern

Earlier discussions mention the form of the bank, which was in the early 19th century described as being too steep to climb, and by 1880 was largely ploughed out. The inference that the large area of features to the northwest of the site was the Town Quarry was also questioned from the latest investigations with the recovery of material from what tentatively may possibly be a broad ditch cut of a probable Roman date. The perplexing problem of the steepness of an earth bank, which defied erosion over time, could perhaps be considered in the following manner. The steepness of a rubble earth bank could only be maintained if it was revetted with roughly formed limestone blocks. If this was the case then it is possible that the robbing of the stone revetting would have enabled the contexts of the bank to be spread.

In the open area on the inner side of the henge monument a significant deposit was identified, which probably consisted of in-situ bank and disturbed bank. The deposit (103) was described as a firm mid-dark orange brown clay sand with frequent fragments of oolitic limestone. This deposit could be recognised as being some 0.40m below ground level. The distance below the ground would indicate that this was probably equivalent to context (CA802) and (CA402). Is this (CA603)?

Due to the slightly darker nature of the fills it is considered that some of the stones may have been removed from their setting post the spread of the bank material.

The slightly darker fills of probable post settings were identified in the large stripped back area of Tally-Ho. These fills included (113), (115) and (122).

Fill (113), was the last deposit associated with cut 112, which was a firm brown grey silt sand with significant limestone inclusions. The deposit covered an area over 2m by 1m. Fill (115), was the last deposit associated with cut 114, was a firm brown grey clay sand with stone inclusions that was 2m across. Fill (122), was the last deposit associated with cut 121, was a firm brown grey clay sand with limestone rubble fill.

In the open area inside the henge monument there was evidence of a structure built across the line of the ditch. The foundation cut 118 for this structure 119 truncated layer (103). The cut 118 could be recognised as part of an L-shape although one of the wall lines was rather ephemeral in its survival. The northwest foundation cut could be

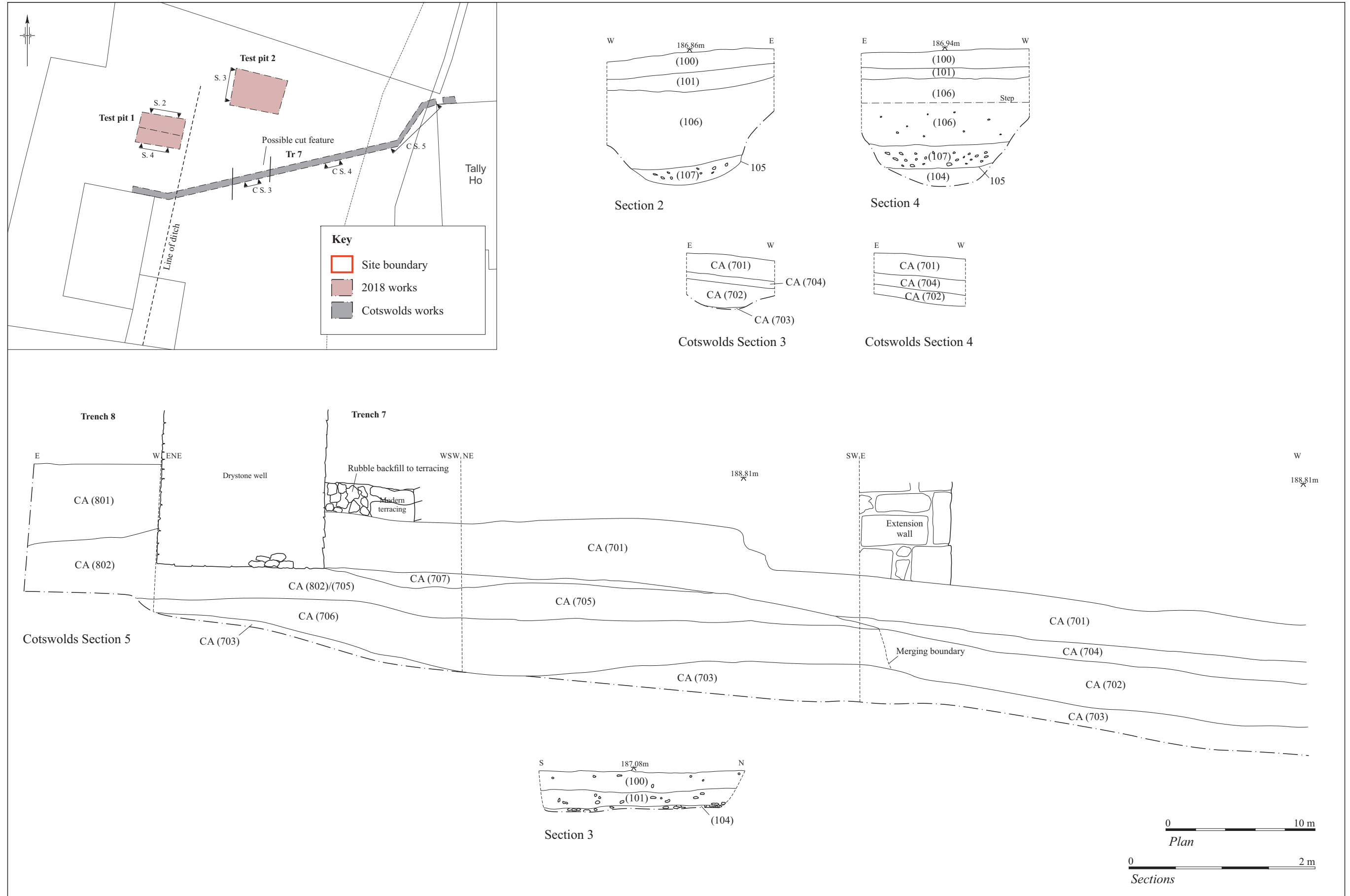


Figure 14: Test pit plans and sections

recognised as being some 0.30m across and probably survived to 0.10m in depth. The wall 119 was built roughly shaped slabs of limestone, which were on average 50mm in depth. This feature was a drystone wall. As the spread bank material is considered to have occurred at some time from 1810 to 1860. It is considered that this stone wall dates after the mid-19th century and that it was short lived because it was not shown on the Ordnance Survey map of 1883.

Deposit (120) was a firm light grey clay sand with stone inclusions. Some of the stone inclusions were larger slabs of stone that had been disturbed from the limestone wall.

This deposit was up to 0.20m deep and rose up to some 0.10m below the topsoil. This deposit probably formed before 1883.

In the main open area, TP1 and TP2 all produced a deposit (101) a firm mid-brown silt clay with small fragments of limestone. This deposit in certain places was considered to be up to 0.15m deep. The finds included pottery, bricks and animal bone.

The topsoil (100) was a layer that was a loose mid to dark brown clay silt that was recorded as being 0.26m deep. The deposit contained pottery, metal and brick. The topsoil in Saville's 1977 sections was numbered (SAV1). Cotswold Archaeology's observations at Tally Ho in 2008 gave three different numbers to the topsoil: (CA701), (CA401) and (CA601).

5.2.1 Finds

Pottery (by Jane Timby)

One sherd of pottery (4 g in weight) from context (107) fill cut 105 (possible ditch in TP1) is a small, handmade, body sherd from a closed form decorated with a single horizontal narrow groove. Black surfaced ware with a Jurassic limestone temper including discrete ooliths. The wall thickness and character of the piece suggests it is probably Iron Age in date.

Animal bone (by Simona Denis)

25 animal bone fragments, of a combined weight of 270g, were hand-recovered from deposit (107) in TP1. The state of preservation of the material is generally fair, although extremely fragmentary; the cow and sheep phalanxes and 3 cow teeth being the only complete examples.

Table 1: Animal bone occurrence by context and type

| Test Pit | Context | Species | Type | No. of Items | Weight (g) | Comments |
|----------|---------|--------------|----------------------|--------------|------------|----------|
| TP1 | 107 | Cow | First phalanx | 1 | 15 | Complete |
| | | | Incisor | 2 | 5 | |
| | | | Premolar | 1 | 8 | |
| | | | Molar | 1 | 19 | |
| | | Sheep/Goat | Metatarsus diaphysis | 1 | 65 | Complete |
| | | | First phalanx | 1 | 2 | |
| | | ?Sheep/Goat | ?Tibia | 1 | 5 | Unfused |
| | | Small mammal | Rib | 11 | 34 | |
| | | | Rib head | 1 | 10 | |
| | | | Vertebrae | 1 | 18 | |

| | | | | | |
|--|--------------|--------------|---|----|--|
| | | Pelvis | 1 | 23 | |
| | | ?Cranium | 1 | 4 | |
| | Large mammal | Vertebrae | 1 | 50 | |
| | Mammal | Undetermined | 1 | 12 | |

Eight of the remains, representing 32% of the assemblage, were identified on the basis of the observation of *Genus*-specific characteristics; of the remaining items, 15 items were attributed to ‘small mammal’ (usually comprising sheep/goat, pig, roe deer) and one to ‘large mammal’ (cattle and horse) of undetermined species (O’Connor 2003) exclusively on the basis of the size range of the fragments. Due to the variable sizes and robustness of animal bones taphonomic factors may favour preservation of certain species, resulting in the under-representation of other, smaller animals (Kasumally 2002).

Cow was the most represented *taxa*, with five items, or 20% of the assemblage, while three examples were identified as sheep/goat (12% of the collection). Unspecified small mammals represented 15% of the assemblage (15 items), although this group results over-represented due to the presence of 11 rib fragments. Large mammals were represented by a single item (4% of the collection). The remaining item remains unidentified.

The size and general aspect of the five cow teeth recovered suggest these belonged to a single individual. A single fragment, the possible sheep/goat tibia diaphysis, showed unfused epiphysis, indicating a young individual.

No butchering marks were observed.

6 DISCUSSION

The proposed development was briefly outlined in section 1.5 and the relevant historical and archaeological data in section 4.

The design and access statement lays the proposed design out, and plans were provided of the underlying foundations. This thus provides an insight into the potential damage to the monument, which is screw piling – reversible and low intervention (refer to Structural Engineer’s statement), and thus minimal.

6.1 Landscape Characterisation

In taking into account these new aspects of the Condicote Henge monument it is possible to suggest how the monument would have worked. The hypothesis is that the Condicote Henge was a complicated monument, which has a design and layout that as far as we can see is relatively unique. The components that can be recognised to date include: a southwest entrance with possible attached avenue, a structure on the south side as a possible dais, two ditches and a bank with the inner ditch almost complete. The location of the entrance is where the moon’s major southern standstill set would occur in the 18 year lunar cycle. The outer ditch appears to be later and deviates away from the monument. There may be a settlement located within the deviation of the outer bank to the north.

Due to the alignment of the entrance at the moon's major southern standstill, it can now be determined that the moon was the primary focus of this monument (see Figure 4). The large stone placed in the north part of the bank, if present, marked the 0° azimuth.

Two pits that were possible stone sockets were excavated in 1992 at Cotswold Farm. Pottery of an 11th or 12th century date was recovered from these features, but if these held standing stones from the Early Bronze Age they would contain material that was deposited into the socket once the stone had been removed. The 11th or 12th century would seem to be an appropriate time for the clearance of stones in the Avenue to the south of the Green as the earliest estate is recorded as dated to the 11th century. This is when an estate is first known to be established by Worcester Cathedral, c. 1052.

In associating the henge with observations of the movement of the moon it is possible to determine that there are a number of barrows that appear to be strategically located in the landscape from the henge, which is like a cog at the centre of a wheel. These barrows are associated with the lunar alignments at the major and minor standstill points of the moon's cycle. The alignment of barrows and celestial objects from henge monuments is known from other monuments constructed in this period for example at Stonehenge.

The radiocarbon dates that were taken from the middle fill of the henge monument's ditch produced dates in the Early Bronze Age, which was not from the primary fill. This implies that the ditch was probably older than these dates, but by how much is uncertain. In assessing the barrows in and around Condicote it is apparent that even though certain round barrows appear to be significantly located from the centre of the henge monument it is apparent that certain long barrows may also be strategically placed with the henge monument. The implication of this is that Condicote Henge is an older and far more complicated monument than anyone had previously considered and that there may therefore be a feature of Neolithic date where the henge is now located.

The name Cod is derived from that of Cuda, a goddess whose name is synonymous with the Cotswold Hills. It is possible from the orientation of the conjectural Avenue that it runs from the henge towards Fox Farm, where the earthwork could have been identified as part of *Codes byrig*, then to the *Codeswellan*. That part of the monument was possibly known as *Codes byrig*, the Avenue, has implications for the goddess Cuda and her worship. At present from Roman period reliefs it is possible to recognise a goddess that was probably worshiped for some 500 years. When one recognises the lunar associations and the association of Cuda's name with the henge monument and the landscape in which it lies it is possible to suggest that the goddess has been an idea with the people of the Cotswolds for at least 2,500 years, and considering a potential Neolithic origin of the henge possibly some 4,500 years.

Analysis of the goddess Cuda has previously indicated that she was the deity that personified the Cotswolds and the Codeswellan. Initial discussions by Yeates emphasised this factor. A shrine associated with the goddess Cuda has been identified at the confluence of the Eye / Codeswellan and Dickler / Windrush, this is associated with a wide range of sculptural images. Normally this goddess is shown wearing a veil, however, on one of the sculptures of the goddess accompanied by the Genii

Cuculatti from Easton Grey it is apparent that the goddess wears a complicated headdress (Cunliffe and Fulford 1982, no.120). The headdress is that of a female and is comparable to that shown on the head of Luna from the temple complex of Sulis Minerva, Bath (Cunliffe and Fulford 1982, nos.21-23). This, thus, perhaps marks Cuda out as a moon goddess or persona associated with the moon.

Evidence of reuse or continued use of the henge has been found associated with the Iron Age and the Roman period. However, is this reuse without knowledge, or if the goddess Cuda and her association with the moon and lunar cycle emerges as the key component, is this not re-use but use with existing and lasting knowledge with a minimum time period of 2,500 years and a potential longer period of 4,500 years.

The Roman Inscriptions from the Empire have a further reference to Cuda as a personal name from Cisalpine Gaul (CIL 1872, v. i. no.2708), and a river-name in Lusitania (CIL 1869, ii. i. no. 760).

6.2 The Archaeological Potential of the Proposal Area

There is evident archaeological potential, given the location of Tally Ho within the monument. The proposed extension of Tally-Ho Cottage has been designed so that its impact on the henge monument is minimal. This was achieved by a more extensive evaluation of the potential features associated with the henge monument and their potential use. The foundations will largely rely on piling and also abandoned soil runs; the area has seen domestic use from the late 19th century.

The proposed foul water drain follows the route of the driveway, extending into the centre of the monument. Construction of the driveway may have resulted in some truncation to the underlying deposits, however the potential for surviving buried remains associated with the monument must be considered as the foul water trench will extend to greater depth than the groundworks for the driveway.

6.3 The Impact of Previous Development on Potential Archaeological Remains

Historical information appears to indicate that by the early 19th century the henge monument and other significant features in the Condicote landscape were largely intact. It is only in the latter part of that century that degradation of the henge monument is recognised to any great extent. The banks at this time are described as being ploughed. Place-name evidence would also appear to indicate that the monument was the source of quarrying. The construction of the original Tally-Ho Cottage occurred in the latter part of the 19th century caused a major alteration in land use of the site. The building was constructed over the line of the bank, and the gardens extensively cultivated.

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

There is no non-designated heritage asset that the proposed development would impinge on.

6.5 The Impact of the Proposal on designated heritage assets

Scheduled Monument

The proposed development is on a scheduled monument, which means that the heritage value of the monument is considered high.

The means by which the plans were drawn up was carried out after much time and effort had been put into assessing the exact nature of the monument, where key features of the monument would be located and subsequently how further harm to the monument could be avoided. The footings of the building will thus be set on screw piles, and use the existing line of a now abandoned sewer. The damage to the monument can thus be classed as less than substantial – minor.

The visual impact also has to be considered for this monument. At present the appearance is one of a series of random structures besides that of Tally-Ho Cottage: there is the greenhouse, a shed and car port. Of these the greenhouse and shed will be removed, thus creating a larger open area within the centre of the henge; this is viewed by Historic England as an aspect of the proposal that will enhance the setting of the monument.

Conversion and re-use of the existing ancillary buildings (the stables, tack room and car port) will help to future-proof the site, ensuring there will be no more disturbance of the monument in the future; no physical or visual impact will result from these proposals.

The final alteration to the site will be the connection of the dwelling to the mains sewer system, viewed as a positive by Historic England. At present the septic tank is located inside the monument and could be leeching into the monument. The removal of this contaminant is considered a positive result even though harm is envisaged to the monument, less than substantial – minor to moderate.

These proposals would result in a positive benefit to the public – see NPPF para 202 in Appendix 2.

Conservation Area

Besides the scheduled monument there is also a Conservation Area that is located over the central part of Condicote in the area around the Green and church. The henge lies outside the Conservation Area. There is no impact on the Conservation Area as there are limited views from and to it from Tally-Ho Cottage.

6.6 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 or buildings that are of national importance are listed by Historic England. These are listed Grade I, Grade II* and Grade II, and they are kept on a list held by Historic England. Any buildings of local interest will or should be stored on a local database (not all Councils appear to do this), which would be treated as a non-designated heritage asset.

Only the parish church was listed above because it appeared to have a connection with the historic setting of the henge monument, being aligned with the centre of that monument. The HER search produced the following buildings most of which were grade II listed. The oldest building is the 12th century St Nicholas' church (HER 8165: 415160 228320) that was the only grade II* listed structure. The other buildings include the late 14th to early 15th century wayside cross and well (HER 2703: 415120 228260). The earliest domestic dwelling is the mid to late 17th century Manor Farmhouse (HER 44073: 415201 228335). There are a group of three buildings of the late 17th to early 18th century, including Apple Tree Cottage (HER 44072: 415126 228347) and Cotswold House (HER 44073: 415201 228338) and College Farmhouse (HER 44076: 415105 228203) of which the latter two are dated c. 1700. There are a further three buildings of the 18th century that include Glebe Farmhouse (HER 44071: 415093 228314), the Malthouse at Donnington Brewery (HER 6841: 417200 227800) and the barn near College Farmhouse (HER 44077: 415069 228136). A further building, the barn to the south of Hinchwick Manor Farm Cottages (HER 44081: 414681 229426), has a late 18th century or c. 1800. Two buildings are classed as being late 18th to early 19th century, which are the barn and cowshed at Banks Fee Farm (HER 45481: 416736 228430), and the stables and pigsties at Banks Fee Farm (HER 45482: 416736 228430). A milestone to the southeast of Fox Farm (HER 44645: 415002 227517) on the Stow to Stanway turnpike road is of an early 19th century date. Two buildings are given an early to mid-19th century date, which are Hinchwick Manor Farm Cottages (HER 44082: 414732 229468) and Donnington Brewery (HER 6841: 417200 227800). The barn at Luckley Farm is of a date c. 1840 (HER 45483: 416194 22812). Fox Farmhouse is considered to be of a mid-19th century (HER 44644: 414657 227845). Dated to the 20th century is the type K6 telephone kiosk located on Condicote Green (HER 44070: 415117 228303).

Having gone through the process of identifying the listed buildings in the search area it is apparent that any proposals at Tally-Ho Cottage would have negligible effect on these buildings and their setting.

6.7 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.

No burials have as yet been identified inside the henge monument, though this does not necessarily preclude their presence.

7 CONCLUSIONS

John Moore Heritage Services have carried out a Heritage Impact Assessment on the site of Tally-Ho Cottage, which is located on the northwest edge of Condicote Henge, Gloucestershire. The henge is a scheduled monument and as such is protected by legislation. Thus one can conclude that though the interior of the henge has been devoid of archaeological features, it is in a monument and what has often been uncovered has not always been explained.

Heritage Services has produced a string of recent reports on Condicote Henge associated with work at Eubury Ring and Tally-Ho Cottage (Davis 2017, Duensing & Yeates 2017, Leech 2016, Yeates 2016 & 2017). These reports have enabled a long term assessment of the archaeology and of the landscape setting of the henge monument.

It is apparent from the description and information available on the henge monument that it was in relatively good condition at the beginning of the 19th century. It is apparent that a steep bank was in existence at this time, and that this feature was eroded in the mid to late 19th century. This is because the henge monument appears to have lain outside of the main agricultural activity in the parish.

It can be suggested from analysis of the development of the landscape that certain aspects of the henge's landscape had been damaged prior to that point. It appears that Condicote may have originated as part of the parish of Longborough. This is suggestive that the trackway across the henge may have originated in the 11th to 12th century. A number of possible stone sockets have also been identified across the henge, some internal and some external, and it is apparent that these features contain pottery of a Roman, medieval or post-medieval date. It is thus considered to be the case that these stones were probably removed from the monument from the medieval period over a long period of time into the post-medieval and Imperial period.

The internal ditch and the external ditch were considered to be part of the original design of the henge, which is one of the reasons that this henge was treated differently to other monuments of this type. It is apparent from the recent evaluation carried out by John Moore Heritage Services that the inner ditch and bank conform to a standard henge monument, while it is the case that the outer ditch appears as if it could have a far later Iron Age date and that on the north side of the monument this deviates down slope and incorporates a larger area that from geographical survey work may have settlement components.

The entrance is believed to be located in the southwest of the henge, this is perhaps supported by the distortion of the spherical shape of the henge monument itself. The entrance lies outside of the normal sunrise and sunset along the horizon, but it is located in the vicinity of the moon's major southern set. It is thus the case that this has to be a monument associated with the moon. Other local monuments also appear to have an association with the moon, for example the Rollright Stones.

The northern part of the henge monument has undergone the construction of dwellings and intensive garden use. This has created a further level of activity on the site, which has degraded the prehistoric henge but has transformed the understanding

of the setting of the monument in a more modern and contemporary framework. With this latter reworking of the monument it is apparent that Tally-Ho plays a distinctive roll as it appears to be the first dwelling constructed on the henge.

The henge, as a scheduled monument, has a high heritage value. The plans show that the potential damage to the monument has been kept to a minimum and, therefore, the proposed damage will be less than substantial – minor. The visual impact is also considered to be less than substantial – minor.

The proposals will enhance and improve the setting of the monument by the removal of the later structures. In addition, this final extension consolidates the building ensuring that the house is fit-for-purpose for the foreseeable future. Therefore it is anticipated that this would be the last time the house would need to be extended as this development addresses all the issues with the existing building, therefore future proofing the site and ensuring there will be no more disturbance of the monument in the future.

Overall, the application has demonstrated that in accordance with Paragraph 202 of the NPPF the less than substantial harm identified is clearly outweighed by the public benefits of the scheme through sustaining and enhancing the significance of Condicote earthworks and improving the contribution to its setting.

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8.2 Historic Maps

D6755/1/4/17 E 19th C Sale maps of Condicote

Glos XXI.8 1884 First Edition Ordnance Survey Map

Glos XXI.8 1902 Second Edition Ordnance Survey Map

Glos XXI.8 1922 Third Edition Ordnance Survey Map

APPENDIX 1**GLOSSARY OF HISTORICAL AND ARCHAEOLOGICAL TERMS by Stephen Yeates**

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.

Mansio: A Roman official building of a courtyard form, probably acting as a town hall or roadside staging post.

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.

APPENDIX 2

Legislation and Planning Policy Guidance

United Kingdom

The following pieces of legislation are obligatory, and, therefore, significant aspects of the legislation must be adhered to. The relevant heritage acts cover the protection of significant heritage remains. The significant current acts came into force in 1857, 1947, 1973, 1979, and 1990, although in certain cases they are part of a longer development from earlier legislation. These pieces of legislation cover a number of different areas of the archaeological record, which have developed over time as an aspect of human material culture that are considered culturally as worthy of preservation or recording. These different aspects of the archaeological record include: burials, Scheduled Monuments, Listed Buildings, and wrecks; while aspects of this legislation also call for the creation of Conservation Areas and the registering of Parks and Gardens and also Battlefields. That these archaeological features are have a legal protection means that they are thus *Designated Heritage Assets*.

Burials

“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).

Scheduled and Ancient Monuments (Parks and Gardens and Battlefields)

The 1882 “*Ancient Monuments Protection Act*” was the earliest attempt to protect archaeological sites, and is a forerunner of the later 1979 act. Schedule 5: Enactments Repealed of the 1979 act references this act of 1882, but states that it is only the Schedule that was repealed. In the case of the “*Ancient Monuments Consolidation and Amendment Act*” of 1913, the “*Ancient Monuments Act*” of 1931, and the “*Field Monuments Act*” of 1972 the whole of the acts were repealed and replaced.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 contains a broad range of instructions about creating a list of nationally important monuments, and subsequently how monuments on this list should be treated. The categories include:

- 1) Schedule of Monuments
- 2) Control of works affecting Scheduled Monuments
- 3) Grant of Scheduled Monument Consent by order of the Secretary of State
- 4) Duration, modification and revocation of the Scheduled Monument Consent
- 5) Execution of works for presentation of a Scheduled Monument by Secretary of State in areas of urgency
- 6) Powers of entry for inspection of Scheduled Monument
- 7) Compensation for refusal of Scheduled Monument Consent
- 10) Compulsory acquisition of Ancient Monuments
- 11) Acquisition by agreement or gift of ancient monument
- 12) Power to place ancient monuments under guardianship
- 13) Effect of guardianship
- 19) Public access to monuments under public control
- 26) Power of entry on land believed to contain an Ancient Monument
- 28) Offence of damaging certain Ancient Monuments
- 32) Inventory of Gardens and Battlefields
- 33) Designation of areas of archaeological importance
- 42) Restrictions on use of metal detectors
- 61) Interpretation

These sections of the legislation have further clarifications and multiple points. In section 1, which concerns the publication of a list, these include:

- 1) The Secretary of State shall complete and maintain for the purpose of this Act a Schedule of Monuments
- 3) Include on them any monument which appears to be of national importance
- 4) Does not apply to any structure which is occupied as a dwelling house by any person other than a person employed as the caretaker there of or his family
- 11) In this Act ‘Scheduled Monument’ means any monument which is for the time being included on a Schedule

A significant point in section 13: *Effect of guardianship*, is point number 1:

- 1) The Secretary of State and any listed authority should be under a duty to maintain any monument which is under their guardianship by virtue of this act

In section 33: *Designation of areas of archaeological importance* it is accounted who can designate a Scheduled Monument, which is listed as The Secretary of State, The Local Authority and The commission.

Section 61: Interpretation has a number of points:

- 9) For the purposes of this Act, the site of a monument includes not only the land on which it is situated but also any land comprising or adjoining it which appears to the Secretary of State, or the Commission, or a local authority, in the exercise in relation to that monument of any of their functions under this Act, to be essential for the monument's support and preservation.
- 10) Reference in this Act to a monument includes references –
 - a) to the site of the monument in questions and
 - b) to a group of monuments or any part of a monument of a group of monuments
- 11) References in this Act to the site of a monument –
 - a) are, references to the monument itself where it consists of a site, and
 - b) in any other case include references to the monument itself
- 12) Ancient Monument means –
 - a) any Scheduled Monument, and
 - b) any other monument which in the opinion of the Secretary of State is of a public interest by reason of use, historic, architectural, traditional, artistic or archaeological interest attaching to it
- 13) In this section 'remains' includes any trace or sign of the previous existence of the thing in question

Of the series of five Schedules at the end it is possible to note that Schedule 2 is titled *Designation Orders* and Schedule 3 *Transitional Provisions*. This inevitably means that some nationally important sites for various reasons are not scheduled. Development Management Procedure (Historic England 2015a) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade) in line with this piece of legislation.

Listed Buildings (and Conservation Areas)

The Royal Commission was established in 1908 to prepare inventories of all structures that pre-dated 1700. "*The Town and Country Planning Act*" of 1932 introduced Building Preservation Orders for the first time. A body called the National Buildings Record was established in 1940. The Town and Country Planning Act of 1944 allowed for the creation of a comprehensive list of buildings thought worthy of preservation.

The "*Town and Country Planning Act*" of 1947 lays out the current planning procedures and all subsequent legislation is an addition or amendment to this piece of legislation passed after the Second World War. This piece of legislation includes specific points that related to the Historic Environment.

29. Orders for the preservation of buildings of special architectural or historic interest.

30. Lists of buildings of special architectural or historic interest.

The "*Historic Buildings and Ancient Monuments Act*" of 1953 appears as a forerunner of the "*Planning (Listed Building and Conservation Areas Act)*" of 1990. Some of this legislation is still current and Part I of this act is referred to in section 72 clause (2) of the 1990 act.

The "*Planning (Listed Buildings and Conservation Areas) Act*" of 1990 provides a series of regulations by which nationally significant buildings and significant cultural landscapes are assessed and protected. The piece of legislation is divided into three parts:

- I) Listed Buildings
- II) Conservation Areas
- III) General aspects

The final part of the document is a series of four schedules.

Wrecks

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

International

Some of these pieces of legislation were designed with other Government policy to underpin the Country’s 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).

National Planning Guidelines and Policies

Section 16 of the revised National Planning Policy Framework (NPPF) provides current guidance related to heritage issues within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This is supported by the Planning Practice Guidance, initially published in 2014 and subsequently updated, which attempts to simplify the explanation of certain aspects of the 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, conservationists and researchers.

Annex 2 is a glossary of meanings as used in the policy document. Phrases of particular relevance to this report include:

A Heritage Asset is A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local authority (including local listing).

A Designated Heritage Asset is *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

The Historic Environment is *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

Paragraph **189** further defines what Heritage Assets are in that they are '*sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value.*' The lower designation here is perhaps significant, because it indicates sites and buildings of local significance (entries on a locally produced list of significance or non-designated heritage assets).

The following paragraphs are also relevant to the effects of the proposed development on Heritage Assets:

Paragraphs **194** and **195** state that the significance of a heritage asset, along with the potential impact to the significance, should be described and assessed if it will be affected by a development. This should be undertaken prior to the determination of any application. The need to avoid or minimise conflict between a heritage asset's conservation and proposed development is set out in paragraph **195**.

Policies on the level of harm to a Heritage Asset are set out in paragraphs **199** and **200** of *NPPF*. In the case of designated heritage assets great weight should be given to the asset's conservation, irrespective of the level of harm; any harm or loss of significance of a designated heritage asset should require clear and convincing justification. Footnote 68 states that non-designated heritage assets that are of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets.

These are followed by paragraphs **201** and **202** that cover the weighing of this harm:

201. 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.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **203**; while paragraph **204** discusses loss of the whole or part of a heritage asset.

203. 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.

204. 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.

Paragraph **208** outlines the potential for conflict between enabling development and the preservation of heritage assets.

Local Planning Policy

Up until 2013 Planning Policy had incorporated the use of regional plans. The plan for the South West (the region to which Gloucestershire is included) was revoked 20th May 2013. The revocation of the South West Plan decentralises planning powers back to local authorities.

The *Planning and Compulsory Purchase Act 2004* and *NPPF* make provision for the use of a development plan. *NPPF* indicates that continued use of the Local Plan is required for decision making in the authority.

Cotswold District Council formally adopted the Cotswold District Local Plan 2011-2031 (CDC) in September 2018. The area concerning the Built, Natural and Historic Environment are dealt with in section 10. Relevant policies include:

Policy EN1

BUILT, NATURAL AND HISTORIC ENVIRONMENT

New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by:

- a. ensuring the protection and enhancement of existing natural and historic environmental assets and their settings in proportion with the significance of the asset;
- b. contributing to the provision and enhancement of multi-functional green infrastructure;
- c. addressing climate change, habitat loss and fragmentation through creating new habitats and the better management of existing habitats;
- d. seeking to improve air, soil and water quality where feasible; and
- e. ensuring design standards that complement the character of the area and the sustainable use of the development.

Policy EN2

DESIGN OF THE BUILT AND NATURAL ENVIRONMENT

Development will be permitted which accords with the Cotswold Design Code (Appendix D). Proposals should be of design quality that respects the character and distinctive appearance of the locality.

Policy EN4

THE WIDER NATURAL AND HISTORIC LANDSCAPE

1. Development will be permitted where it does not have a significant detrimental impact on the natural and historic landscape (including the tranquillity of the countryside) of Cotswold District or neighbouring areas.
2. Proposals will take account of landscape and historic landscape character, visual quality and local distinctiveness. They will be expected to enhance, restore and better manage the natural and historic

landscape, and any significant landscape features and elements, including key views, the setting of settlements, settlement patterns and heritage assets.

Policy EN5

COTSWOLDS AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

1. In determining development proposals within the AONB or its setting, the conservation and enhancement of the natural beauty of the landscape, its character and special qualities will be given great weight.
2. Major development will not be permitted within the AONB unless it satisfies the exceptions set out in national Policy and Guidance.

Policy EN10

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS

1. In considering proposals that affect a designated heritage asset or its setting, great weight will be given to the asset's conservation. The more important the asset, the greater the weight should be.
2. Development proposals that sustain and enhance the character, appearance and significance of designated heritage assets (and their settings), and that put them to viable uses, consistent with their conservation, will be permitted.
3. Proposals that would lead to harm to the significance of a designated heritage asset or its setting will not be permitted, unless a clear and convincing justification of public benefit can be demonstrated to outweigh that harm. Any such assessment will take account, in the balance of material considerations: the importance of the asset; the scale of harm; and the nature and level of the public benefit of the proposal.

Policy EN11

HISTORIC ENVIRONMENT: DESIGNATED HERITAGE ASSETS- CONSERVATION AREAS

Development proposals, including demolition, that would affect Conservation Areas and their settings, will be permitted provided they:

- a. preserve and where appropriate enhance the special character and appearance of the Conservation Area in terms of siting, scale, form, proportion, design, materials and the retention of positive features;
- b. include hard and soft landscape proposals, where appropriate, that respect the character and appearance of the Conservation Area;
- c. will not result in the loss of open spaces, including garden areas and village greens, which make a valuable contribution to the character and/or appearance, and/or allow important views into or out of the Conservation Area;
- d. have regard to the relevant Conservation Area appraisal (where available); and
- e. do not include internally illuminated advertisement signage unless the signage does not have an adverse impact on the Conservation Area or its setting.

Policy EN12 HISTORIC ENVIRONMENT: NON-DESIGNATED HERITAGE ASSETS

1. Development affecting a non-designated heritage asset will be permitted where it is designed sympathetically having regard to the significance of the asset, its features, character and setting.
2. Where possible, development will seek to enhance the character of the non-designated heritage asset. Proposals for demolition or total loss of a non-designated heritage asset will be subject to a balanced assessment taking into account the significance of the asset and the scale of harm or loss.
3. The assessment of whether a site, feature or structure is considered to be a non-designated heritage asset, will be guided by the criteria set out in Table 6 (For table 6 see <https://www.cotswold.gov.uk/media/1621454/10-built-natural-and-historic-environment.pdf>)

APPENDIX 3

Grading Heritage Assets and Levels of Impact

The National Planning and Policy Framework (NPPF) defines significance as *'the value of a heritage asset to this and future generations because of its heritage interest'* and it may derive *'not only from heritage asset's physical presence, but also from its setting'* Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

Historic England in their Statements of Heritage Significance (HE 2019a) state that an understanding of significance must stem from the interest(s) of the heritage asset, whether archaeological, architectural, artistic or historic, or a combination of these. These must:

- Describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal
- Be Sufficient for an understanding of the impact of the proposal on the significance, both positive and negative
- Sufficient for the LPA to come to judgement about the level of impact on that significance and therefore on the merits of the proposal

In HE's *The Setting of Heritage Assets* (2017a) dictates that Statements of Significance need to consider:

- How the Historic Character of a place makes it distinctive. This may include its association with people, now and through time; its visual aspects; the features, materials and spaces associated with its history including its original configuration and subsequent losses and changes.
- Contextual relationships between the asset and any other heritage assets that are relevant to the significance including the relationship of one asset to another, same architects, or associative relationships.
- 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.

Assessment of the impact on a Heritage Asset or Historic Building (either designated or non-designated) is therefore reliant on taking into account the significance of the site and any perceived harm that would happen to it, then seeking to avoid, minimise and mitigate those impacts while pursuing opportunities to better reveal or enhance significance.

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. | Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields. |

| | | |
|------------|--|---|
| | Sites associated with historic nationally and internationally important people or groups. | |
| 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 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 | <ul style="list-style-type: none"> ▪ Slight loss of the significance of a heritage asset. This |

| | |
|------------|---|
| - Minor | <p>could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance.</p> <ul style="list-style-type: none"> ▪ 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 **199** 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.